

Bierton with Broughton Parish Council

MINUTES OF PARISH COUNCIL MEETING HELD ON 21st September 2015

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

District Councillor Julie Ward , County Councillor Bill Chapple

Parishioners present - 17

1. Apologies for Absence : There had been no apologies for absence

2. Declarations of Interest : Cllr Webber declared an interest in the planning application relating to 39 Great Lane.

3. Public Forum

A resident from Rowsham Road, Bierton raised a number of concerns regarding the junction of the A418 with the Kingsbrook development and the proposed Eastern Link Road and the effect that this will have on Rowsham Road. He also raised a concern over the planning application for the land adjacent to Grove Court and wondered if the land was subject to an embargo period as an appeal for the refusal of a planning application from the same applicant had just been dismissed.

A number of residents of Bierton and also of Hulcott voiced concerns about the Planning Application regarding the 'Change of Use' relating to part of Aylesbury Golf Course. The application had been discussed at a meeting at the Jubilee Hall prior to the Parish Council meeting. The main concern centred on the proposed siting of a crushing machine near to residential properties.

Another resident raised a concern over the felling of hedges and trees prior to work starting on the Kingsbrook Development. The chairman stated that this matter had been raised with the RSPB and the District Council and the response had been that everything had been done in accordance with the approved plans.

Two residents from Church Farm Close were very disappointed that the residents of the close had not been consulted about the painting of white lines in the close. They asked if it was possible to remove the lines.

The chairman proposed to bring forward item 8a on the agenda regarding Aylesbury Golf Course, item 9 regarding Church Farm Close, and the Planning Application for Land off Grove Court.

4. Aylesbury Golf Course

This planning application affects both Bierton and also Hulcott parishes as most of the land is in Bierton parish but the change of use will affect more directly the residents of Hulcott. A meeting had taken place earlier in the Jubilee Hall where the discussion had been led by a consultant on behalf of the applicant. Cllr Robson stated that he now has a different understanding of the proposal after the meeting than he had from reading the application papers. This sentiment was echoed by other Parish Councillors. Cllr Robson stated that he now is of the understanding that all the larger particles will be removed and only the top soil will be used on the site. Also during the discussion it had been suggested that the applicant would consider dispensing with the crusher in view of the objections voiced by residents. The Parish Council agreed that the concern of the councillors was not over the principle of the restoration of the Golf Course but over the process that would be applied in order to achieve this aim. It was therefore suggested that the application as it stands is no longer relevant and that an amendment may be needed in particular to the removal of the references to the crusher. However this would still leave concerns over heavy lorries going through Hulcott as the lane is already being broken up and also the fact that this work may be potentially at the same time as work on the Kingsbrook application and the Eastern Link Road. These concerns would still need to be addressed.

The chairman suspended the meeting and asked the applicant and his representative who were present if an amended plan could be submitted and they suggested that this would be carried out. It was therefore proposed that the applicant would resubmit an amended plan to Buckinghamshire County Council and that the Parish Council would be re -consulted . The Chairman therefore proposed that further discussion should be deferred awaiting developments from the County Council and this was agreed by the other councillors.

5. Church Farm Close

The position is that white lines had appeared in the close without any consultation. The chairman asked County Councillor Bill Chapple to address the Parish Council and he stated that in his view road safety is paramount and that reversing lorries were of concern especially with children in the area. He had talked over the position with the Local Area Technician and it was agreed to paint the white line. He went on to say that white lines do not need to be consulted on. With regards to the suggestion to remove the lines he said that there was only two ways that this could be achieved, either to burn off the lines or to paint over the lines, neither of which would be very satisfactory.

Cllr Robson then stated the view of the Parish Council that this had been done for pre-emptive reasons and that the County Councillor had assumed that this was a priority whereas the Parish Council has asked for white lines to be put in other areas of the parish such as Parsons Lane and Burcott Lane and this had not been done. These suggestions had been refused with the statement that there had been no accidents in these areas. Cllr Robson also stated that there were other closes in the parish with much tighter turning circles than Church Farm Close.

6. Land Adjacent to Grove Court

The Parish Council are concerned that this application has been submitted only a short time after a previous application on the same site had been refused and an appeal against the decision had been dismissed. It was noted that the applicant has introduced a different argument with regards to the end of the road. District Councillor Ward thought that the application was not subject to an embargo period. The Parish Council suggested that the local authority should refer the new application back to the inspector. It was agreed that Cllr Shelley should liaise with Mr Miller and draft a set of comments to be sent to the case officer.

7. Minutes of the Last Meeting:

The following amendments were made to the minutes of the Parish Council meeting held on the 20th July 2015:-

Page 37 - **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.**

Page 40 - The following words were deleted ' An area of land from the Holiday Inn to Broughton Lane is also scheduled for development.'

The minutes were then accepted as a true record and duly signed.

8. Clerks Report – The Clerk's report was noted.

9. Planning Applications

The following applications were considered:-

15/02496/APP 91 Aylesbury Road HP22 5BT Demolition of existing single storey front extension and erection of single storey double garage. Single storey side and rear extension, rear loggia and balcony at first floor - **No Objections**

15/02533/APP Land East of Gib Lane Extension to ground based photovoltaic solar farm including associated works and grid connection- It was noted that the proposed extension is all on land in Buckland Parish - **No Objections**

15/02633/ALB 72 Aylesbury Road HP22 5DL Replacement of door and windows- **No Objections**

15/02649/COUOR Unit B The Firs Aylesbury Road, HP22 5DX Conversion of the first floor offices from B1 office use to C3 residential- **No Objections** but the Parish Council wished to make a comment that this application would result in the loss of a business premises.

15/002758/APP 31 Parsons Lane HP22 5DF Demolition of existing garage and rear extension and erection of two storey side and single storey rear extensions- **No Objections**

15/02856/APP Land Adj Grove Court Rowsham Road - Erection of Detached Dwelling and garage with associated access and landscaping - See comments under section 6 above.

15/03023/APP- 39 Great Lane, Bierton HP22 5DE-Two storey side and rear and single storey rear extension - **No Objections**

15/03068/APP - 229 Aylesbury Road, HP22 5DS - Erection of double garage and covered area to rear (retrospective) - **No Objections** although the Parish Council wished to state the usual concern over retrospective applications.

15/02951/APP Bierton Lawn Tennis Club Burcott Lane - Installation of new "Mini-Red" tennis court and practice wall - **No Objections**

10. Planning Determinations

The following determinations were received from AVDC and noted:-

15/02062/APP 43 Parsons lane HP22 5DF Single storey rear and side extension with pitched roof- **Approved**

15/02321/APP Conkers Barn 178A Aylesbury Road HP22 5DT Single storey rear extension - **Approved**

15/02430/APP 3 Barn Cottages Broughton Lane HP22 5AW Single storey front extension - **Approved**

15/02484/APP 10 Marshalls Lea HP22 5AT Conversion of garage into living accommodation and insertion of roof lights in main roof - **Approved**

11. Other Planning Matters

a) Bierton School -

Cllr Cotton asked County Councillor Chapple if he could update the Parish Council on the proposed expansion of Bierton School. Cllr Chapple stated that the school was in discussion with the church about purchasing extra land. Cllr Chapple stated he would try to advise the Parish Council when a draft plan was available. The GALAF were looking into traffic calming around schools in the area and it had been agreed at the last meeting to ask all County Councillors in the area to write to their schools and support them as appropriate to ensure that they have current School Travel Plans in place. It was suggested that the Parish Council could look at school warning lights being put back on the main road.

County Cllr Chapple then left the meeting at 8.30 p.m.

b) Cane End Lane & Watermead Crematoria

District Cllr Ward advised that the application for the Cane End Lane Crematorium would be considered by the Strategic Development Management Committee as soon as possible. The applicants have to apply to Natural England for licences and now have to justify the need for a second crematorium since the planning application for the Watermead Crematorium was passed.

c) Rowsham Road/ Cane End Lane

The Parish Council agreed to fully support the Rowsham Road/Cane End Lane, Bierton Prohibition of Motor Vehicles Order 201. A comment was made that :-

'Bierton with Broughton Parish Council has long supported the need to deter business traffic from Cane End Lane businesses using the residential Rowsham Road. Signage and road restriction has proved to be ineffective and therefore the Parish Council supports the blocking off of Rowsham Road from Cane End Lane.'

d) Neighbourhood Plan

The Parish Council agreed that community interest should be generated for a Neighbourhood Plan and that a Working or Steering Group should be formed. The first item that needed to be decided was the extent of the 'Neighbourhood Area', in many Neighbourhood Plans this was the area of the Parish but in the case of Bierton it could exclude the Kingsbrook Development and could include Hulcott Parish.

Cllr Foster suggested it might be an idea for a more experienced councillor to show the new councillors around the parish.

12. Gib Lane Community Fund

Cllr Sherley had spoken to Grantscape and was informed that there had been no proposals for the grant from Bierton or Broughton to date. The fund amount could possibly be carried forward to allow for a larger project but it was preferable that the money was allocated on an annual basis.

The Parish Council resolved to put forward an application for part payment of the replacement of the main doors at the Sports Centre with the Parish Council funding the balance of the cost of approximately £ 4,500.00. The deadline for submission of this application is 30th September 2015.

13. Bierton Sports Centre

Certain of the users at the Sports Centre Users Meeting that took place on Wednesday 2nd September suggested that the Parish Council should look again at the purchase of a defibrillator. Cllr Foster offered to look at fundraising for this purpose.

14. Parish Council Meeting Dates

The Parish Council agreed the dates of Parish Council meetings for 2016 are as follows:-

Monday 18th January 2016
Monday 15th February 2016
Monday 21st March 2016
Monday 18th April 2016
Monday 16th May 2016
Monday 20th June 2016
Monday 18th July 2016
August – no meeting
Monday 19th September 2016
Monday 17th October 2016
Monday 21st November 2016
December – no meeting

15. RFO Report :

a) The following receipts and payments were approved :-

Credit

Mrs R McCafferty	Private Hire 22nd Aug	75.00
Karen Rogers	Private Hire 18th July	75.00
L Norris	Private Hire 30th August	75.00
Mr Bob Sargeant	Table Tennis - June	173.00
Carers Bucks	Private Hire	66.00
Mr G L & Mrs A L Smith	Private Hire 16th Aug	45.00
C L Rowland	Private Hire	90.00
E Woodage	Private Hire 31st Aug	90.00
Mrs Christine Haes	Short Mat Bowls - July	118.80
Mr Bob Sargeant	Table Tennis - July	196.35
J M Smith T/A Sportsfactor	Regular Booking	1,600.00

Debit

NatWest	Bank Charges	23.55
PWLB	PWLB Loan Payment	1392.74
Aylesbury Vale DC	SC - Refuse Collection	190.90

EON	Electricity to Street Lights	256.22
AVALC	Annual Donation	20.00
Buckland Landscapes Ltd	Mowing	184.80
Done & Dusted	SC Commercial Cleaning	340.00
Mazars	External Audit Fee	96.00
S G H Pest Control	SC - Pest Control	45.00
B Small	Handyman	325.10
Mrs M Smith	Clerk Salary & Expenses	782.88
Clr B Robson	Chairman Expenses Jan - June	94.60
Jubilee Hall Building Fund	Hall Hire Sept 14 - July 15	400.00
NatWest	Bank Charges	19.75
Thames Water	SC - Water Supply	228.10
EON	Electricity to Street Lights	256.22
Aylesbury Mains Ltd	Street Light Maintenance	141.60
Buckland Landscapes Ltd	Mowing	184.80
Done & Dusted	SC Commercial Cleaning	272.00
Fluent Ltd	Domain Name and Web Pack Renewal	216.00
RBS Software Solutions	Alpha Software Maintenance	133.20
Boyd Sport & Play Limited	Line Marking Paint	96.00
B Small	Handyman	530.85
Mrs M Smith	Clerk Salary & Expenses	839.57
HMRC	PAYE Q2	124.84

Cash in Hand after these receipts and payments:

	£
Natwest	48,952
	<u>48,952</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>31,452</u></u>

b) **Change of Bank Account** - The Parish Council agreed to the clerk looking into the benefits of changing banks possibly to HSBC.

c) **External Auditor**

The clerk presented the report from the External Auditor for the Annual Return for the year ended 31st March 2015. The report stated that ' On the basis of our review of the annual return, in our opinion the information in the annual return is in accordance with proper practices and no matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.'

16. Outside Organisations

Cllr Robson had attended the GALAF meeting on the 14th September and informed the Parish Council that the English Defence League were holding a rally in Aylesbury on 17th October. Also Carers Bucks were undertaking a publicity campaign to advise the public that some carers are now older than the people that they care for.

Cllr Robson had also attended the North Bucks Parishes Planning Consortium Meeting on the 16th September when one of the main topics was Neighbourhood Plans. He also reported that the Vale of Aylesbury Local Plan would be undergoing a consultation process in October/ November.

Cllr Dewis reported on the planning training event that he had attended with Cllr Money on the 17th September. He stated that it would have been helpful to have an agenda beforehand so that he could have had an opportunity to look at certain items before the event which turned out to be more of a meeting than a training session. AVDC will provide slides of the event.

17. Correspondence, Circulars & Consultations

- a) TfB - Invitation to 'Your Roads' Event 7th October - Some councillors expressed an interest in attending this event.
- b) AVDC - Invitation to fundraising event 3rd October - Noted
- c) AVDC - Launch of The Vale Lottery and invite to launch event on October 5th - Cllr Cotton to attend.
- d) Bucks CC - HS2 Community and Environment Fund - Circulated
- e) Bucks CC - Invitation to a town and parishes event on November 25th - Noted
- f) BMKALC - Letter from John Gibbs to announce his leaving the organisation - Noted

Consultations:

- g) Possible Closure of Aylesbury Magistrate's Court - No comments

Circulars:

- h) AVDC - News for the Parishes - No 3/2015
- i) AVDC - Allowances for Parish and Town Councillors
- j) AVDC & AVALC Minutes of Liaison Meeting 16th July
- k) NALC - Legal Topic Note Occupiers' Liability
- l) Came & Company - Council Matters
- m) CPRE - Summer 2015
- n) The Clerk Magazine - September 2015
- o) Clerks & Councils Direct - September 2015
- p) LCR - Autumn 2015

18. Confidential Matters

This item was deferred to the October meeting as there was nothing of significance to report.

19. Matters of report

- a) Cllr Sherley will forward a list of projects with approximate costings to Bucks CC with regard to possible funding from HS2 Community and Environment Fund.
- b) Cllr Foster will report a pot hole in the road to Hulcott to Transport for Bucks
- c) 'Have Your Say' meetings are being arranged at the Jubilee Hall.
- d) Cllr Dewis asked if the Parish Council would consider the purchase of a projector and screen to view planning applications in more detail at meetings. Cllr Sherley stated that he would look into grant funding.
- e) More and more heavy lorries are using Broughton Lane and concerns about the signage and the traffic lights at the Broughton Lane/ A41 junction were raised again.

There being no further business the Chairman closed the meeting at 9.50 p.m.

The date of the next meeting will be Monday 19th October 2015 at 7.30 p.m. at Bierton Sports Centre