

TINGEWICK PARISH COUNCIL

DRAFT MINUTES OF THE PARISH COUNCIL MEETING HELD ON 12th JUNE 2014

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

IN ATTENDANCE: 21 members of the public

71. Apologies

Cllr Hornsey
Cllr Fealey

72. Declarations of Interest

Item 78 - Cllr Maxwell declared an interest in respect of the planning application 14/01130/APP-TINGEWICK-1 Maytree Cottages, Main Street, Tingewick due to the property being a neighbouring property.

73. To approve minutes of the meeting held on the 1st May 2014

Item 61 - It will be recorded that a third question was asked by a Parish Councilor "The developers were asked whether any research had been carried out as to the job opportunities that will be provided should the development proceed. They commented in the negative."

Minutes Proposed by Cllr Swinburne Seconded: Cllr Fenemore Approved

74. Matters arising for information and reports only

Item 100 - School playground surface. A specialist repair kit has been obtained.

Action: Cllr Hornsey

75. County Councillor's Report

It was reported that there are discussions regarding possible mitigation for HS2 to improve the affected area.

Grass cutting has been reduced due to budgetary constraints and it is likely to be reduced further. The County is likely to look at alternative ways to provide a better service, such as working in cooperation with parishes.

It was noted that other parishes are worried about development proposals in their areas.

76. District Councilors Reports

Apologies received from the District Councilor

Open Forum

The following comments were made:

The Parish Council was asked to take a robust stand against the proposals.

It was felt that Catesby's proposal is flawed and that the development proposals made flawed assumptions.

It was felt that the developer has disregarded the Vale of Aylesbury Plan and the Parish Council's consultations.

That Catesby could not sustain their assertions in respect of traffic impact or sustainability. It is felt that if a build of ninety houses were agreed then more would inevitably be built by any future developer.

Catesby was unaware that many of the houses in larger neighbouring developments are unsold.

Catesby was felt to be using the failure of the Aylesbury Vale Strategic Plan to their advantage.

Was the consultation process a true consultation and would the comments received be actioned?

Opposition to the application has to be on an objective planning basis as opposed to subjective comments.

Some boundaries were inaccurate and some footpaths were not included on the proposals.

There were no comments received to the Parish Council's request for comments at the consultation that have not already been represented.

It is thought that approximately 152 people attended the display.

Questions

Why did the Parish Council not prepare a Neighbourhood Plan?

The Parish Council confirmed that a Neighbourhood Plan had been considered but that it was cost prohibitive. The cost would have been no less than £25,000 to be funded from an annual precept of £25,000. An extremely large increase in the precept would have been required to fund it. At the time of consideration the Tingewick Towards 2030 document was accepted by AVDC planners and was actively contributing to the Aylesbury Vale Strategic Plan.

Earlier identification of the site?

It was clarified that the current site and 42 houses was identified in a research document. This document set out all potential sites notified to AVDC by prospective developers. Identification of the site in the research document did not indicate that planning permission would be given and indeed this site was not included in the actual Vale of Aylesbury Plan.

How can the PC support the residents in their opposition?

This is to be discussed as part of the agenda.

Is there any merit in looking at mitigation of the proposals?

The Chairman spoke with many residents at the consultation and noted that not everybody fully opposes the proposal, there were comments made in favour of the development. However the overriding objection was the scale of the development. It would be appropriate to look at the proposals strategically. Feedback from the consultation is awaited.

Affordable Housing and Social Housing?

The distinction between affordable housing and social housing was clarified. Catesby confirmed that they had no proposals to ensure a local link to affordable housing. This was discussed at the consultation with the presenters. The District Councillor advised the developer that there will be a housing system applicable to any new development. The Par-

ish Council has already confirmed that it wishes to set up a register of local connection. Cllr Stuchbury clarified the Bucks allocation policy, and that it may need to be considered.

Precedent?

It was questioned whether this would set a precedent for development at Sandpit Hill. It was however noted that to date this has been refused for many reasons including access. It cannot however be said that this view will not change.

Tingewick Toward 2030?

Tingewick Towards 2030 stands. There was a wide spectrum of views and it would not be appropriate for the Parish Council to take a view without feedback from the consultation. The Parish Council's starting position is that it produced the localism document and stands by it. The document states that development outside of the village envelope is not supported unless there are exceptional circumstances which would require the support of residents. However, the Parish Council could, in certain circumstances, if a development was considered to be of long term strategic benefit, take a contrary view.

Objection to the application?

There is currently no application to object to. If the Parish Council does object it will be based objectively on planning grounds. It must be understood that strength of feeling is not a valid ground to object

77. Catesby Development Proposal

The Parish Councillor's initial views upon the proposal and consultation were discussed.

It was noted that Government policy, set out in the National Planning Policy is in favour of sustainable development and that Aylesbury Vale does not have a current development plan. It is also questionable as to whether AVDC can demonstrate a five year housing supply.

Tingewick Towards 2030 has been used in all planning responses made by the Parish Council; it is not however a statutory plan.

The development can only be opposed for sound planning reasons. There will need to be detailed studies of many areas such as traffic, flooding, density, environment, etc, which will need to be received, scrutinised in detail and considered.

There may be benefits for the village and local amenities should the proposal proceed.

The Parish Council's general view is that the development of ninety houses at the east of the village is disproportionate. It is contrary to the Tingewick Towards 2030 consultation and policy document. At the moment the Parish Council is unaware of any exceptional circumstances that would merit departure from the conclusions of the Tingewick Towards 20130 document. However the Parish Council also doesn't yet know the views of more than a small number of residents and will accordingly await feedback from the consultation for a more extensive response. The Parish Council will respond to the proposal in accordance with the feedback of the residents and the basis of the application once issued.

Open Forum Re Opened.

The Parish Council will ask Catesby to forward a full copy of the planning application and supporting documents when they issue it. It will be put on public display for further comments.

Action: Clerk

78. Planning

14/01130/APP-TINGEWICK-1 Maytree Cottage, Tingewick (Erection of a lean-to garage with single pitched roof) - No objections

14/01157/APP-TINGEWICK-StableCottage, Upper Street, Tingewick (Linked two storey extension to existing building and replacement of 'like for like' front door) - No objections

14/01152/APP-TINGEWICK-Stable Cottage, Upper Street, Tingewick (Linked two storey extension to existing building, erection of pergola and hot tub) - No objections

14/01277/APP-TINGEWICK-Rectory Farm, Water Stratford Road, Tingewick (Agricultural steel-framed building with cement fibre roof for storage of hay and machinery) - No objections

14/01192/APP-TINGEWICK-Fairview, Little Tingewick, Tingewick (Demolition and reconstruction of dilapidated outbuildings to form annex and car port) - No objections.

79 Accounts

See Appendix for details of transactions and budget report.

Transaction Report

Proposed: Cllr Maxwell Seconded: Cllr Roy Agreed

Budget Report

Proposed: Cllr Swinburne Seconded: Cllr Maxwell Agreed

80. Councillors Reports and Items for Future Agenda

Street Lights

Nothing to report

Footpaths

Mr Styles has spent substantial time cutting back the parish footpaths.

A fence has fallen onto Gorrell Lane, a temporary repair has been made and the Housing Trust advised that it is their responsibility.

Cemetery and Grass Cutting

Nothing to report

Playgrounds and Ponds

Nothing to report

Special Projects

Nothing to report

Roads and Footways

Written report received

BCC have confirmed that they will repair the light by the roundabout and remove the redundant beacon on Main Street.

Damaged traffic calming measures have been replaced

There are many loose granite sets in the village which require reinstatement.

Potholes in Main Street have been marked for repair but not yet repaired.

Upper Street drainage problems may be due to damaged drains.

Planning

Planning decisions made:

The appeal against refusal of planning permission at Wood Lane has been upheld for same reasons Parish Council objected.

Consent was granted to tree pruning at Grove Hill Farm.

A loft conversation at 4 New Street was refused.

A recent judicial review regarding neighbourhood plans has failed and this removes an obstacle to those in Aylesbury Vale progressing to examination and AVDC approval.

81. AVDC Community Governance Review

Terms of reference were considered.

It was noted that the number of Councillors for Tingewick is in accordance with the guidance, the population has not significantly increased or decreased.

As such there is no proposal to increase or decrease the number of Parish Councillors in Tingewick

Compliance under the Data Protection Act needs to be reviewed. The Clerk will receive the Standing Orders and bring any suggested amendments to the next meeting.

The clerk will also clarify Parish Councillor's requirements under the Freedom of Information Act.

Action: Clerk

82. Recreation Ground Charity

It was agreed that the charity name will be 'Tingewick Community Park Trust'.

It was agreed that the charity will be a Foundation Charity where Trustees will be appointed and only trustees will hold voting rights as opposed to an Association.

Clerk to clarify how many Trustees are required.

Action: Clerk

83. Playground Safety Inspection Reports

The safety inspections for the Recreation Field and School playgrounds were received.

It was noted that there were no items of 'High Importance' requiring urgent action. There were no items of 'Medium High Importance' requiring remedial action in three months. There are recommendations made that should be considered in relation to the Parish Council's knowledge of the site and resources. Of these the following are to be actioned:

The ladder to the climbing frame in the recreation field playground is being repaired. The ladder has been made safe.

The seat at the recreation field will be repaired.

The kissing gate will be repaired.

It was noted that dog waste is not a problem in either of the playgrounds. There are however regular inspections.

The panel fixings will be checked and repaired as required.

Action: Clerk

84. Correspondence

2014/06/01-Jeffrey Charles Emmett-Finmere Airfied - Agent would wish to be advised if the Parish Council receives notice of a planning application for the neighbouring site.

2014/06/02- Owner of land to the rear of Wood Lane Cottage - Parish Council have been asked whether they are aware of anybody who would wish to rent the land.

85. Recreation Ground Report/Development

It has been weeded, fertilised and will be cut before the fete.

86 Village Fete and Beer Festival.

Preparations are well under way.

87. Date of Next Meeting

The next meeting is to take place on the 3rd July 2014 at 8.00pm in the Village Hall.

The meeting closed at 10.15pm