

# Bierton with Broughton Parish Council

## MINUTES OF PARISH COUNCIL MEETING HELD ON 20<sup>th</sup> July 2015

**Present:** Cllr. Robson in the chair, Cllr Sherley, Cllr Cotton, Cllr Dewis, Cllr Foster, Cllr Webber, and the Clerk Mrs. Smith in attendance.

Parishioners present - 4

**1. Apologies for Absence:** County Councillor Bill Chapple

**2. Declarations of Interest:**

Cllr Foster declared an interest in the planning application no 15/00939/APP - Badrick's Farm.

**3. Minutes of the Last Meeting:**

The minutes of the Parish Council meeting held on the 8th June 2015 were accepted as a true record and duly signed.

Cllr Cotton advised the Parish Council that Bill Horne had agreed to be on the Sports Centre Management Committee as a non-councillor.

**4. Public Forum**

A resident of Broughton Crossing complained that the contractors starting work on the Kingsbrook estate were accessing the site close to their house with heavy lifting equipment and diggers. The resident was advised to complain to the project manager at Barratts with a copy to Engage Planning or to go through the case officer at AVDC. In either case the resident was asked to forward a copy to the Parish Council.

**5. Parish Council Vacancies**

Hayley Money and Lucy Eaves introduced themselves to the Parish Council and gave a short summary of their association with Bierton and the reasons for wishing to join the Parish Council. The Parish Council resolved to co-opt Hayley Money and Lucy Eaves as members of the council representing the Bierton Ward and they were asked to join the council and sign the Acceptance of Office and the Declaration of Eligibility for Co-Option.

The Parish Council also confirmed the decision to co-opt Jonathan Gilpin to the council to represent the Oldhams Meadow Ward and he was invited to join the council. He then signed the Acceptance of Office having already signed the Declaration of Eligibility for Co-Option.

The forms were counter-signed by the clerk.

**6. Clerks Report –** The Clerk's report was noted.

**7. Planning Applications**

The following applications were considered:-

**15/00939/APP** - Badricks farm, 94 Aylesbury Road, Bierton HP22 5DL - Conversion of existing agricultural barns to create three new residential units including erection of cart shed parking (amendment to **13/00784/APP**) - Cllr Foster left the room and the Parish Council discussed the application in her absence. The Parish Council had no objections to this application as long as the relevant officers agreed that the application meets all the relevant requirements.

**14/03486/ADP**- Land East of Aylesbury, Broughton Crossing - Amended Plans - Approval of reserved matters pursuant to outline permission 10/02649/AOP relating to appearance, layout and scale for village 2 (including all mitigation land) - **The Parish Council had No Objections to the changes.**

**15/01767/ADP**- Land East of Aylesbury, Broughton Crossing - Approval of second reserved matters relating to Village 4 (including all mitigation land) comprising the residential development of 859 dwellings, community facilities, public open space, SuDS, mitigation land, electricity substation and

associated infrastructure to serve. The Parish Council agreed to oppose this application on the basis of concerns over some of the road/street design standards and also over whether concerns about the design of village 2 by the Police Crime Prevention Advisory Group had been resolved and applied to village 4. It was agreed that Cllr Robson would produce some draft comments to be circulated and agreed by the other councillors before being submitted to AVDC.

**15/002062/APP-** 43 Parsons Lane, Bierton HP22 5DF - Single storey rear and side extension with pitched roof - **The Parish Council had No Objections.**

**15/002321/APP** - Conkers Barn, 178a Aylesbury Road, HP22 5DT - Single storey rear extension - **The Parish Council had No Objections**

## **8. Planning Determinations**

The following determinations were received from AVDC :-

**14/02417/APP-** Land East Of Circus Fields - Erection of 42 dwellings with garaging & parking and associated works including vehicular and pedestrian access, estate roads and highway works, landscaping, open space and drainage infrastructure - **Approved**

**15/00683/APP & 15/00684/ALB** - 72 Aylesbury Road, Bierton, HP22 5DA - Conversion of redundant stables and garage into one dwelling including single storey side and rear link extension, replacement garage for existing dwelling and new access onto Great Lane - **Approved**

**15/01208/APP** - Beechfield, Cane End Lane, Bierton Formation of manege- **Approved**

**15/01214/ALB-** 105/105A Aylesbury Road HP22 5BT Reinstatement of part of second floor accommodation, alterations to internal layout and creation of new doors and windows openings - **Approved**

**15/01324/APP** - The Barn Broughton Lane HP22 5AW - Single storey porch extension- **Approved**

**15/01363/APP** - Badricks Farm, 94 Aylesbury Road HP22 5DL - Conversion of agricultural barn to form one dwelling - **Withdrawn**

## **9. Other Planning Matters**

### **a) Land East of Watermead**

The inquiry reconvened then ceased. The parties will be meeting this week to hear closing statements from the legal teams. The Inspector will take 3-4 months to prepare the report that will then be sent to the Secretary of State.

A decision may be forthcoming in January or February of next year.

### **b) Cane End Lane & Watermead Crematoria**

The application for the Watermead Crematorium has been signed off.

Another application for the Cane End Lane Crematorium is expected in the near future.

### **c) Proposed Development on land off Barnett Way Development**

Davidsons Developments Limited and the respective consultant team held a meeting with Bierton with Broughton Parish Council to explain the development proposals on Land off Barnett Way, Bierton. This was then followed by a public exhibition of plans to discuss the scheme with local residents.

A total of 64 attendees were clicked-in and 46 people signed-in at the public exhibition of plans. Following the event, 14 completed comment forms and 4 subsequent emails were received.

The main headlines from the meeting with the Parish Council and the public exhibition of plans include:

1. Housing need – Some positive comments accepting the need for more housing; although this is only considered acceptable if local infrastructure can support additional development.
2. Open space – Positive comments about the on-site provision for publicly accessible green open space.
3. House types/density – It was explained that this would be considered at a more detailed planning application subject to approval of the outline planning stage (reserved matters application). Some commented that this proposed development is too dense for Bierton and expressed a preference for 2-storey/bungalows. Some people (including the Parish Council) raised the issue of a lack of affordable housing at present for young people who want to stay in the village.
4. Traffic – Volume of traffic along Aylesbury Road (A418). The Chair of Parish Council mentioned that Bierton has prolonged rush-hour traffic including vehicles accessing the school and nursery. Various people (including the Parish Council) voiced their concern in respect of turning onto Aylesbury Road from other junctions in the village. This could be an issue for new residents of the proposed development accessing Aylesbury Road from Barnett Way. The Parish Council asked if timings of turning vehicles had been considered in addition to the traffic counts and what highways works could be undertaken to mitigate congestion. Some also mentioned approved plans for a crematorium at Watermead and a proposed crematorium in Bierton could create more traffic.
5. Access/parking – Barnett Way is a narrow street and can have parked vehicles on the road. Some residents who cannot park outside properties that front Aylesbury Road choose to park in Barnett Way.
6. Cumulative development – A number of people mentioned the proposed Hallam development to the north west of the village and the approved Barratt Homes SUE to the east of Aylesbury. Additional large-scale developments will impact on the local infrastructure and services.
7. Further development in Bierton – Some commented that this development, if approved, could potentially result in further development in Bierton including the infilling of the field to the west of the site.
8. Conservation Area/wider landscape – Issue of views from the CA towards the site and beyond towards Weedon Ridge.
9. Flood risk and drainage – Some occupiers of properties to the north of Aylesbury Road mentioned water run-off in their gardens after rainfall events and this development could potentially further impact on this.
10. Countryside/agriculture – Loss of open countryside/agricultural land to the development.

The developers had asked for a further meeting with the Parish Council but it was agreed that unless there was any new information to discuss the Parish Council could not see the value of another meeting until after the application had been submitted and the plans could be seen and discussed.

The Parish Council was not aware of the stance of the County Council on the Bierton Clay Pit Site of Special Scientific Interest. (SSSI)

Finally a resident had sent an e-mail to the clerk with the following information regarding the proposed site :-

The fields to the east and west of the trackway are ridge and furrow. Those on the west side of the track are also within an Archaeological Notification Area for Prehistoric, Roman and Saxon artefact scatters found by fieldwalking.

#### **d) Aylesbury Woodlands and Aston Clinton Road Major Development Area**

A number of councillors had attended the exhibitions held at the Holiday Inn on the 11th and 17th July. "Aylesbury Woodlands" is the name being given to the major development in the area bounded by College Road, Canal, Broughton Lane and A41, including the Eastern Link Road (South). It is proposed that the development will fund the road from the end of ELR over to Aston Clinton roundabout. The Parish Council will be consulted in due course about the development although only a small area of woodlands will be in the parish.

### **e) St Louis Catholic Primary School**

Application No CC/14/15 to extend St Louis Catholic Primary School at Harris Court to allow for an increase in school places has been granted by Bucks County Council. The application has been subject to a number of conditions particularly with regard to traffic including the submission of a Construction Traffic Management Plan to be approved by the County Council prior to commencement of building works and a travel plan to be submitted annually to be approved by the Transport Strategy Team.

### **f) Planning Training**

A letter had been received from Susan Kitchen, Development Management Manager at AVDC, inviting a representative from each Parish or Town Council to a training seminar on Thursday 17 September at 6.30 pm in the Oculus. Cllr Money volunteered to attend this training seminar. The clerk was asked to stress the fact that the Parish Council has a number of new councillors and therefore to ask if it would be possible for another councillor to attend. Cllr Dewis volunteered to be the reserve attendee.

### **e) Neighbourhood Plan**

The Parish Council did start a Neighbourhood Plan about four years ago but this was put aside when the Kingsbrook application was put forward. Cllr Foster offered to look at starting a new Neighbourhood Plan.

## **10. Gib Lane Community Fund**

Grantscape have advised that there has not been many applications to date. Cllr Sherley will check to see if the money can be rolled over to pay for a larger project. He will however see if a scheme could be put forward in time for this year's funding in which case it will need to be agreed at the next Parish Council meeting. Various suggestions included refurbishment of the Sports Centre, a ground source heat pump for the Sports Centre and an upgrading of the playground.

## **11. Bierton Sports Centre**

Cllr Cotton stated that it had been noted that the Sports Centre was not being cleaned properly after private events. The Sports Centre Management Committee had previously looked at the possibility of employing a caretaker but would consider any schemes that would solve this problem.

## **12. Mobile Vehicle Activated Sign (MVAS)**

The Parish Council resolved to authorise the expenditure of up to £3,000 to purchase a mobile vehicle activated sign and a spare battery pack from Swarco.

## **13. RFO Report :**

a)The following receipts and payments were approved :-

### **Credit**

Mrs Christine Haes	Short Mat Bowls - May	105.60
Mr Bob Sargeant	Table Tennis - May	134.00
Anne Piggford	BLTC Annual Payment	52.00
1st Bierton Scouts	Regular Hire - Scouts	15.00
1st Bierton Scouts	Regular Hire - Scouts	360.91
Hulcott PC	Contribution to Village Diary	15.00
Mrs Christine Haes	Short Mat Bowls - June	95.70
Lester Wellington	Regular Booking - Dancing	297.00
Bierton Pre-School	Regular Hire - Pre-School	1,725.90

Ms Sharon Collinson	Regular Booking - Dancing	165.00
Jubilee Players	Contribution to Village Diary	15.00
Vivienne Kemp	Private Hire - 26th July	75.00

**Debit**

EON	Electricity to Street Lights	256.22
NatWest	Bank Charges	15.89
Southern Electric	Pavilion - Electricity Supply	54.33
Southern Electric	SC - Electricity Supply	348.50
Southern Electric	SC - Gas Supply	247.96
Buckland Landscapes Ltd	Mowing	184.80
Done & Dusted	SC Commercial Cleaning	272.00
Boyd Sport & Play Limited	Line Marking Paint	96.00
Sportsmark Ltd	Line Marking Winder	106.67
B Small	Handyman	530.85
Mrs M Smith	Clerk Salary & Expenses	952.77

**Cash in Hand after these receipts and payments:**

	£
Natwest	51,247
	<u>51,247</u>
Reserved monies:	
Sports Centre and Recreation Ground	10,000
Promotion of Recreational Facilities	500
Traffic Calming Measures	5,000
Traffic Lights	1,000
Pavillion/War Memorial	<u>1,000</u>
	17,500
Leaving unallocated	<u><u>33,747</u></u>

**b) Replacement Street Light**

The Parish Council agreed to the quote from Aylesbury Mains Ltd to replace the light outside 10 Great lane at a cost of £ 449.00 plus VAT

**14. Outside Organisations**

Cllr Robson had attended the GALAF meeting on the 29th June. He had nothing much to report except that he noted that a complaint had been made concerning the potholes outside Aylesbury Prison and Weaver's roundabout and three days later these potholes had been repaired.

**15. Correspondence, Circulars & Consultations**

- a) AVDC - S106 Leisure Financial Contributions - It was noted that specific projects would need to be submitted with approximate costings in order to receive S106 monies.
- b) RoSPA Playsafety - Routine Playground Inspection Course - Brentwood September 2015 - Cllr Foster stated that she had attended a similar course.

- c) Transport for Buckinghamshire June Bulletin - Offer of reconditioned bus departure display units - The Parish Council agreed that they did not need to purchase another bus shelter.
- d) Letter from AVALC re Training for Parish Councillors - The clerk was asked to reply that five councillors would be interested in attending a training course.

**Circulars:**

- e) LCR - Summer 2015
- f) Clerks & Councils Direct - July 2015
- g) NALC - Parish and Community Council Meetings and Community Governance Reviews
- h) AVDC - Planning Update July 2015
- i) The Clerk Magazine - July 2015

**16. Confidential Matters**

The Parish Council discussed the designation of a community asset under Confidential Matters allowed by the Public Bodies (Admission to Meetings ) Act 1960.

**17. Matters of report**

Cllr Gilpin is to arrange a meeting with Keith Miller to have a training session on the updating of the Parish Council website. Cllr Gilpin will also look at the possibility of setting up a facebook media page.

There will be a Have Your Say meeting at the Jubilee Hall on Monday 27th July at 10.00a.m.

There being no further business the Chairman closed the meeting at 10.25 p.m.

The date of the next meeting will be Monday 21<sup>th</sup> September 2015 at 7.30 p.m. at Bierton Sports Centre