

Bierton with Broughton Parish Council

MINUTES OF PARISH COUNCIL MEETING HELD ON MONDAY 18th SEPTEMBER 2017 AT 7.30 p.m. AT BIERTON SPORTS CENTRE

Present: Cllr. B. Robson in the chair, Cllr G. Sherley, Cllr J Batson, Cllr S. Cotton, Cllr B. Dewis, Cllr A. Webber and the Clerk Mrs. M. Smith in attendance.

Parishioners present - 8

1. Apologies for Absence : Cllr J. Gilpin, Cllr M. Grieves, District Councillor Julie Ward,

2. Declarations of Interest in Items on the Agenda:

No interests were declared

3. Minutes of the Last Meeting:

The minutes of the Parish Council meeting held on the Monday 17th July were accepted as a true record and duly signed.

4. Open Public Forum

The members of the public were interested in making their views known to the Parish Council about a number of Planning Applications including :-

- **17/03316/APP** - Land to West of Gib Lane - A number of residents wished to voice their opposition to this application to build 95 houses. The main points raised were regarding coalescence due to the proposed reduction in space between the village and the Kingsbrook Development, the increase in traffic and the number of houses proposed on a site of approximately four acres.
- **17/02587/APP** - Cane End Lane - One resident of Rowsham Road asked the Parish Council to support this application which proposed to develop a site the present state of which, according to the resident , is an eye sore as the area has become a dumping ground for building waste & rubbish. He believed therefore that the development of the site is welcome but raised a concern about whether accommodation would be needed on the site.
- **16/04113/APP** - 106 Aylesbury Road - One resident queried why the Parish Council had not objected to this application which related to the conversion of the existing dwelling into two dwellings. The chairman explained that the Parish Council could only comment on a planning application on certain criteria relating to building regulations. The Parish Council has three options, support, object or no comment. If there is not a basis to object or support an application then the Parish Council will offer No Objections and in this particular case the Parish Council did state that the Parish Council did not object to the application as long as proposed dwellings respect the Conservation Area. The Parish Council has had further discussions as the building work has proceeded with the District Councillor who has advised that the building still meets with the application as approved.

5. Parish Council Vacancy

Three candidates had expressed an interest in the vacancy for the parish councillor, Lorna Fisher, Alison Jones and James Wallace. The chairman asked each candidate to give a brief introduction about themselves, the reasons they wished to become a Parish Councillor and the experiences that they could bring to the role. The Parish Councillors were given voting slips by the clerk and asked to put a cross next to one name. The votes were counted by the clerk in the presence of one of the members of the public. The majority of votes were in favour of Lorna Fisher. Lorna Fisher then signed the Declaration of Acceptance of Office which was then duly signed by the clerk. The chairman then invited Cllr Fisher to join the Parish Council.

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

County Councillor Bill Chapple arrived at 8.05 p.m.

7. Planning Applications

The following applications were considered:-

17/03002/APP 93a Aylesbury Road HP22 5BT - Part two storey and part first floor front extension - **No Objections**

17/02587/APP Os 5270 Cane End Lane Bierton - Change of use of land into dog care business and horse livery and stud - The Parish Council agreed that the site is unsightly at present and this proposal would mean that the site would be cleaned up and hopefully the business would become profitable. However concern was raised

about the proposal to keep rare breeds and also the increase in traffic along Cane End Lane and Hulcott Cross Roads that this development would generate. The Parish Council agreed to SUPPORT this application as long as the application remained a small scale proposal and did not become overdeveloped to attract large visitor numbers.

17/03316/APP Land to West of Gib Lane, Bierton - Erection of 95 dwellings including access, landscaping and associated infrastructure. Also to discuss possible projects for off-site sport/leisure contribution. The Parish Council considered that this application would be a significant overdevelopment of the site. The Parish Council also commented that the application did not show how the access from the site would relate to the road junction to be built leading to the Kingsbrook development. This point was raised at the Community Event and no answer was given.

It was decided that the Parish Council would OBJECT to the application and that Cllr Sherley would look at the Transport implications and Cllr Robson would concentrate on the Design and Access statement. Draft comments would be prepared and circulated to the other councillors before submission to AVDC.

Cllr Sherley will also work with the clerk to put in a S106 proposal for the off-site sport/leisure contribution.

17/02588/APP 2 Burcott Lane, HP22 5AU - Conversion of barn into three dwellings - The Parish Council stated that the application appeared to be an overdevelopment of the site although the plans on the AVDC website were not very clear. The Parish Council also queried whether the proposal was within the rules of the Conservation Area and also whether it would impact on the listed building, Redberry Farm. Cllr Cotton would look at the details and would put forward a response to be agreed with the other councillors before being submitted to AVDC.

17/02147/APP Part Os 108 Burcott Lane, Bierton - Retention of three mobile stables and feed store situated on concrete base - The Parish Council had NO OBJECTIONS in principle but it was noted that this is a retrospective application and that the stables had already been erected with apparently no comeback.

8. Planning Determinations

The following determinations received from AVDC were noted :-

17/01754/APP 11 Bobby Road, Broughton HP22 7AJ - Single storey rear extension and conversion of loft space into additional living accommodation including two dormers to front- **Approved**

17/01964/APP Badricks Farm 94 Aylesbury Road HP22 5DL - Erection of dwelling - **Application Withdrawn**

17/02180/APP 1, Hoods Farm Close, HP22 5DU - Single Storey Extension - **Householder Approval**

17/02198/APP The Paddocks Business Centre Cane End Lane Bierton HP22 5BH
Erection of an Agricultural Building - **Approved**

17/02566/APP Badricks Farm 94 Aylesbury Road HP22 5DL - Erection of dwelling with integral garage - **Refused**

9. Other Planning Matters

a) Kingsbrook, Land East of Aylesbury, Broughton Crossing -

The design of the traffic lights to be installed on the A418 had still to be approved by Bucks County Council. It is hoped that a stakeholders meeting would be arranged to discuss this and other issues.

b) Vale of Aylesbury Local Plan (VALP) -

A final version of the Vale of Aylesbury Local Plan (VALP) has been published online in advance of the VALP scrutiny meeting on Tuesday 26 September. Cabinet will consider the plan on Tuesday 10th October and Council on Wednesday 18th October.

A public consultation will run from Thursday 2nd November to Thursday 14th December. Comments made at this stage will be sent to the examiner who can make amendments to the plan.

It was noted that Bierton with Broughton is classified as a medium village with sufficient amenities to sustain development but does not have any additional housing allocation in the VALP to be included in the 27,400 new homes figure. Policies S2(Spatial Strategy for Growth) and S3 (Settlement Hierarchy and Cohesive Development) both contain statements that would apply to the query regarding coalescence around Bierton.

Cllr Robson asked the other councillors for their input to the response to the consultation to be submitted from the Parish Council.

c) Bierton Crematorium -

There had been no update on the start of building works.

d) Aylesbury Golf Centre -

A proposal to build an elderly care community had been put to the Parish Council about two years ago. This proposal has surfaced again as a pre -application submission. Indeed a presentation is being given to Hulcott

Parish Council at the same time as this meeting. It would seem that one reason for the resurfacing of this proposal is that there have been decisions in the High Court allowing Driving Ranges to be considered as Brown Field Sites and therefore preferred to Green Field Sites for development.

The proposal would result in more traffic coming on to the A418 near the future junction to Kingsbrook. The problem of the remoteness of the site and the lack of nearby amenities apart from those on site would still remain.

e) **Great Lane Allotments** - The ownership of the land has changed hands. All the current allotment holders have been given one year's notice. The current intention of the new owner is apparently to keep the land as allotments, to re-jig the plots and put water on site. The allotment holders will then be given first refusal on the new plots.

10. Neighbourhood Plan

The plan is progressing quite well with two launch dates being arranged to lead to a questionnaire being developed. Cllr Gilpin has hopefully been awarded funding from the government. The Parish Council agreed to spend £300 on display boards for the Neighbourhood Plan Events.

11. Jubilee Hall

Confirmation is being awaited from the Land Registry that the Jubilee Hall has been transferred from the current trustees to the four trustees put forward by the Parish Council. The Insurance on the Jubilee Hall is due to be renewed at the end of September and the available funds are in the current bank account to which the current trustees and Sandra White are the signatories. In view of this the Insurance will be renewed by the current trustees with the present Insurers. Cllr Sherley is looking at the procedure for changing the signatories on the bank account.

12. Website / Facebook

Facebook and Twitter are up and running with Cllr Cotton & Cllr Grieves as administrators. Cllr Grieves is to look at the structure of the Website.

13. Bierton Sports Centre & Recreation Ground

The Parish Council agreed with the proposal to install an additional dog bin at the far gate of the Recreation Ground.

14. Administration

a) Meeting Dates for 2018

The Parish Council agreed to the following dates for Parish Council meetings in 2018 :

Monday 15th January 2018
Monday 19th February 2018
Monday 19th March 2018
Monday 16th April 2018
Monday 21st May 2018
Monday 18th June 2018
Monday 16th July 2018
August – no meeting
Monday 17th September 2018
Monday 15th October 2018
Monday 19th November 2018
December – no meeting

b) Budget & Precept for 2018/19

The Parish Councillors were asked to consider new projects for next year.

The following were put forward

- Next Phase of Lighting - Burcott Lane
- Neighbourhood Plan
- Jubilee Hall - It is hoped that this will become self-financing but some refurbishment will be required in the short term

The clerk was asked to contact Cllr Sherley as soon as the 2018/19 Parish Tax Base figures are received from AVDC to arrange a meeting to discuss a draft budget to be put forward to the Parish Council.

c) Remembrance Sunday Wreath

A remembrance wreath has been ordered from the British Legion and it was agreed that Cllr Robson would lay the wreath at the Remembrance Day Service.

RFO Report :

a)The following receipts and payments were approved :-

Receipts

24/07/2017	Mrs S L Horne	60.00		60.00
24/07/2017	Lorraine Woodgate	60.00		60.00
24/07/2017	21CD	40.00		40.00
24/07/2017	Chris Haes SMB	102.30		102.30
24/07/2017	Bob Sargeant TT	199.65		199.65
28/07/2017	JM Smith - Sportsfactor	1320.00		1320.00
04/08/2017	Carers Bucks	40.00		40.00
16/08/2017	Village Diary - All Saints Church	15.00		15.00
21/08/2017	Chris Haes SMB	95.70		95.70
21/08/2017	Bob Sargeant TT	221.10		221.10
25/08/2017	Lester Wellington	600.00		600.00
06/09/2017	Lester Wellington	250.00		250.00
07/09/2017	John Stirzaker	60.00		60.00
07/09/2017	1st Berton Scouts	15.00		15.00
11/09/2017	A Chourish	77.00		77.00
14/09/2017	S Vuppalanchi	82.00		82.00
18/09/2017	Berks & Bucks FA	420.00		420.00

Payments

20/07/2017	NEST Pension Contributions	15.08	0.00	15.08
15/08/2017	Castle Water - Monthly Payment	70.48	0.00	70.48
03/08/2017	AVDC - SC Rubbish Collection	222.30	0.00	222.30
04/08/2017	Public Works Loans	1392.74	0.00	1392.74
15/08/2017	EON - Street Lights	268.97	53.79	322.76
21/08/2017	Done & Dusted	340.00	0.00	340.00
21/08/2017	Buckland Landscapes - Mowing	144.20	28.84	173.04
21/08/2017	BALC - NP Book	5.00	0.00	5.00
21/08/2017	B Small - Handyman	672.53	1.40	673.93
21/08/2017	Mrs M Smith - Salary & Expenses in home	851.08	0.00	851.08
21/08/2017	Swarco Traffic Ltd	210.00	42.00	252.00
29/08/2017	Castle Water - Monthly Payment	70.48	0.00	70.48
11/09/2017	EON - Street Lights	268.97	53.79	322.76
18/09/2017	SSE - Electricity Pavillion	45.60	2.28	47.88
18/09/2017	SSE - Gas Sports Centre	86.66	4.33	90.99
18/09/2017	SSE - Electricity Sports Centre	313.87	15.69	329.56
18/09/2017	Barnies - NP Sandwiches	108.00	0.00	108.00
18/09/2017	Sheila Cotton - Expenses	32.81	4.79	37.60
18/09/2017	Buckland Landscapes - Mowing	144.20	28.84	173.04
18/09/2017	CUPhosco - Replacement Street Lights	4514.30	902.86	5417.16
18/09/2017	Done & Dusted	272.00	0.00	272.00
18/09/2017	Fluent Ltd - Website & Domain Names	160.00	32.00	192.00
18/09/2017	Rialtas Business Solutions Accounts S/Ware	116.00	23.20	139.20
18/09/2017	B Small - Handyman	712.44	7.39	719.83
18/09/2017	Mrs M Smith - Salary & Expenses in home	851.08	0.00	851.08
18/09/2017	HMRC - PAYE Mth 5	55.56	0.00	55.56
18/09/2017	HMRC - PAYE Mth 6	55.56	0.00	55.56
18/09/2017	Mrs M Smith - Expenses	30.76	2.54	33.30

Cash in Hand after these receipts and payments:

	£
HSBC Current Account	10,038
HSBC Deposit Account	<u>36,017</u>
	46,055
Less Unpresented Cheques	-
Less this month's payments	<u>8,054</u>
	<u>38,001</u>
Reserved Monies:	
Sports Centre and Recreation Ground	14,000
Promotion of Recreational Facilities	500
Traffic Calming Measures	2,000
War Memorial/Pavilion	<u>1,000</u>
	17,500
Leaving unallocated	<u><u>20,501</u></u>

b) Report from the External Auditor -

The Annual Return had been returned from the External Auditors and it was noted that in their opinion the information in the annual return is in accordance with proper practices and no matters had come to their attention giving cause for concern that relevant legislation and regulatory requirements had not been met.

c) **Grant Sources** - It was agreed that the Parish Council should submit a proposal to the Gib Lane Fund to carry out work to the pond at St Osyth's Well. It was also agreed that the Parish Council should look into the New Homes Bonus Fund.

d) **Buckinghamshire Playing Fields Association** - It was agreed that Bierton with Broughton Parish Council would continue to support the Buckinghamshire Playing Fields Association.

15. Outside Organisations

Cllr Sherley had attended the Transport for Buckinghamshire Conference.

Cllr Robson will attend the VALP Seminar with Cllr Sherley on 4th October and Cllr Robson will also attend the VALP Scrutiny Committee Meeting on 26th September and the North Bucks Parishes Planning Consortium meeting on the 11th October.

The next Community Forum will be on the 9th November at Bierton Sports Centre.

There will also be a meeting of Grantscape to discuss the Gib Lane Fund on 13th November.

16. Correspondence, Circulars & Consultations

A list of correspondence had been circulated to the councillors before the meeting.

17. Matters of Report

- Cllr Cotton reported that the sub-contractors seen undertaking work at Bierton School were not starting work on the proposed extension but were repairing damage caused when a roof caved in and also damaged the floor.
- The pot holes in Great Lane have been repaired. It has been agreed that there had been a lack of communication between Bucks County Council and Transport for Buckinghamshire and an investigation is being carried out as to what went wrong.
- St Osyth's Well - Cllr Dewis asked if a new plaque could be bought to replace the one by the cherry tree which is in a state of disrepair.
- Milestones - The clerk was asked to get the handyman to look at refurbishing the milestones in the parish.
- It has been noticed that the gate to the Play Area is not closing properly. - The clerk will ask the handyman to look at the gate.

19. Date of Next Meeting

The date of the next meeting will be Monday 16th October at 7.30 p.m. at Bierton Sports Centre.

There being no further business the Chairman closed the meeting at 10.05 p.m.