



Minutes of Parish Council Meeting

Held on Tuesday 28th May 2019

Chairman: Councillor Mrs V Lynch
Councillors: Councillor Mr D Clements, Councillor Mr J Pugh, Councillor Mrs M Lawrence,
Councillor, Councillor Mr David Neave and Dr Hannah Price
Apologies: Councillor Mr C Harrison
Clerk Mrs R Biley
Attendance:
Parishioners: 12
By Invitation:

1. Apologies for absences

Apologies were received and accepted by the Council from Councillor Harrison.

2. Disclosure of interest on items in agenda

There were no items of interest disclosed by Councillors relating to this agenda.

3. Sign off Parish Council Meeting Minutes

3.1 Annual Parish Council Meeting 2019 05 14

The minutes were approved and signed by the Chairman as an accurate representation of the meeting held on 14th May 2019.

4. Planning

4.1 19/01858/APP

- 3 The Dean Wingrave Buckinghamshire HP22 4PZ
- Erection of two storey side extension, two storey front and detached garage and replacement of windows.

Councillor Lynch introduced the application and the Clerk gave details of the one objection currently on the AVDC planning portal. Councillors discussed the application, including reviewing its comments from the application previously submitted. It concluded that the footpath had been reinstated, as per its previous comments and that amendments had been made in conjunction with AVDC to create an acceptable alternative. The Council concluded by unanimous vote that it would register no objections to the application.

4.2 19/01470/APP

- 1 Tattlers Hill Wingrave Buckinghamshire HP22 4PU
- Chicken pen/coup and greenhouse and gate/fence (retrospective)

Councillor Lynch introduced the item and the Council reviewed the documents available and photos of the site and structures. Given the location, size and use of the structures, and the subsequent impact on nearby residents, the Council voted 4:2 in favour of objecting to the application.

4.3 16/04085/APP

- Land Off Twelve Leys Wingrave Buckinghamshire
- Development of 32 residential dwellings with associated access, parking, and landscaping

Councillor Lynch opened discussion by setting out the response of the Twelve Leys development working group, the report is available as an appendix.

Councillor Neave stated that the sewage system in Wingrave, in particular, around this area was intolerable and that the Council should support the working groups assessment and strongly object to the application.

The Clerk proposed that Thames Water's position that the system is acceptable that it was perhaps time to seek an independent review to support our statements that the system, is in fact not fit for additional homes.

A resident asked whether a request could be submitted to AVDC to conduct an independent review. The Clerk advised that they consult with Thames Water as the "expert" in this situation and would therefore go with Thames Water's guidance.

A parishioner advised that AVDC would object to the application based on the surface water solution and stated that due to cracks in pipes, foul sewage, on occasion, leaks into the water table and further housing as currently proposed would create major issues.

It was proposed that a further Freedom of Information (FOI) request be submitted to Thames Water for any assessments and or reports held for this system / area, completed within the last 5 years and for all attendance logs since the previous FOI (January 2018). That an independent assessment be sought for the sewage system and that a review of private wells also be conducted.

The Council was asked to vote whether it wished to object to the application which was approved unanimously. It was also agreed that the objection would contain a covering letter asking for deferment of the decision, the issues of surface water, sewage solution and impact on existing and future residents, concerns over the existing footpath from the site to Nup End Lane and we would set out our actions going forward.

Councillor Price also raised a concern over the mix of housing; however, this was decided not to be added at this time.

4.4 19/01786/ALB

- Church Farmhouse Church Street Wingrave Buckinghamshire HP22 4PE
- Replacement of 8 flush casement windows to front of house in engineered timber with white microporous paint finish

The Parish Council discussed the application and proposed to register no objections to the application. This was approved by all councillors.

5. Finance

5.1 Payments since last meeting

The payments presented by the Clerk were approved by all Councillors.

Date	Payee	Particulars of payment	Ex. VAT	Inc. VAT
15/05/2019	Sandy Roost	End of year accounts	£170.00	£170.00
15/05/2019	PlaySafety	Play Equipment Inspection	£140.50	£168.60
15/05/2019	MW AGRI	Removal of Bus Shelter at Rowsham	£300.00	£360.00
15/05/2019	MW AGRI	Tree work at Wingrave Park	£230.00	£276.00
15/05/2019	AVDC	Church bin empty	£35.85	£35.85

5.2 Reconciled accounts for April

The reconciliation was presented to the Council and approved by all councillors.

The Council was approached by a resident in relation to the Twelve Leys development and concerns were raised over the response to issues raised by them to the developer and the working group, particularly over screening. The Clerk requested that they submit their concerns and that she would in turn submit them to Cala homes for a response.

Meeting ended at 21.20

Appendix 1- Twelve Leys Development Working Group Report

NEIGHBOURHOOD PLAN WORKING GROUP FOR TWELVE LEYS DEVELOPMENT Ref : 16/04085/APP

- The Twelve Leys working group was set up in December 2016 to act as the liaison between Cala Homes, local residents and the Parish Council.
- Regular constructive meetings have taken place with Cala Homes, concerns over total house numbers, 2.5 storey houses and site layout have generally been addressed.
- Concerns over pre-existing sewerage problems in the Twelve Leys/Nup End sewer were raised at the first meeting and this issue has been brought to each meeting since then.

In response to the revised planning submission made by Cala Homes on May 9th 2019, the Twelve Leys Working Group have the following comments ...

- The revised plan showing 32 homes, the proposed housing mix and site layout are considered acceptable by the group and meet the requirements of the Neighbourhood Plan.
- There are still a few technical issues that need to be addressed –
 - The site access on to Nup End Lane and the potential safety issues this may cause.
 - A construction activity plan needs to be formalised to regulate timings of deliveries, site traffic to be kept within the development etc.
 - Agreement needs to be sought to ensure that the road surfaces of Twelve Leys and Nup End Lane are fully restored after the construction.
 - The Parish Council needs to assess the overall finished height of the properties especially in view of the problems on the Baldways development (taking the slope of the land in to consideration).
 - Agreement needs to be sought with Cala over boundary/fencing of the site.
 - The Parish Council needs to raise the information supplied by Mr. Lawrence from Thames Water under the Freedom of Information Act which clearly states that over the last 5 years, tree roots within the sewerage pipework were responsible for some of the blockages.

The major issue that the Working Group have been trying to deal with is a solution to the foul sewage problem in Twelve Leys/Nup End Lane, the Group's view is that this is still unresolved in the latest planning submission by Cala Homes. On this matter, the group wish to make the following comments ...

- Problems with foul drainage blockages have been evident for in excess of 30 years.
- The Twelve Leys/Nup End Lane system is no longer fit for purpose, having been put in place in the 1950's. After the initial phase of housing to Twelve Leys, further homes were added to this part of the sewer in the 1980's and again in the last 10 years. The problem has worsened, many residents suffering the consequences of blocked drains and sewage overflow.
- A drainage log of recently documented complaints (along with photographic evidence) is now being compiled by the Parish Clerk. Evidence prior to this is 'verbal',

1299

Signed by
Chairman

residents choosing to largely deal with issues themselves rather than use Thames Water.

- Thames Water tankers visit Wingrave regularly to flush the sewer at this end of the village.
- Although the proposed new development allows for storage and attenuation of the additional 32 homes' foul sewage, the existing failing Twelve Leys/Nup End Lane sewer will not cope with any additional discharge.
- Cala are wanting to connect the foul drainage on the site into the existing inadequate sewerage system. An alternative solution was suggested whereby the new development could connect via a new direct link to the treatment works, this was rejected, Thames Water noted as the problem here.
- Thames Water engineers in recent visits have verbally confirmed that blockages in the Twelve Leys sewer have not been caused by wipes. Three separate engineers have confirmed that the system is antiquated and will not cope with future housing.
- It has proved virtually impossible for the Parish Council, the Working Group and Cala Homes to deal with this matter with Thames Water. Thames Water remain firm in their view that there is no issue with the sewer. This development should not be allowed to proceed without this matter being fully resolved. Failing to do so will cause misery to existing residents and a long term legacy issue for the Parish Council to deal with in the future.

On the basis of the points raised above, the Twelve Leys Working Group ask that the Parish Council **STRONGLY OBJECT** to the revised planning submission.

Submitted by – Paul Hardy, John Branham, Bev Reekes, Bron Hughes, Mark Hunt
May 2019

1300

Signed by
Chairman

Appendix 2- Clerk Account Reconciliation April

Bank Account Reconciliation 01/04/2019 to 30/04/2019

Statement Date Notes

Statement Closing Balance

Current Account	71,449.07	30/04/2019
Kirby Memorial	262,214.06	31/08/2018
Reserve	70,033.75	31/08/2018

Unpresented payments

URC		£350.00
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Total		£350.00

Receipts Not Banked / Cleared

Reconciliation

	Current	Kirby Memorial	Reserve
Starting Balance	30,581.20	209,769.66	70,138.57
Income & Transfers	50,146.13	0.00	0.00
Reconciled Payments	-9,278.26	0.00	0.00
Unpresented Cheques	-350.00	0.00	0.00
Unpresented income	0.00	0.00	0.00
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Statement Balance	71,449.07	209,769.66	70,138.57
Total	71,099.07	209,769.66	70,138.57
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TOTAL for all Accounts	351,357.30		
Projected for all accounts	351,007.30		

1301

Signed by
Chairman