

## QUINTON PARISH COUNCIL

### **Minutes of the Council meeting held at the Memorial Hall on 10th November 2016**

#### **Present:**

Councillors: Arthur Evans (chairman), Nick Heirons (vice chairman), Michelle Thompson, Malcolm Wearn, Nick Butler, John Knox, Claire Lucas, County Councillor Janet Blake, District Councillor Kevin Hewson, Brian Fludgate (clerk).

Members of the public – 11

Invitees: Mr G Richardson, Mr G Flint (JA Pye (Oxford) Ltd), Mr A Divall (West Waddy ADP Planning Partners).

#### **1. Apologies for Absence:**

None

#### **2. Housing Development by Pye Homes– Land behind 151 Station Road Quinton**

The invitees presented their proposal to apply for outline planning permission for between 60 – 80 homes, a mix of 2,3, and 4 bedrooms with a percentage of affordable housing.

The result of their own local consultation exercise where residents were invited to comment on the development online, had generated 16 responses which raised several concerns ranging from the scale of development, traffic congestion, loss of views and the impact of HS2.

A Q&A session followed where members of the public directly affected by the housing plans made their views known.

#### **3. Declarations of Interests:**

There were no declarations of interest in relation to the agenda items.

#### **4. Meeting Minutes:**

Having been circulated prior to the meeting, the minutes of the previous meeting were duly signed by the chairman as a true and accurate record.

<b>RESOLVED c/2016/31</b> to approve the minutes of the meetings held on 13th October 2016.
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#### **5. Open Forum:**

There were no representations from the public.

#### **6. Reported Matters Outstanding:**

##### ***1. Removal of asbestos sheets at the Sports Ground***

The sheets were removed by the specialist contractor on 9th November.

##### ***2. George & Dragon new advertising board on The Green***

Awaiting agreement with Schools Land charity trustees.

##### ***3. Station Road Broadband***

Awaiting further advice from Connected Counties in regards to access to the existing cable available for high speed broadband.

#### **7. District and County Councillor Briefings:**

##### ***1. County***

- Cllr Blake updated the council on the ongoing unitary presentations to the parishes.
- Only one Local Area Team now services the area which includes Quinton in regards to highway repairs and maintenance, however the council fed back that it was receiving timely responses to issues from the LAT manager.
- Cllr Blake was advised that the parish to date had not been given any indication that HS2 compensation monies would be available to mitigate the impact of construction.
- A response had been provided by the BCC cabinet member responsible in regards to how CCTV licences are granted for traffic surveys in the parish conducted by third parties, but the council requested that further consideration be given by BCC to providing the council with warning of such activity.

## 2. District

- In advance of the parishes meeting with AVDC on 14 November, Cllr Hewson outlined the key changes announced by AVDC on the Vale of Aylesbury Local Plan particularly the reduction of forecast housing need from 33,000 to 27,000 homes, and that a 5+ year housing supply could now be demonstrated.
- An update was provided on current planning and enforcement cases.

## 8. HS2 Developments:

1. Local petitioners presented their cases to the House of Lords Select Committee on 26 October 2016 although one has been further adjourned until November.

2.. Cllr Knox met with Ms Charlotte Hewes, Engagement Manager Community Relation HS2 Ltd, and they visited some of the key areas in Quainton affected by HS2 before and after its construction.

Note: A map of the HS2 route past Quainton, and the full parish council HS2 Petition is available to view online at [www.quainton.info](http://www.quainton.info)

## 9. Planning Matters:

### 1. Applications Pending or Recent Determination

<b>Planning Ref</b>	<b>Details</b>	<b>Location</b>	<b>PC Comments/Status</b>
16/03860/APP	Erection of one detached dwelling with access	Land at 36 Upper Street Quainton	<b>Comment by 2 December see note below</b>
16/03886/A17	Certificate of Appropriate Alternative Development – 4 dwellings	Melling Farm Station Road Quainton	<b>Comment by 2 December see note below</b>
16/03531/ALB	Single storey rear extension and new pitched flat roof to existing extension	45 The Green Quainton	<b>No objection - awaiting AVDC decision</b>
16/03042/APP	Demolition of single storey side extension. Erection of 2 bedrooms and 2 storey side extension	52 Upper Street Quainton	<b>Opposed - awaiting AVDC decision</b>
15/03583/AOP	Development of 31 dwellings and associated infrastructure	Land south of The Strand Quainton	<b>Opposed - awaiting AVDC decision</b>
16/00065/NON DET	Development of 31 dwellings and associated infrastructure	Land south of The Strand Quainton	<b>Developer appeal to Sec of State in regards to non-determination by AVDC</b>
16/02367/APP 16/02369/APP	Erection of agricultural building Retention of existing mobile home for use as a temporary agricultural worker's dwelling	Trail Flatt Farm Quainton	<b>Opposed – awaiting AVDC decision</b>
15/04276/APP	Land south west of 62 Station Road Quainton	Erection of 15 houses	<b>Opposed – awaiting AVDC decision. Revised plans submitted by developer</b>

### 2. Tree Works

<b>Planning Ref:</b>	<b>Details</b>	<b>Location</b>
16/03724/ATC	Fell Willow	15 Upper Street Quainton
16/02766/ATC	Fell 1 Western Red Cedar	Land adjoining to 15A Church Street Quainton
16/03223/ATP	Fell T1 Holm Oak	The Laurels 59 Lower Street Quainton

### 3. 16/03886/A17 - Melling Farm Station Road

The landowner is entitled to apply for a Certificate of Appropriate Alternative Development to assist in gaining an agreed valuation of the land under the Compulsory Purchase Order by HS2 Ltd. Should the planning authority grant the certificate, a full planning application would still need to be submitted for the intended 4 new houses should HS2 be abandoned. Subject to a proper planning application meeting the policies in the Quainton Neighbourhood Development Plan and therefore having a reasonable chance of being approved, it was agreed not to oppose the granting of the certificate.

**RESOLVED c/2016/32** to agree in principle to the application subject to a full planning application being submitted.

**4. 16/03860/APP – Land 36 Upper Street Quainton**

Several concerns had been raised by councillors in regards to layout and parking provision. The Burial Acceptance Stone located on the verge outside the proposed entrance also needs to be protected. The clerk will summarise the planning issues to be submitted to AVDC and circulate to the council members for comment.

**5. 16/03323/ATC – Fell Holm Oak 59 Lower Street Quainton**

The applicant attended the meeting to explain further the need to fell the tree. The AVDC tree officer has also provided a final report which supports the oak tree being removed.

It was agreed to consider the report when available and subject to the evidence put forward, withdraw the objection to the application. It was also suggested the replacement oak tree could be sited elsewhere in the village to continue as an amenity asset.

**10. Clerks Report:**

**1. New Allotment Fencing**

Contractor Reg Porter is unable to start the work immediately, but will endeavour to install by the end of the year or by March next year at the latest.

**2. New Village Website Look**

It is planned to cut over to the new website template in December,

**3. Complaint to ICO and Appeal to the General Regulatory Chamber**

At the request of the tribunal judge, the parties have agreed the wording to amend the Decision Notice and action required by the council. A consent order agreed by the tribunal judge will be signed by all parties which will allow the appeal to be withdrawn.

Amendment to the Decision Notice:

*'It should be noted that XXXXXXXX has always disputed receiving a hand-delivered copy of QPC's complaints procedure. This dispute between the parties was resolved by a copy of the complaints procedure being sent to XXXXXXXX electronically and in Arial 14 font on 25 October 2016.'*

**4. Sports Pavilion – Business Rate changes in 2017**

The VOA (Valuation Office Agency) have calculated a draft rateable value of the sports pavilion to reflect changes in the property market since 2008.

The estimated rates charge is £108.00 per annum compared to zero before. The clerk will investigate if the calculation is correct, and if there are any exemptions that may apply.

**5. The Green Xmas Tree**

The clerk is liaising with the PC Fireworks Committee who have agreed the Bonfire Night donation may be used for the tree. Costings for the tree are being investigated.

**6. CIL & S106 Local Priorities Data Sheet**

The clerk will submit all proposals submitted by w/e 18 November to BCC, so last opportunity for councillors to put forward their suggestions.

**12. Representations from the Public (correspondence):**

None received.

**13. Finance:**

<b>1. Payments pending previously circulated</b>	<b>2. Receipts reported</b>
£ 248.25 – Clerk's net salary (Oct)	£ 307.00 – Allotment rents
£ 36.00 – CPRE Membership	£ 1727.85 -QMH loan payment
£ 26.44 – Allotment tarpaulin covers	£ 100.00 – Resident donation (village defibrillator)
£ 2246.20 – PWLB loan payment	
£ 45.48 – Eon street light supply (Oct)	
£ 6.11 – Thames Water allotment supply	

£ 300.00 – Donation to Xmas tree The Green	
£ 7470.00 – R Porter (Groundworks 2016)	
£ 554.40 – Asbestos removal (sports ground)	
£ 550.00 – Donation to Quainton School (village defibrillator)	
£ 165.60 – HMRC PAYE October	
£ 181.16 – Parish phone bill	
<b>Total £ 11829.64</b>	

**RESOLVED c/2016/33** to approve the payments as recorded above.

**3. Bank Reconciliation**

The official bank statement for period 5th October to 4th November had not arrived from Natwest and will be presented for review and approval at the next meeting.

**4. Monthly Financial Report 2016/17**

- All expenditure recorded to date is within the current budget limits.
- The current surplus remains at £956

**5. Budget & Precept 2017/18**

The initial budget and precept planning has been completed with the following outcome:

Precept 2016/17	Precept 2017/18	Annual increase	Rate charge per household		% increase
			2016/17	2017/18	
£23,960	£24,490	£530	£40.66	£41.48	2%

The overall 2% increase will enable the council to maintain existing services and cover new and unexpected expenditure e.g.

- Maintenance contract for skate park preventative repairs
- Contingency for grass cutting and pathway clearance
- New allotment fencing
- Street column safety structural inspections
- Asbestos removal at sports field
- Sports pavilion maintenance

**14. Recreational Facilities:**

**1. Skate Park Repairs**

Contractor Maverick have inspected the equipment as to further maintenance requirements.

Overall, the equipment is in good condition for its age, but will require regular attention to avoid minor defects becoming major leading to more expensive repairs.

The units should be re-painted in black to help absorb more moisture to prevent rusting due to the boggy conditions on site. The recommendation is 2 site visits a year @ £800 per visit, and the quotation includes the repair of the current holes on one ramp.

**2. Tennis and Football Club**

The faulty padlock on the gate to the sports field has been replaced funded by the council.

**3. Fireworks Event**

The council members wished to record their appreciation of the Fireworks Committee for organising another highly successful and enjoyable event.

## **15. Roads Pavements & Street lights:**

### ***1. Outstanding Issues***

- CU Phosco have put an additional band around the top of the lamp at No. 2 The Green although they have not advised if this is a temporary fix or their solution to the brightness issue.
- Street light column outside sports ground to be straightened.
- BT have advised the public telephone kiosk in Upper Street is to be removed due to minimal or non-use.
- Concern has been raised again over the safety of the Station Road crossroads due to recent accidents and near misses, and the white road markings need to be made a priority for re-painting.

### ***2. Update on outstanding works with Transport for Bucks (TfB)***

- Red tarmac on the 30mph marking on Lee Road is still to be completed.
- The white road markings outside the Upper Street playground need repainting.
- The tarmac trench across Lower Street outside the Swan and Castle has sunk and needs to be brought up to the level of the road.
- Other TfB remedial work previously recorded remains work in progress or awaiting scheduling.

### ***3. TfB Winter Conference***

Cllrs Knox and Evans attended the conference and provided a report on the main themes which covered work programmes such as pothole repair, reducing water on the roads, road gulley cleaning, road marking and dealing with utilities.

## **16. Business for next meeting:**

To agree the final budget and precept for 2017/18

## **17. Date of Next Meeting:**

The next Parish Council meeting will be held on **Thursday 8th December 2016** in the conference room at the **Memorial Hall Station Road Quainton** at 8 pm.

Being no further business the Chairman declared the meeting closed at 10.15 pm.