

QUANTON PARISH COUNCIL

Minutes of the meeting of the Council held at the Memorial Hall on 8th November 2018

Present:

Councillors: Arthur Evans (chairman), John Knox, Nick Butler, Malcolm Wearn, Michelle Thompson, Claire Lucas, Brian Fludgate (clerk).

Members of the public – 2

Invitee – Danny Fahy, Thames Valley Police PCSO

1. Chairman's Introduction

The chairman welcomed all to the meeting and explained the meeting process particularly the format for making representations from the floor.

2. Apologies for Absence

<i>RESOLVED c/2018/39 to accept apologies from Cllrs Janet Blake, Scott Raven, Nick Heirons.</i>
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3. Declarations of Interests

None received.

4. Approval of Minutes

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

<i>RESOLVED c/2018/40 to approve the minutes of the meeting held on 11th October 2018</i>

5. Open Forum

5.1 PCSO Danny Fahey introduced himself and replaces Kevin Hyland as one of parish liaison officers with Thames Valley Police and offered to attend future meetings.

5.2 Mr Aldridge, the new owner of Heritage Park Farm advised that permitted development granted to the previous owner was still in place following advice from AVDC. Plans to finish the smaller of the 2 partially completed barns would continue, and it was hoped the outer materials to be used will mitigate the visual impact on the landscape. The use of the larger barn and whether it would remain had yet to be decided.

Mr Aldridge also made an offer to provide a mower for use at the churchyard and earth needed for the recreation ground repairs.

5.3 A resident from Grange Farm barns raised concerns over the proposed new 3 bed dwelling planned (see 8.2).

6. Reported Matters Outstanding

There were no matters requiring further discussion at present.

7. County and District Matters

Current news items from the respective council websites were discussed, including the Secretary of State announcement to support a single unitary district council to cover the whole of Buckinghamshire.

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8. Planning Matters

8.1 Applications Pending or Recent Determination

Planning Ref	Details	Location	PC Comments/Status
18/03818/APP	Demolition of existing timber frame stable block and erection of steel frame stable and storage barn	Banner Hill Cottage Blackgrove Road	No objection. Awaiting decision
18/03755/APP	Part conversion of double garage and first floor side extension	37 Upper Street	No objection. Awaiting decision
18/03483/APP	Single storey rear extension	2 Pigott Orchard	No objection. Awaiting decision
18/03174/ATC	Remove 2 x Thiya and 2 Walnut trees to ground level	5 Lower Street	No objection. Awaiting decision
18/03062/ACC	Increase in maximum daily HGV movements	Calvert Waste Management Complex Greatmoor Road	Opposed. Awaiting decision
18/02749/APP	Erection of a detached 3 bedroom dwelling	Grange Farm Shipton Lee	Opposed. Awaiting decision (see 8.2)
18/02661/ALB	Erection of new fencing along platforms, two new door openings	Bucks Railway Centre	No objection. Awaiting decision
18/02380/APP	Erection of 6 dwellings	North End Nurseries	No objection. Awaiting decision
18/02124/APP 18/02125/ALB	Conversion of existing timber frame barn to a dwelling	Doddershall House	No objection. Awaiting decision
18/02008/AOP	Outline application for 2 two storey detached dwellings	159 Station Road	No objection. Awaiting decision
18/00768/APP 18/00769/ALB 18/02601/ATC	Re-construction of Outbuildings Coach house, conversion to residential. Repair of garden walls and replace entrance gates. New driveway access	Brudenell House 29 Church Street	Approved No objection. Awaiting decision
18/00051/REF	Construction of 3 new detached houses	Sloping Acre North End Road	Comments submitted to PINS
18/00040/REF	Erection of up to 40 dwellings with associated access	151 and Land to the rear of 151 Station Road	Comments submitted to PINS Appeal inquiry hearing to be held 12 March 2019
18/00111/APP	Insertion of dormer window to rear	16 Church Street	No objection to revised plans. Awaiting decision
17/03519/AOP	2.5km national cycling route	Lower South Farm Doddershall	No objection in principle
16/03886/A17	Certificate of Appropriate Alternative Development – 4 dwellings	Melling Farm Station Road	No objection. Awaiting decision.
15/04276/APP	Erection of 13 houses	Land south west of 62 Station Road	Approved
15/00502/CON3 18/00022/ENFNOT 18/00029/REF	Alleged unauthorised siting of mobile home on site 4 Bay Portal Frame Barn for livestock and storage for machinery and hay	Trail Flatt Farm Lee Road	Hearing date postponed. Awaiting new date.

8.2 Grange Farm Shipton Lee

It was agreed to register to speak at the Development Management Committee should the application be recommended for approval by AVDC.

A resident stated concerns over the use of the existing single access for the new house site, and lack of consultation

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with the existing Grange Farm residents by the developer.

8.3 Land south west of 62 Station Road

Approval had finally been granted by AVDC and the development is subject to several conditions relating to the sustainable drainage plans, which may need to be monitored to ensure full compliance.

8.4 Planning charges

The clerk reported that AVDC had substantially increased its charge for pre-application advice and had apparently withdrawn the ability to make ad hoc enquiries before submitting a formal application. The clerk is seeking more clarification with AVDC on this issue.

9. Clerks Report

9.1 Upcoming Dates and Deadlines

- BMKALC AGM - 9 November (Cllr Heirons to attend).
- Highways England consultation on Cambridge – Oxford Expressway – 14 November
- Aylesbury Garden Town briefing for councillors – 26 November (4 councillors wish to attend)
- Post Office consultation on Village Stores – ends 5 December

9.2 New Standing Orders

The clerk had previously circulated the draft new standing orders for review and adoption.

RESOLVED c/2018/41 to adopt the updated Standing Orders.

9.3 Community Beacon

A mixed reaction to date from residents who have posted comments via the website as to whether the beacon should be a permanent fixture or removed and re-instated for each event. Further public consultation is planned.

‘The Quanton Beacon’ is currently the public preference as its future name.

9.4 Land at White Hart Field

The clerk provided an update on investigations into the possibility of applying for Adverse Possession. The clerk recommended that the council formally record its intentions of use for the land as additional evidence of its interest and involvement with the site.

RESOLVED c/2018/42 to designate Land at White Hart Field as a Local Green Space for inclusion in the Quanton Neighbourhood Development Plan.

9.5 Telephone Box – Lower Street

The clerk was continuing to press for a date from BT for the removal of the redundant unit.

10. Finance

10.1 Payments pending previously circulated	10.2 Receipts reported
£ 4920.00 – Miles Scaffolding (Windmill)	£ 3.68 – Bank interest (reserve account)
£ 28.24 – Beacon expenses	£ 288.00 – Allotment rents (to date)
£ 19.00 – Beacon expenses	£ 25.00 – Community Beacon public donations
£ 214.48 – Parish phone bill	£100.00 – Field cut monies
£ 2246.20 – PWLB loan payment (QMH)	£ 768.00 - VAHT grant (Windmill)
£ 59.99 – Office 365 licence	£ 1727.85 – QMH loan payment
£ 60.00 – CPRE membership and donation	£ £2425.00 – HS2 CEF grant (final)
£ 150.00 – Silent Soldier	
£ 284.20 – Clerks net salary	
£ 189.60 – HMRC PAYE (Oct)	

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RESOLVED c/2018/43 to approve the payments pending as recorded above.
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11. Budget & Precept 2019/20

The latest budget and precept recommendations had been previously circulated. It was decided to defer the final decision on what percentage increase would be required until the next meeting in December.

12. Correspondence

12.1 Email from resident on concerns surrounding the Bonfire Event

12.2 Email from resident regarding possible non-compliance of nearby building works.

12.3 A formal complaint from a resident regarding mud left on the road by a farming contractor.

13. Recreational Facilities

The November report from the Sports Committee had been circulated.

- The football field and sports field surfaces should improve after the recent spells of rain, and. It is hoped the cracks will diminish. A temporary warning notice is still in place on the football field gate.
- The skate ramps have minor rust blemishes and some areas need more attention at the next maintenance and painting session by the contractor in the Spring 2019.
- Most of the cracks in the ground at the Upper Street playground have been filled in thanks to work by Mr & Mrs Heirons.

14. Transport and Infrastructure

14.1 Update on works with Transport for Bucks (TfB):

Station Rd Crossroads	Sign replacement. New signs on order
44 Lower Street	Grate cover in road loose
The Green 38	Drain Blocks in heavy rain
The Green	Kerbstones displaced
Lower Street Seye & Sele Hall	Grating subsiding
Junction Lower Street/Station Road	Blocked kerb weir
Winwood Drive	Subsidence on road reported and hole in pavement
Winwood Drive	Awaiting drain jetting at bottom of road
North End Road	Micro surfacing planned March 2018
The Strand	Kerb Weirs and kerbstones
Upper Street	Kerbstones displaced
Townsend – N End Road – Klee Close	Flooding onto road
Church Street	Missing kerbstones
Station Road (108 – 110)	Broken kerbstone – re-inforcement wire exposed
Station Road (48A – 52)	Farm trailer damage to road surface causing noise
George & Dragon The Green	Blocked storm drain

14.2 Thames Water Works:

Church Street	Mains replacement planned to be continued in January 2019.
The Strand	Mains replacement date scheduled to start 29th November.
Public drop in sessions Tuesday 13 November at Memorial Hall	

14.3 The clerk will pursue a response from the CEO Thames Water following the letter sent to his office on 2nd November 2018.

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15. Questions & Answers

No additional matters were raised by the public.

16. Business for next meeting

To receive a post event report from the Bonfire and Fireworks Committee.

Date of Next Meeting

The next meeting of the Parish Council will be held on **Thursday 13th December 2018** in the conference room at the **Memorial Hall Station Road Quainton at 8pm.**

Being no further business, the chairman declared the meeting closed at 9.56 pm.

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