

Bierton with Broughton Parish Council

MINUTES OF PARISH COUNCIL MEETING HELD ON 21st NOVEMBER 2016 at 7.30 p.m.

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

District Councillor Julie Ward.

Parishioners present - One

1. Apologies for Absence : Cllr E. Foster

2. Declarations of Interest : No interests were declared

3. Minutes of the Last Meeting:

The minutes of the Parish Council meeting held on the 17th October 2016 were accepted as a true record and duly signed.

4. Public Forum

No issues were raised.

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

6. Planning Applications

The following applications were considered:-

15/03806/AOP - Land North Of Aston Clinton Road (Former Aston Clinton MDA Site) Weston Turville Outline application with principal means of access to be considered and all other matters reserved for the construction of up to 400 dwellings (C3 use class), Hotel, Pub and/or Restaurant (C1/A3 use class), extra care housing (C2/C3 use class) (80bed), 5,000 square metres of employment floor space (B1 use class), a local centre (A1/A2/A3 use class). Public open space, play areas, water meadow and associated infrastructure including roads.

This application had been discussed at a planning meeting held on the 7th November 2016. Notes taken at this meeting will be appended to these minutes.

The Parish Council agreed to continue to **OPPOSE** this application particularly with regard to the proposed access onto Broughton Lane.

The application is due to be discussed at the Strategic Management Committee meeting on 14th December 2016. The Parish Council slot will be filled by Weston Turville Parish Council although Cllr Robson will be allowed to speak as a member of the public.

The Parish Council agreed with the proposal that Cllr Robson as chairman of the Parish Council should write to John Bercow MP asking for the Secretary of State to call in the application, with a copy to David Lidington MP.

It was noted that the main amendment was only issued on the 16th October with only 21 days for concerned parties to consider the changes to the application.

16/03736/APP 8 Burcott Lane, HP22 5AU - Single storey front extension to garage - **No Objections**

16/03746/APP 34 Grendon Way, HP22 5DD - Single storey rear extension - **No Objections**

16/03750/APP & 16/03751/ALB Badricks Farm, 94 Aylesbury Road HP22 5DL - Repair and conversion of agricultural barn to form one bedroom dwelling- **No Objections**

16/03816/APP Land Adj Grove Court, Rowsham Road - Erection of detached dwelling with associated access and landscaping works - The Parish Council had some concerns about the change in the design of the dwelling from a four bedroom property with double garage to a five bedroom property with single garage. The Parish Council voiced concerns on the alteration in the appearance of the property and also on whether the revised plans would allow for three parking spaces according to the council's parking policy and also a turning area as requested by the Highway Consultant. The Parish Council therefore **OPPOSES** the application and Cllr Sherley will draft a response which will be circulated to other councillors before being submitted to AVDC.

16/03808/APP Conkers Farmhouse, 178 Aylesbury Road HP22 5DT - New access and parking
The Parish Council agreed to **SUPPORT** this application.

7. Planning Determinations

The following determinations were noted :-

16/00925/AOP Land off William Hill Drive **Outline Permission Refused**

16/03083/APP 39 Great Lane HP22 5DE Part two-storey, part single-storey side and rear extension with addition of rooflight - **Householder Approved**

16/03158/APP 18 Burcott Close HP22 5DH Demolition of detached garage and erection of single storey side extension - **Householder Approved**

16/03576/APP 1 Bishops Meadow, HP22 5EF Single Storey Rear Extension- **Householder Approved**

8. Other Planning Matters

a) Land East of Aylesbury, Broughton Crossing - Cllr Robson stated that concerns had been raised with the developers about traffic using Burcott Lane. The installation of traffic lights on the canal bridge is planned for February. The clerk was asked to arrange a Stakeholder's meeting as soon as possible to discuss the current stage of development and issues over access.

b) Land At William Hill Drive 15/03541/AOP - Appeal Decision Planning Inspectorate
APP/J0405/W/16/3147080

The Parish Council noted that the appeal against refusal of the first application for development on the land off William Hill Drive had been rejected.

As noted above the second application 16/00925/AOP Land off William Hill Drive Outline Permission was refused by AVDC.

c) 18 Rowsham Road - 16/00070/FTHA - Appeal against refusal of a householder application
15/04131/APP

The Parish Council noted that the application was for a large two storey rear extension.

The application was refused by AVDC for the following reason :-

The proposed extension, by reason of its scale and design, would cause significant harm to the character and appearance of the original dwelling and would have an adverse impact on the contribution the Local Note property makes to the Conservation Area setting and the street scene in general.

c) Vale of Aylesbury Local Plan (VALP)

Following recent reductions in the population growth forecasts, the housing numbers the final version of the Vale of Aylesbury Local Plan, (VALP) needs to plan for have reduced. The neighbouring authorities, Wycombe, Chiltern and South Bucks have also found more space for housing. All this means the latest figure for new homes in Aylesbury Vale is now below 27,000 - over 6,000 fewer new homes than the 33,300 figure in the draft local plan. The new figures mean that over half of the new

homes required to meet housing needs in the district by 2033, are already built, have planning permission or are allocated in neighbourhood plans.

The immediate benefit is that AVDC is now stating that it has a demonstrable 5 year housing land supply, 5.8 years due to revised Office of National Statistics population predictions. This therefore means that Planners and Planning Inspectors must, at least for the time being, recognise that housing supply policies in the Development Plan are now considered to be up to date i.e. those housing supply policies of emerging and made Neighbourhood Plans and the relevant saved AVDLP policies. This will result in more planning weight being afforded to these in the planning balance than hitherto has been the case.

The timetable for bringing the final Vale of Aylesbury Local Plan to council meetings has been put back by around eight weeks, to March next year. This means the consultation period of the final Vale of Aylesbury Local Plan may commence sometime in April, but dates have yet to be confirmed. This would mean submission in June and adoption by November.

9. Neighbourhood Plan

Cllr Gilpin gave an update on the current situation regarding the Neighbourhood Plan. He stated that the process is slow and tedious but he now has access to the data from the survey that was undertaken four years ago and everything has been re-collated. He is looking for a volunteer base of between 50-60 people to create a new survey but has not had a lot of response. He has sent out another e-mail asking for people to help. Cllr Sherley offered to help with the survey.

He then stated that there are a lot of areas around Bierton that need to be protected if the village environment is to be maintained. The facilities provided in the village also need to be considered. The next step is to produce a new survey format which will then be sent out and the results collated.

10. The Future of Local Government in Bucks

Buckinghamshire County Council has submitted a proposal for a single unitary council to replace the five current councils (excluding the existing unitary of Milton Keynes) to the Department of Communities and Local Government.

Aylesbury Vale District Council, in co-operation with the other district councils, Chiltern District Council, South Bucks District Council and Wycombe District Council also propose to abolish the five councils but have put forward proposals for a two unitary or three unitary council. Cllr Robson and the clerk attended a presentation at AVDC at which these proposals were outlined and responses to the proposals are requested.

The Parish Council agreed that the simplification of the current system of County and District Councils might save money in principle, however there was some discussion about the different proposals. No decision was made as to the response of the Parish Council as a whole and therefore it was suggested that the individual Parish Councillors should respond to the consultation.

11. Parking along Parsons Lane

Cllr Cotton stated that a group is to be formed to include residents and parents to liaise with the school over traffic and parking issues in Parsons Lane including the school's travel plan. It is appreciated that the expansion to the school has been approved but the current situation is unacceptable with the police being called out on occasion and something needs to be done to alleviate the problem. It was noted that the police are not responsible for parking but are responsible for law and order.

12. Dog Fouling

The Parish Council acknowledged that the problem of dog fouling in the parish does seem to be getting worse especially along in Parsons Lane, Great Lane and the Recreation Ground. It is proposed that as grass cutting has finished for the season signs can be put up on the verges Cllr Cotton will e-mail A4 posters to be printed off and laminated. District Cllr Ward has asked green spaces to go down Parsons Lane and clean up.

13. Defibrillators

Cllr Cotton stated that the training for the defibrillators has been very good and more training sessions are planned. It is suggested that posters should be put up to advertise the location of the defibrillators in the village.

14. RFO Report :

a) The following receipts and payments were approved :-

Credit

Mr Bob Sargeant	Table Tennis - Sept	107.90
Mrs Christine Haes	Short Mat Bowls - September	271.60
M Hormakova	Private Hire 06/11	75.00
Bierton School PTA - FOBS	Contribution to Village Diary	20.00
Bierton Gardening Society	Private Hire 24/10	30.00
R Conroy	Private Hire	75.00
Bierton Gardening Society	Contribution to Village Diary	20.00
Carers Bucks	Regular Booking	60.00
J M Smith	Regular Booking - Sportsfactor	360.00
P Rangì	Private Hire 29/10	80.00
Mrs Daniel	Private Hire 20/11	75.00
1st Bierton Scout Group	Contribution to Village Diary	20.00
Aylesbury Canine Training	Contribution to Village Diary	20.00
A & D Lucas	Private Hire	100.00
St James Church Bierton	Contribution to Village Diary	20.00
Hulcott Parish Council	Contribution to Village Diary	20.00
Mrs Christine Haes	Short Mat Bowls - October	112.20
Lester Wellington	Regular Booking - Karate	300.00
Mr Bob Sargeant	Table Tennis - October	107.90

Debit

NEST	Pension Contributions	14.55
EON	Electricity to Street Lights	295.88
PPL	Annual Music Licence	146.42
Mrs S Cotton	Honorarium	37.00
T W Services	Electrical Work	484.00
Done & Dusted	SC Commercial Cleaning	340.00
Rialtas Business Solutions	Alpha Software maintenance	135.60
St James Church	Contribution to service of clock	100.00
B Small	Handyman	530.85
Mrs M Smith	Clerk Salary & Expenses	926.63
Came & Company	Local Council Insurance	2067.41

Cash in Hand after these receipts and payments:

	£
HSBC Current Account	6,235
HSBC Deposit Account	<u>30,007</u>
	<u>36,242</u>

Less September Online Payments	<u>4,206</u>
	<u>32,036</u>
Sports Centre and Recreation Ground	6,922
Promotion of Recreational Facilities	500
Traffic Calming Measures	2,000
Neighbourhood Plan	3,000
Pavillion/War Memorial	<u>1,000</u>
	13,422
Leaving unallocated	<u><u>18,614</u></u>

b) Budget 2017/18 -

It was resolved to adopt the policy put forward by Cllr Sherley that reserves held by the Parish Council should be at least 50% of the average annual expenditure of the Parish Council .

The proposed budget was accepted and it was agreed that the Parish Council should precept for £ 33,500 for 2017/18 which will be an increase of 2.33%.

It was also agreed that the Parish Council will look over the next twelve months at the budget for 2018/19 to identify any projects that the Parish Council could consider and involve the Parish in these discussions.

10.10 Cllr Eaves left the meeting at this point with apologies.

c) Risk Assessments - It was agreed that this item would be deferred until the next meeting

15. Outside Organisations

Cllr Robson had attended the Annual General Meeting of the Buckinghamshire and Milton Keynes Association of Local Councils on 11th November.

He reported that the annual subscription had been increased by 1.125p to 18.125p per elector for 2017-2018.

The speaker was His Honour Judge Sheridan and some of the issues covered were :-

- a) Visits of schools to the Magistrates Courts and High Courts. Interested parties should contact the Court Service.
- b) Use of Information Technology to increase the efficiency of the court.
- c) Use of Skype to save money in not transporting prisoners to and from court
- d) There is still a fight to keep the High Court in Aylesbury

16. Correspondence, Circulars & Consultations

a) Letter from a Great Lane Resident requesting extra dog bin - The Parish Council considered this request and asked the clerk to respond to the resident stating that the Parish Council is looking at the dog fouling problem as a parish wide problem and will consider this request on an overall basis.

b) Letter of Thanks from Christine Haes - Noted

c) AVDC - E-mail asking for response regarding the naming of a street on the Kingsbrook Development.

The Parish Council agreed that the proposed naming of a street in memory of a former land owner, possibly Armstrong Fields, seems to be a fitting tribute and therefore did not have any objections to the proposal.

d) AVDC - Invitation to a Winter Driving Workshop - Noted

e) AVDC - Invitation to participate in Music in Quiet Places - Forwarded to St James' Church

f) AVDC - VALP/Modernising Local Government Briefing to Parish and Town Councils 14.11.16

g) AVDC - Residents Survey - Noted

- h) Bucks CC - Greater Aylesbury LAF - Minutes of Meeting Monday 17th October
- i) Bucks CC - Invitation to Working Together for Buckinghamshire Conference 12th December - The clerk has registered to attend the Clerk's Briefing
- j) Bucks CC - Consultation on Budget Priorities
- k) NBPCC - Great Horwood Parish Council Resolution
- l) NBPCC - Minutes of the meeting 19th October
- m) CPRE - Buckinghamshire Voice - October 2016
- n) Clerks & Councils Direct - November 2016

17. Confidential Matters

The Parish Council discussed the trust relating to a Community Asset under Confidential Matters allowed by the Public Bodies (Admission to Meetings) Act 1960

18. Matters of report

It was noted that Cllr Foster is having difficulties finding child care to attend Parish Council meetings and is considering the position regarding carrying on as a Parish Councillor.

There being no further business the Chairman closed the meeting at 10.40 p.m.

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

NOTE :-

Notes of Planning Meeting Held on 7th November 2016

Present: Cllrs Robson, Sherley, Dewis, Webber and Cotton
CC Bill Chapple, CC Phil Gomm, Phil Yerby + 30 parishioners

Apologies: Cllr Gilpin, Margret Smith

Brian Robson welcomed everyone to the meeting and outlined the main item on the agenda – revised plans for Land North of Aston Clinton, Weston Turville, Bucks. Previous plans were for MDA and were mostly industrial units with 150 dwellings with two accesses onto A41 Tring Road.. New plans involved hotel and restaurant, care home, etc and 400 dwellings with one access onto A41 Tring Road and one onto Broughton Lane.

Brian Robson then opened the meeting to the public. Various comments made including:

The effect of the traffic on Broughton Lane and the quality of life in Broughton.

Flooding – this had been bad in recent years, pictures shown.

Parish Council will respond to the Case Officer and will copy in others who are involved.

Concerns over wildlife.

Phil Yerby – the development should not be contemplated until the ELR is built and opened. Contrary to Paragraph 32 of NPPF if it does not have a significant impact. Assessments of Broughton Lane are unrealistic. Thinks we should employ our own traffic consultants which would cost around £2000 plus VAT. We should oppose the application in total. Ask Secretary of State to call in the application, via MP.

Phil Gomm – Traffic will undoubtedly increase. Suggested TRO before the proposed access similar to that to be installed in Rowsham Road.

Bill Chapple – Meeting with consultant tomorrow so will pass the comments onto him.

Brian Robson – Design of ELR and junctions with Broughton and Burcott Lanes were designed to make it exceptionally difficult to cut through, also lights on the bridge. Wrong for consultant to support this application which goes against these plans. Survey done on one day only. Has measured Broughton Lane and it is less than 5.1m in some places and only 5.2m at the proposed junction whereas the access road is planned to be 6m. Road is too narrow to permit a footway as proposed up to A41. Contrary to BCC transport plan, through traffic should not be using Broughton and Burcott Lanes. Junctions on SLR have been designed to prevent through traffic.

Sheila Cotton – Disappointed that District Councillor failed to attend this meeting as she was elected to represent the views of the parishioners. How do we get an extension and how do we raise money for a survey.

Phil Yerby – this application should have gone out to full consultation.

Parish Council Meeting then commenced.

It was agreed the Parish Council should object on traffic issues as this will also have big impact on Broughton Lane and its residents.

It was also agreed that the Parish Council should ask the Secretary of State to call in the application.

A query was raised as to whether there were any funds in the Action Group to fund a survey.

All councillors were asked to send comments to Brian Robson by the end of the week.

Planning Application: 16.03736/APP – 8 Burcott Lane – Single storey front extension to garage. No objections.