

TINGEWICK PARISH COUNCIL

DRAFT MINUTES OF THE PARISH COUNCIL MEETING HELD ON 1st MAY 2014

PRESENT: Cllr Smith
Cllr Fenemore
Cllr Swinburne
Cllr Thurlby
Cllr Maxwell
Cllr Roy
Cllr Stuchbury
Dawn Rogers (Parish Clerk)

IN ATTENDANCE: 58 members of the public

52. Election of Chairperson

Cllr Smith was nominated for Chairperson
Proposed: Cll Swinburne. Seconded: Cll Thurlby. Elected unanimously

53. Election of Vice Chairperson

Cllr Fenemore was nominated for Vice Chairperson
Proposed: Cllr Thurlby. Seconded: Cllr Swinburne Elected unanimously

54. Acceptance of Office

Cllr Smith and Cllr Fenemore accepted office

55. Apologies

Cllr Hornsey
Cllr Fealey

58. Declarations of Interest

None

59. To approve minutes of the meeting held on the 3rd April 2014

Minutes Proposed: Cllr Roy Seconded: Cllr Fenemore Approved.

60. Matters arising for information and reports only

Item 100 - School playground surface. The areas of damaged surface will be re sealed.

Action: Cllr Hornsey

Item 46 - Memorial Bench. The Chairman suggested that the resident be allowed to select an alternative bench due to added VAT making the original choice too expensive. Agreed.

59. County Councillor's Report

Cllr Stuchbury reported upon various matters that he is engaged with in respect of education, employment and car parking

The report was brief this evening due to the following presentation at item 61.

60. District Councillors Reports

None

61. Development Proposal

The Chairman set out the background to the presentation. The Parish Council was contacted by Catesby Property Group in mid April regarding a proposed development off Main Street at the east of the village. It was agreed that there would be no private discussions between the Parish Council and the developer and Catesby Properties were accordingly invited to present to the Parish Council at their next meeting on the 1st May.

Presentation

The meeting received a presentation regarding proposals for the residential development off Main Street at the east of the village from Catesby Property Group represented by Fergus Thomas, Senior Planning Manager, David Harper, and Louise Steele, Planning Consultant from Framptons (engaged by Catesby Property Group). A map of the area was made available

Catesby Property Group have been engaged by a local landowner to seek planning permission for a sustainable residential development of six and a half hectares to the south of Main Street at the east of the village. It is not proposed that the entire area is developed. There is no proposal to develop the piece of land behind The Maltings and Field Close.

The proposals are in their very early stages and the company is keen to receive feedback and are committed to keeping the village updated.

There was an overview of the planning process and the implications of the withdrawal of the Vale of Aylesbury Plan. Tingewick is identified as a larger village and as such is considered to be able to accommodate up to fifty additional new homes. It was noted that this site was identified in the original plan. Catesby believe that as AVDC does not have a five year housing supply there is a presumption in favour of sustainable development. Tingewick is considered to be sustainable in that there are facilities in the village ie shop, post office, recreation facilities and school all in a walking distance.

Access is likely to be from Main Street. Traffic counts are being undertaken at present. There are some flooding issues which will require a detailed flood risk assessment. Various surveys are being undertaken ie ecology, transport, contamination, landscape and visual impact assessments etc.

There is likely to be a public meeting in the village hall on the 5th June.

Parish Councillors Questions

It was confirmed that the land is owned by two separate owners. Catesby specialise in land promotion, liaison and obtaining planning. If planning is approved the land will be marketed

Sustainable development encompasses a site where there are existing facilities, providing local housing and local job provision.

Ninety houses could be facilitated on the land however it is expected that this number will be reduced during the pre-application and consultation phase. The accommodation will be mainly family housing and affordable housing (35 percent)

There will be no access from Gawcott Road as the landowner has a right of access over it, and there is no right to use it as a means of vehicular access

County Councillor

There has been no pre discussions yet with BCC cabinet members. There have been scoping discussions with Highways and discussions regarding the implications for education. It was indicated by Catesby that they have been advised that the County is looking for funding for Grammar schools. The details of the officers involved will be passed to Cllr Stuchbury and Cllr Fealey. Cllr Stuchbury noted that in the failed plan Tingewick was considered not to be sustainable. This will be checked.

Cllr Roy clarified the comment regarding the numbers of housing to be facilitated in the north of the county and particularly the caveats set out in Policy VS2 of the (now withdrawn) Vale of Aylesbury Plan. The policy states that in larger villages (including Tingewick) growth will be at a scale in keeping with the local character and setting, taking into account community-led planning, and usually not amounting to more than 50 dwellings per village, distributed over several sites, and phased over the plan period.

The Meeting closed for open forum.

Open Forum.

The residents present raised areas of concern regarding the proposed development as follows:

- *Is there is be a true 'consultation' process or is it to be 'engagement' as it is perceived that the development will go ahead regardless of whether the outcome of the consultation process is unanimously against development.*
- *Catesby were unaware that another developer was looking to develop a plot of land at the west of the village.*
- *The impact of the resulting extra traffic in the village, both in respect of congestion and parking was felt to be unacceptable.*
- *The village infrastructure would be unable to support such a development.*
- *It was noted that it is stated on Catesby's website that building will begin in Autumn 2014. Catesby advised that there will be no building by then.*
- *The village has a clear policy formed by consultation that building should not extend beyond the village envelope unless there are exceptional circumstances.*
- *Catesby is misrepresenting the conclusions of the earlier Vale of Aylesbury Plan and Tingewick Towards 2030 document.*
- *There was considerable concern about the number of houses that are being proposed, that it would increase the village size by 20 percent and why Tingewick should take the vast majority of the north of the county's allocation of new homes.*
- *The land is a greenfield site with protected wildlife ie bats.*
- *The impact of the development on existing property ie at Gorrell Close.*
- *It was confirmed that access by Wood Lane will not be required.*
- *How will the traffic measurements be taken, will they be reflective of the traffic at various times of the day and various days of the week.*
- *Will there be appropriate health provision.*

There was also an alternative view expressed in that some residents applaud the development, they feel that it will add vitality to the village, will increase the use of local amenities such as the village shop, post office and the pub. There are many young people still living with their parents in the village as they cannot afford to buy their own homes. This development could bring some much needed affordable housing. This is seen as an opportunity and it may be appropriate to consider a sensitive development as some development seems inevitable.

62. Planning

14/00938/APP-TINGEWICK - Land adjacent to Wood Cottage, Barton Road, Tingewick. (erection of stables and storage building) - No Objections

63. Accounts

See Appendix for details of transactions and budget report.

Transaction Report

Proposed: Cllr Swinburne Seconded: Cllr. Fenemore Agreed

Budget Report

Proposed: Cllr Roy. Seconded: Cllr Maxwell Agreed

64. Annual Return 2013/2014 - To Approve Accounting Statements

The Annual Accounting Statements were considered.

It was proposed that they be approved.

Proposed: Cllr. Swinburne Seconded: Cllr. Thurlby Approved

65. Annual Return 2013/2014 - To Approve Annual Governance Statements

The Annual Governance Statements were considered.

It was proposed that they be approved.

Proposed: Cllr. Swinburne Seconded: Cllr. Thurlby Approved

66. Councillors Reports and Items for Future Agenda

Street Lights

The streetlight at Stowe View has been reported after having been previously repaired and damaged again.

Footpaths

A fallen tree at Gorrell Lane is to be removed.

The ivy that is covering the tree on the triangle at West Well Lane will be removed.

Cemetery and Grass Cutting

Nothing to report.

Playgrounds and Ponds

The rungs are being prepared to repair the rope ladder on the climbing frame.

The outlet pipe at the pond will be monitored to prevent blockage.

Special Projects

Notices regarding the entry to the 'Best Kept Village' have been displayed.

Roads and Footways

Many potholes been filled however BCC's policy is still that only category one potholes will be repaired.

Cllr Maxwell is meeting with TfB and a local farmer to discuss solutions to the natural spring on Water Stratford Road.
BCC are very slow in repairing the lights that are their responsibility in the village.

Planning

Planning permission has been granted in respect of the following;

14/00062/APP-Land adjacent to Sandpit Hill

An update was received as to the changes in planning law where planning permission is no longer required. This is predominately in respect of various categories of change of use

Cllr Roy presented a written report in respect of the revised Vale of Aylesbury Plan. The Parish Council will confirm their policy as submitted in the previous consultation on Development Management policies and would also wish to support inclusion of Policy VS2(c) of the (now withdrawn) Vale of Aylesbury Plan regarding the criteria applied to housing development in large villages.

67. Affordable Housing

The Parish Council has been asked to keep a 'Register of Interest' due to changes to the central register. This will ensure that local residents and those with a local connection take precedence in lettings and purchases.

The parish council agrees that this is important and will take steps to set up a register and publicise it locally.

Action: Clerk

68. Correspondence

2014/05/01-PCC-Request for permission to lay drainage in Churchyard to facilitate improvements to the Church - Permission granted on the basis that the surfaces are restored to their original condition.

2014/05/02-Resident-Dog bin at Church Lane- it was felt that there is sufficient provision at Church Lane at the moment.

2014/05/03-Bicester House- Concern has been raised at its safety due its proximity to the school. The Parish Council has no power in respect of the property however it will contact AVDC and the owner in respect of the concerns.

Action: Clerk

69. Recreation Ground Report/Development

It was proposed that the Parish Council's contractor be instructed to fertilize the field and the local contractor to re seed it where required.

It is advisable to vertically drain the area. Attempts will be made to see if suitable equipment can be loaned.

The Recreation Ground Working Party is still awaiting costings from BCC regarding the lease/acquisition of the field.

Charity status is being sought as discussed at an earlier meeting.

Action: Clerk

70. Village Fete and Beer Festival.

Preparations are going well.

An evening event is being arranged.

71. Date of Next Meeting

The next meeting is to take place on the 12th June 2014 at 8.00pm in the Village Hall

The meeting was reminded that the Annual Parish Meeting will take place on Thursday 15th May 2014 at 8.00pm in the Village Hall.

The meeting closed at 10.30pm