

## QUANTON PARISH COUNCIL

### Minutes of the meeting of the Council held at the Memorial Hall on 13th September 2018

#### **Present:**

Councillors: Arthur Evans (chairman), Nick Heirons (vice chairman), John Knox, Nick Butler, Malcolm Wearn, District councillor Scott Raven, Brian Fludgate (clerk).

Members of the public – 4

#### **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. An additional Question & Answer session had been added to the agenda for the public to make further comment after the essential business of the council had been conducted.

#### **2. Apologies for Absence**

**RESOLVED c/2018/33 to accept apologies from Cllrs Janet Blake, Michelle Thompson and Claire Lucas.**

#### **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.

**RESOLVED c/2018/34 to approve the minutes of the meeting held on 9th August 2018**

#### **5. Open Forum**

No public representations were made.

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

##### **6.1 Hedgerow Havens Project**

Cllr Lucas had previously circulated a report which had identified sites to be put forward for attention i.e. Land at White Hart Field and New Road. The sites are to be highlighted in Quanton News for resident feedback on their suitability.

6.2 Cllr Heirons representing the Bridge Lands and Schools Land charities advised they were pursuing similar sites under the project.

#### **7. County and District Matters**

Cllr Raven provided a brief update on matters around VALP, Oxford – Cambridge Corridor and Unitary, and hoped to provide more information on progress for the next meeting.

#### **8. Planning Matters**

##### **8.1 Applications Pending or Recent Determination**

<b>Planning Ref</b>	<b>Details</b>	<b>Location</b>	<b>PC Comments/Status</b>
18/03174/ATC	Remove 2 x Thiya and 2 Walnut trees to ground level	5 Lower Street	Pending PC comments. See para8.2
18/03062/ACC	Increase in maximum daily HGV movements	Calvert Waste Management Complex Greatmoor Road	Opposed. See para 8.3
18/03023/ACL	Certificate of Lawfulness to erect an iron beacon	Land North of Upper Street	Approved
18/02749/APP	Erection of a detached 3	Grange Farm Shipton Lee	Opposed see para 8.4

Chairman's initials:

Date:

	bedroom dwelling		
18/02661/ALB	Erection of new fencing along platforms, two new door openings	Bucks Railway Centre	<b>No objection. Awaiting decision</b>
18/02389/APP	Single and front infill extensions	6 Pigott Orchard	<b>No objection. Awaiting decision</b>
18/02380/APP	Erection of 6 dwellings	North End Nurseries	<b>No objection. Awaiting decision</b>
18/02124/APP 18/02125/ALB	Conversion of existing timber frame barn to a dwelling	Doddershall House	<b>No objection. Awaiting decision</b>
18/02008/AOP	Outline application for 2 two storey detached dwellings	159 Station Road	<b>No objection with revised parking. Awaiting decision</b>
18/01802/APP	Two storey rear extension, single storey side extension and front porch	29 Cautley Close	<b>No objection with revised parking. Awaiting decision</b>
18/00768/APP 18/00769/ALB	Re-construction of Outbuildings Coach house, conversion to residential. Repair of garden walls and replace entrance gates.	Brudenell House 29 Church Street	<b>No objection. Awaiting decision</b>
18/02601/ATC	New driveway access		
18/00051/REF	Construction of 3 new detached houses	Sloping Acre North End Road	<b>Appeal against refusal. Start date 4 September Pending PC comments</b>
18/00040/REF	Erection of up to 40 dwellings with associated access	151 and Land to the rear of 151 Station Road	<b>Appeal against refusal. Start date 13 August Pending PC comments see para 8.5</b>
18/00111/APP	Insertion of dormer window to rear	16 Church Street	<b>No objection to revised plans. Awaiting decision</b>
17/03519/AOP	2.5km national cycling route	Lower South Farm Doddershall	<b>No objection in principle</b>
16/03886/A17	Certificate of Appropriate Alternative Development – 4 dwellings	Melling Farm Station Road	<b>No objection. Awaiting decision.</b>
15/04276/APP	Erection of 13 houses	Land south west of 62 Station Road	<b>Granted subject to completion of the S106 Agreement.</b>
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	<b>Appeal hearings to be conducted on 30 October. See para 8.6</b>

## 8.2 5 Lower Street

Representations to be made to the AVDC Tree Officer to request the trees are not removed entirely but adequately cut back.

## 8.3 Calvert Waste Management

Cllr Knox had prepared a report on the application with reasons to object and it was agreed theses should form the council's response to Bucks CC.

## 8.4 Grange Farm Shipton Lee

The council had previously given the applicant pre application advice that the proposed dwelling in the open countryside did not accord with the Quainton Neighbourhood Development Plan.

## 8.5 151 and land to the rear of 151 Station Road

Cllr Thompson and the clerk will prepare a response to the inspector on the appellant's Statement of Case. The appellant argues the Quainton Neighbourhood Development Plan is out of date in supporting the area housing need in the emerging Local Plan.

## 8.6 Trail Flatt Farm

The appeal hearings against the enforcement notice and refusal of a livestock barn will be heard on the same day at the AVDC offices on Tuesday 30th October. The council agreed it would register to speak.

Chairman's initials:

Date:

### 8.7 Orchard Farm (now Heritage Park Farm)

A meeting was held on site with the new owner and the clerk along with Cllrs Thompson, Wearn and Heirons. on 12 September.

It was agreed the starting point was to resolve the outstanding issue of whether permitted development still applied, and the owner will pursue this with AVDC.

It was further agreed to continue a dialogue to try and come to a resolution over the retention, removal or modification of the two new part erected barns that would satisfy the needs of all concerned.

### 8.8 Conservation Area Management

The clerk had circulated a discussion document on how the council can promote public awareness of planning constraints within the conservation area and will be considered further regarding sending advice to all home owners within the conservation area boundary.

## 9. Clerks Report

### 9.1 Upcoming Dates and Deadlines

- BCC Parish Liaison meeting 26th September
- BCC Local Area Forum meeting 4th October.
- Public consultation BCC Household Re-cycling Centre - responses by 22nd October.

### 9.2 New Standing Orders

The clerk had circulated updated Standing Orders following changes made to the model version by NALC for adoption by the council. Councillors requested more time to review the changes (see Agenda item 15).

### 9.3 Planning Forum for Parishes

The clerk had circulated a brief on the AVDC Planning Forum for Parishes held on 5th September.

### 9.4 Community Beacon

A Certificate of Lawfulness has been issued by AVDC which allows the installation of the beacon base on farmland north of Upper Street under permitted development rights.

## 10. Finance

10.1 Payments pending previously circulated	10.2 Receipts reported
£ 115.00 – Community Beacon planning fee	£ 0.93 – Bank interest (reserve account)
£ 293.65 – Clerks net salary	£ 252.00 – QTC payment towards parish insurance
£ 195.60 – HMRC PAYE (August)	£ 274.85 – Community Beacon public donations
£ 56.52 – Streetlight supply (August)	

**RESOLVED c/2018/35 to approve the payments pending as recorded above.**

10.3 The bank reconciliation statement for period 3rd August to 5th September 2018 was reviewed and duly signed as correct.

10.4 The September financial report was reviewed. It was noted the general reserve amount had been increased and an allowance for contested elections. The reserve will be further reviewed as part of the budget setting process for year 2019/20.

10.5 The clerk advised allotment rental income is likely to fall short by around £60 this coming year due to the number of plots being vacated. It may be necessary to offer allotments to other parishes to rent should there continue to be no take up by Quainton residents.

10.6 The timeline(s) for setting the 2019/20 precept and budget was discussed and Cllrs Knox, Butler, Lucas and the clerk will meet to start the budget setting process and report on progress at the next meeting. All councillors to submit their bids for expenditure.

Chairman's initials:

Date:

## **11. Correspondence**

11.1 Invitation from Bucks Playing Fields Association to their AGM Monday 1st October.

11.2 Email from resident on appeal lodged for housing at Sloping Acre.

## **12. Recreational Facilities**

12.1 Cllr Lucas had previously circulated the September recreational report.

12.2 Minutes from the sports committee meeting had been circulated which outlined current issues and requirements.

12.3 Suggested new dog signs for the recreation ground was discussed and agreed in principle. It was decided not to re-site the Lee Road dog bin inside the recreation ground.

## **13. Transport and Infrastructure**

13.1 Cllrs Heirons advised the analysis of information provided by residents on The Green was work in progress. It was discussed whether the project may benefit from being integrated into a review of the Neighbourhood Development Plan in order it may be consistent with NP policies on parking and local green spaces.

13.2 It was proposed that speed camera signs be placed on the white gates entering the village like ones at Botolph Claydon, but the proposal had no councillor support, and will not be progressed.

13.3 Cllr Knox had further investigated the cost to install a moveable VAS sign, and the expenditure to be considered for inclusion in the 2019/20 budget recommendations.

13.4 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

13.5 Thames Water Works:

Church Street	Leak in road opposite 2 Church Street
Townsend/Klee Close	Road leak
The Strand	Awaiting mains replacement date

## **14. Questions & Answers**

A general discussion took place on matters previously discussed particularly on dogs on leads at the recreation ground.

## **15. Business for next meeting**

15.1 HS2 Community Engagement manager to attend.

15.2 New Standing Orders to be reviewed for adoption.

Chairman's initials:

Date:

**Date of Next Meeting**

The next meeting of the Parish Council will be held on **Thursday 11th October 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 10.10 pm.

Chairman's initials:

Date: