

## **TINGEWICK PARISH COUNCIL**

### DRAFT MINUTES OF AN EXTRAORDINARY MEETING THE PARISH COUNCIL HELD ON 31<sup>ST</sup> JULY 2014

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

IN ATTENDANCE: 32 members of the public

#### **105. Apologies**

Cllr Maxwell  
Cllr Fealey

It was agreed that Items 107 and 108 be taken after Open Forum and 109

#### **106. Declarations of Interest**

None

#### **107. To approve minutes of the meeting held on the 3<sup>rd</sup> July 2014**

Minutes Proposed by Cllr Hornsey      Seconded: Cllr Swinburne    Approved

#### **108. Matters arising for information and reports only**

Item 93 - Concern was expressed at the proposed changes to the bus service which serves Tingewick being reduced as set out in the recent notes of the Transport Uses Group. The Parish Council will express its support for the continuation of the morning and evening bus service and a direct connection to Milton Keynes hospital.

##### **Action: Clerk**

Item 97 - Footpaths 24 and 26 have been attended to.

Item 100 - Playground. The Clerk is in the process of obtaining three quotations for the repair/replacement of the safety surface. One quotation has been received, two are awaited.

It was also agreed that an additional quote will be received for the repair/resurfacing of the entire area to reduce the edge area. **Action: Clerk**

Once the quotes are received they will be passed to Cllr Hornsey to consider the technical specifications.

Item 102 - The changing rooms at the Recreation Field have been painted by Buckingham United Football Club. The club has also been allowed one free session at the pitch for a charity football match.

#### *Open Forum*

*The meeting received a presentation of the results of the residents' questionnaire.*

*242 residents responded to the survey, which when considered in terms of the number of homes in the village, is a large response.*

*96% of respondents are against the planning application as submitted by Catesby.*

*72% of respondents would prefer development within the village boundaries.*

*This is in line with previous surveys conducted in Tingewick*

*There were various issues and concerns highlighted by the residents. A full copy of the responses will be submitted to the Parish Council.*

*The concerns raised included:*

- whether affordable housing will be offered to Tingewick residents*
- the increase in traffic through the village.*

*-Infrastructure Concerns – regarding flood risk and drainage capacity.*

*The Parish Council was asked whether it has a definition of sustainable development.*

*There are many definitions but in this case it would be linked to locating development to take advantage of existing services. It is subjective.*

*Cllr Stuchbury confirmed that he has met with/ spoken to the following officers:*

*- David Fetters, BCC's Highway Engineer. Mr Fetters has not yet submitted his comments on the application. Cllr Stuchbury reported that Mr. Fetters feels that he cannot demonstrate that there will be irrevocable damage to the roads in Tingewick by the development.*

*-BCC's officer responsible for footpaths. It was confirmed that existing footpaths must be respected and if moved must be adequately reinstated.*

*-BCC's education officer regarding the s106 agreement and funding of the Grammar School. BCC explained that the reason for this is because of the Winslow Free School providing a number of secondary places.*

*-AVDC who confirmed that they would deal with the application on MPFS which favours significant development unless it can be shown that the development will result in severe detriment. It was noted that in SLAR they suggested 42 homes as appropriate for the area as opposed to the 85 sought*

*Cllr Stuchbury has obtained a statement of what will be looked at when considering the planning application.*

*Concern was expressed at the location of the entrance to the proposed development; It was felt that visibility will be poor and as such dangerous. Cllr Stuchbury confirmed that the entrance has already been moved further away from the village.*

*What is the Parish Council's current opinion regarding the application?*

*This is to be discussed at item 109.*

*The Parish Council will take into account the results of the current survey results presented to the Parish Council along with other information and the results of previous consultations including Tingewick Towards 2030. The Parish Council will make a decision on whether to support or oppose the application based on viable planning grounds.*

*The Parish Council expressed its gratitude for a well carried out survey.*

*It was noted that many objections have already been submitted to the application.*

*In response to a concern that the Parish Council may not listen to and act upon the residents' concerns, the Parish Council stated clearly, as it has in all previous discussions, that that it would stand by the current village views as expressed in Tingewick Towards 2030 and the Village Design Statement unless there were exceptional circumstances to depart from it. All information would be examined and a decision will be based on the information.*

*It was asked whether this application being granted would set a precedent. It was confirmed that precedent is sometimes used by developers but is only one issue and a decision will ultimately be made on the merits of the individual application.*

*Concerns were voiced that the developers are stating that Tingewick is a large village when it is at the lower end of the definition, and at claims made as to sustainability and general accuracy of the application itself.*

*At the consultation a resident asked Catesby whether they had investigated what the village wants and what can enhance the village. It was noted that in the application submitted they have taken no notice of that simply to state that they may contribute to schools in another area.*

*There have been contributions from past developments to village projects but it all comes through s106 monies received from AVDC.*

*S106 - discussion re ratio of children who may enter the village as a result of the new development. It is felt that the actual figure will be higher than the claim that 85 houses will only produce 26 children.*

*Sustainability - The vast majority of people in business in Tingewick are self employed and will not take on new staff.*

*The village has a plan 'Tingewick Towards 2030' which would have been underpinned by VAP. A Neighbourhood Plan would take over a full years precept to fund and would not have been prepared in time to prevent this application. Concern was also raised that it would have been very difficult to evidence sufficient infill without providing for some limited further development.*

*The Parish Council was asked to support the village in opposing the planning application.*

## **109. Planning**

14/01958/AOP-TINGEWICK-Land off Main Street, Tingewick (Outline application with access and associated works to be considered and all other matters reserved for a residential development of up to 85 dwellings (Use Class 3H))

The Parish Council has read all relevant documents, considered all comments and pooled all views. An extension has been granted to allow a detailed response to the application.

It was proposed that the Parish Council object to application 14/01958/AOP-TINGEWICK-Land off Main Street, Tingewick (Outline application with access and associated works to be considered and all other matters reserved for a residential development of up to 85 dwellings (Use Class 3H)) under the following heads:

1. Sustainability of the location
2. Scale and design
3. Traffic impact upon the village

However, notwithstanding the opposition of the Parish Council, should AVDC approve the application the Parish Council would expect AVDC and BCC to implement their adopted policies regarding section 106 contributions in relation to affordable housing, open space and recreation, education, provision and maintenance of sustainable urban drainage scheme.

Proposed: Cllr Smith.

Seconded: Cllr Thurlby.

Carried unanimously

*Open Forum Reopened.*

*It was asked whether the Village Design Statement can be used as evidence to support an objection to the above planning application based upon visual impact. It was confirmed that it can be used but it does not have the status of a statutory document. Also, the application is outline only.*

The meeting closed at 9.30pm.