

TINGEWICK PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON 6th OCTOBER 2016 AT 7.30PM

PRESENT: Cllr Richard Fenemore, Chairman
Cllr Martin Hornsey, Vice-Chairman
Cllr Trisha Lightfoot
Cllr Dave Roy
Cllr Sara Churchfield
Cllr Patricia Swinburne
Cllr Robin Stuchbury, County Councillor
Cllr Patrick Fealey, District Councillor
Samantha Chandler, Clerk

IN ATTENDANCE: approx 40 Members of the public

123 Apologies

None

124 Declarations of Interest;

- a. Register of Interests: Councillors are reminded of the need to update their register of interest.
- b. To declare any Personal Interests in items on the agenda and their nature. None
- c. To declare any Prejudicial Interests in items on the agenda and their nature. None

OPEN FORUM

A member of the Tingewick Village Hall Management Committee (VHMC) raised some questions and concerns regarding the broadband/wifi connection that the Tingewick Parish Council (TPC) was in the process of organising for the Village Hall. Cllr Lightfoot explained that the matter of wifi had been raised at the VHMC meeting in June 2016 and it was agreed by its members to pass on the task of installing and managing it to the TPC, as the TPC had expressed its willingness to cover the cost and bear the responsibility, on a trial basis, to see if the wifi would be for the betterment of the village hall and its users. A suggestion was made for the VHMC and TPC members to meet separately to discuss the multiple issues surrounding the wifi and for the installation to be cancelled/postponed until after that meeting takes place.

Several members of the public raised concerns over the Public Consultation brochure received from Gladman Developments Ltd regarding a proposed development of 80 houses on the land off Water Stratford Rd, opposite the recreation ground.

Cllr Roy noted that this is currently a consultation exercise and it is not the policy of the Parish Council to come to any decisions on planning proposals before a planning application has been viewed. The Parish Council will take into account public feeling when it considers an application. A resident asked if Tingewick had already met the quota for new homes?

Cllr Roy explained that the last version of the local plan stated that Tingewick has met housing requirements, (taking the Bovis development into account) Gladman is trying to take advantage of the fact that the Vale of Aylesbury Local Plan (VALP) is still in draft form and AVDC has not yet demonstrated that it has a 5-year land supply for housing as required by national policy.

Cllr Patrick Fealey added that last year AVDC invited developers to note any potential development sites, however this specific piece of land was not submitted in that proposal. He stated that this is a speculative bid and that it is happening all over at the moment, while we don't have a finalised Local Plan these applications may just keep coming.

A resident asked if Tingewick residents had volunteered to take part of the Neighbourhood Plan, would it have prevented this and in the absence of a Neighbourhood Plan, how do we now challenge the proposals?

Cllr Roy explained that while the views of a Neighbourhood Plan would have been taken in to account, it is not the purpose of a Neighbourhood Plan to restrict development, but to help direct

where the developments could go. With a limited number of people willing to be involved in preparing a Neighbourhood Plan, the TPC have been commenting on the District Plan every step of the way.

Cllr Robin Stuchbury advised that he has been in contact with BCC and AVDC and has received confirmation that no planning application has yet been received. If/when it is received everyone will have a chance to voice an opinion. While it will be handled by the District Council, he as County Councillor will still try to help.

A suggestion was made to copy in the Parish Clerk when sending an email expressing your views to Gladman Developments Ltd, so the responses can be collated and used as a reference for the TPC response if/when a formal planning application is submitted.

The email address for the Parish Clerk is clerk@tingewickparishcouncil.org.uk

125 Minutes: To consider the approval of the minutes of the last meeting of the Parish Council held on 25th August 2016

Proposed: Cllr Roy

Seconded: Cllr Hornsey

Approved

126 Matters Arising:

Item 9: White Line Painting

Open Forum Item 3: Road Signs obscured by hedgerows.

Both items above being referred to Cllr Stuchbury for his assistance in following up with BCC.

Cllr Hornsey advised that he had still not had a response from BCC and now has more items to add to the list of works required. He will follow up again with Cllr Stuchbury for assistance.

Action: Cllr Hornsey

Open Forum Item 6: Meeting minutes of subcommittees publicly released, in particular the Rec Ground Committee. Cllr Roy suggested that at the next meeting the working party will be asked to consider whether they want to release the minutes or notes taken, however there have been no meetings recently.

No further updates at this time.

Action: Cllr Roy

Item 99: Church Lane: massive hedge growing over the lane. This is an ongoing issue which BCC dispute whose responsibility it is. Cllr Churchfield presented the land map received from BCC which states the area in question does belong to BCC.

Clerk contacted BCC with land map and the work has been referred back to the BCC technician to complete.

Item 101: MVAS, downloading statistics, clerk to undertake education with provider.

Software has been installed on TPC laptop, however there is now an issue with the laptop not able to be away from a power source for more than a few minutes to connect to the MVAS. Clerk will investigate options for downloading and report back.

Action: Clerk

Cllr Hornsey advised that he has been taking care of the positioning and battery swapping for the MVAS and so far all seems to be in order.

Open Forum Item 2: Bovis Affordable Housing, local resident went to the site to speak with the sales staff and was advised that the lowest priced house was still close to £400K. Cllr Lightfoot advised that she will investigate this further.

Cllr Lightfoot formed a response to this in the September issue of the Tingewick & District News.

The update since then is that she has, again, spoken to representatives from Bovis and was informed that there will be 12 homes completed by Christmas per the legal requirement, however a Housing association still has not been named so therefore there is still no pricing information.

Cllr Lightfoot advised the resident who made the initial query to contact AVDC directly.

127 County Councillor's Report:

Cllr Stuchbury advised that the Business Case is going ahead, with 5 councils meeting to discuss how best to meet the needs of community services. He advised that Buckingham School had

achieved a very good Ofsted result. Cllr Stuchbury also advised that he is working on a report to deal with the how best to bring services up to scratch for children who may be vulnerable or at risk. He advised that there have been almost daily discussions surrounding the highways issues and was happy to announce that the footpath along Stockley's Lane will be repaired in the near future, though he could not advise exactly when.

128 District Councillor's Report:

Cllr Fealey announced that the S106 applications submitted to AVDC have been approved. He reminded residents that while planning is a big issue at the moment, he cannot get involved with any planning application until it reaches the deciding committee, though he assured residents that he will defend their views. He also reminded residents to give their views and feedback when the planning application is submitted to the council and not only during the public consultation stage. Cllr Fealey suggested residents investigate the AVDC website as it has had some recent improvements and is quite interactive now, he also advised that there is an AVDC lotto from which the proceeds go back into the communities.

129 Planning; To consider the following planning applications received;

16/02385/APP – TINGEWICK, 29 Stockleys Lane Tingewick (External alteration to existing rear extensions and new double garage to front to replace existing parking bays)
Cllr's noted a concern about the garage being forward to the pavement edge. A further email was received from a representative at AVDC stating that there will be more information to come regarding this application however they clearly note that the proposed garage does not abut pavement. Clerk to forward the information to the councillors when it is received.

Additional information received. Objection withdrawn.

16/03091/APP – TINGEWICK, Land Off Preston Road (Erection of stable block, store room, wash room and rug room including associated hard standing and extension to the existing menage and car park areas.)

NO OBJECTION

16/03045/APP – TINGEWICK, Crown Inn Ph Main Street (Change of use of the former public house to form one dwelling including demolition of modern rear extensions and erection of a pair of semi-detached dwellings with detached garage block)

OBJECTION, for the following reasons;

Overdevelopment of the site

Non-compliance with car parking standards in that spaces are not provided within the curtilage of the proposed new dwellings

Concerns about access to Main Street

Affects on the setting of the listed Crown building.

However the councillors wish to note that they do not object to change of use of the Crown.

16/03368/ADJ – TINGEWICK, Heatherstone Lodge Banbury Road Finmere (Residential development and associates infrastructure)

Details listed on Cherwell Council's website. The application is for 47 houses on 2.36 hectares on the far side of Finmere, which has no significant effect on Tingewick

NO OBJECTION

16/03374/APP – TINGEWICK, Crawford Cottage Stockleys Lane (Single storey rear extension with addition of roof lights.)

NO OBJECTION

16/03346/APP – TINGEWICK, 12 Gorrell Close (Erection of one and a half side storey side extension and single storey rear extension.)

NO OBJECTION

130 Accounts

See appendix for details of transactions and budget report.

It was proposed that the Transaction Report be accepted.

Proposed: Cllr Lightfoot Second: Cllr Churchfield Approved

It was proposed that the Budget Report be accepted

Proposed: Cllr Swinburne Second: Cllr Hornsey Approved

131 Councillors' Reports and Items for Future Agenda

For each Councillor to report matters of information not included elsewhere on the agenda, to agree urgent actions and to raise items for future agendas

- Lighting: Cllr Lightfoot
All in good order, one recent repair.
- Footpaths and Pond: Cllr Churchfield
Problems with fly tipping of asbestos, meadow by Tingewick wood. Reported to BCC over a month ago but still waiting. Dumping of wire on footpath parallel to bypass but was gone by next morning. Dumping and fire in same spot as well. Gorrell Lane vegetation ok but request for trees overhanging from Gorrell Lane to be lopped in a residents garden. Footway to roundabout from Bovis, still no action, has been a year. No action from BCC since June even with 5 things reported.
All well in the pond, now graced with the lovely award.
- Cemetery, Grass cutting and Special Projects: Cllr Swinburne
Calls from residents regarding grass verges outside homes. BCC investigating, can take 10 days.
Resident requested hedge at cemetery be cut back, could be trimmed, resident also requested to plant a rose bush, no objection.
Recent request for bench seat at cemetery, the requestor is now wanting it to go to the church instead. All present agreed this was a good idea.
Tingewick has won the Morris Cup in Buckinghamshire's Best Kept Village Competition. There were 14 villages in the same category as Tingewick. We have been awarded a certificate to keep, which we may ask to have mounted in village hall at some stage, as well as the sign by the pond and the trophy cup, both of which we can keep for a one year period.
- Playgrounds, Roads, Footways and Street Furniture: Cllr Hornsey
Playgrounds in good order.
Repairs to Westwell Lane footpaths requested to BCC along with white line painting and other matters still following up with Dave Smith from BCC, now forwarded to Cllr Stuchbury. Possible damage to chapel doors reported, however when Cllr Hornsey went to check on it, he believes it may be that the contractor who was going to fix them has taken samples for matching.
- Recreation Ground: Cllr Fenemore
Litter bin has gone missing. Otherwise all in order.
Cllr Fenemore advised that new sleeves needed to be purchased for the goal posts to be moved. They are currently on order and the price is approximately £140.
- Planning: Cllr Roy
Applications determined since the last meeting of the council,

Approved

16/03010/APP Demolition of existing single storey rear extension and outbuilding and erection of replacement single and two storey extension. | The Retreat Main Street

16/02911/APP Erection of stable block comprising 3 stables and 1 tack room with a concrete base. The Barns Sandpit Hill

16/02907/APP Rear conservatory 20 St Marys Court

16/02679/APP Two storey rear extension with accommodation within the roof at second floor level & single storey side/rear extension with accommodation within the roof at first floor level, basement & outbuilding. Beech House, Upper Street

16/01977/APP Provision of shed/log-store. Stable Cottage Sandpit Hill

15/03672/AOP Outline application with access to be considered and all other matters reserved for 9 dwellings with associated access, parking and landscaping. Land Off Gorrell Lane

Refused

16/02683/APP Erection of stable block including associated hardstanding and access track. Land East Of Water Stratford Road

Refusal reason - *The proposed stables would be located in an elevated position towards the centre of the field and away from any landscape feature resulting in the need for a long access track and development which would be intrusive in the landscape and harmful to the rural character and appearance of the area and contrary to policies GP35, GP76, GP77 and RA8 of the AVDLP and paragraph 109 of the NPPF.*

16/02363/APP Erection of dwelling with ancillary parking and enclosed garden. Land Adjacent To The Wing Little Tingewick House Sandpit Hill

Refusal reasons - *The proposal would conflict with policy GP35 of the Aylesbury Vale District Plan and would not constitute sustainable development. It would constitute development beyond the edge of the built up area and result in intrusion of development into the rural setting of Little Tingewick and would fail to comply with the core planning principles of the NPPF to recognise the intrinsic character and beauty of the countryside, to conserve and enhance the natural environment and to reuse land that has been previously developed. The development would increase the built form of this garden area and represent an unacceptable intrusion into the countryside, failing to respect the open special characteristics of the area. The proposal would constitute an unsustainable and inappropriate form of development of a site situated beyond the built up confines of the settlement which has limited provision and services to support further residential growth. The failure to comply with the core planning principles of the National Planning Policy Framework and the harm caused significantly outweighs any benefits of the proposed development. The proposal would be contrary to policy GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework*

132 Correspondence

- a) Gladman Developments Limited, Public Consultation brochure for the potential development to the land off Water Stratford Road, Tingewick.
The Parish Council has noted public concern and while the Public Consultation is a speculative document, the Parish Council will make its observations when a planning application is received.

- b) Memorial Applications x 2
Clerk presented the two applications. Both are within the Cemetery Guidelines. Both accepted.
- c) Deceased resident memorial plaque request.
The councillors voted and the result was in favour of allowing the plaque to be placed on the bench. Before the family is notified however, Cllr Fenemore is to investigate if there is a plaque already on that bench. **Action: Cllr Fenemore**
- d) Notification of application for one pitch site.
Clerk and Cllr Roy both received a phone call from a Mr Homes where he stated that he owns the land opposite the Red Lion in Finmere and was notifying local councils by way of courtesy, that he will be applying for a one pitch site for a caravan.
- e) E-on electricity meter replacement
Notice received from E-on regarding the electricity meter for the changing rooms at the rec ground. The old meter is being phased out and a new meter will be installed 27th October between 8am-12pm.
- f) Mere Lane, Little Tingewick
Mere Lane resident contacted re; concern for traffic in Mere Lane with new dwelling in Little Tingewick development. As Cllr Roy previously explained, the planning application has been refused for that site.
- g) Grass verges on Main Street
Resident complaint re; grass verges being overgrown outside their house on Main Street. Cllr Swinburne was already aware of the complaint and it is being investigated.

133 Bovis Residents Welcome Pack

Cllr Lightfoot advised that the welcome pack cover has been drafted, using the design from the beer festival mugs. There is a minimum order of 100 units and the cost will be £150 plus VAT as well as extra charges for reprints of the Tingewick News totalling approximately £30. Cllr Lightfoot asked if the council was happy with the design and the price, a vote was taken and all councillors agreed to proceed with the welcome pack.

134 Recreation Ground Report/Development - review of the history of the site for new Councillors and Residents

With the S106 applications being approved, Clerk has contacted Thomas Burks from Brown & Co. who will now contact BCC to negotiate the sale.

135 S106 Money

Confirmation received from Jo Houston that the S106 applications have been approved. Cllr Roy advised there is a flow chart for the next steps that he will discuss with the Village Hall Management Committee.

136 Date of next meeting: To confirm the date of the next meeting, scheduled for 3rd November 2016 starting at 7pm as representatives from BCC attending re; Business Case.

Meeting officially closed at 22:00

Signed..... Dated.....

Budget Report
01/04/16 Through 06/10/16 (in Pounds)

Category Description	01/04/16 Actual	- Budget	06/10/16 Difference
Administration			
Audit	-241.80	-204.38	-37.42
Information Commissioner	0.00	-12.38	12.38
Insurance	0.00	-774.19	774.19
Meeting Room	-225.00	-154.83	-70.17
Payroll	-2,182.60	-2,056.25	-126.35
Stationery & Sundries	-221.72	-309.67	87.95
Subscriptions	-160.82	-123.87	-36.95
Training	0.00	-37.16	37.16
Website	-205.98	-563.61	357.63
TOTAL Administration	-3,237.92	-4,236.34	998.42
Cemetery			
Council Tax	0.00	-24.77	24.77
Grounds Maintenance (Cemetery)	-1,079.25	-1,529.80	450.55
Water	-67.26	-123.87	56.61
Sundries	-44.50	0.00	-44.50
TOTAL Cemetery	-1,191.01	-1,678.44	487.43
Churchyard			
Ground Maints (Churchyard)	-1,022.85	-1,009.54	-13.31
TOTAL Churchyard	-1,022.85	-1,009.54	-13.31
Fete & Beer Festival			
Fete	-244.76	0.00	-244.76
TOTAL Fete & Beer Festival	-244.76	0.00	-244.76
Income			
Cemetery	410.00	384.00	26.00
Grant Payment	0.00	204.38	-204.38
Interest	14.48	0.00	14.48
Precept	13,900.00	13,935.48	-35.48
Recreation Ground Booking	0.00	514.06	-514.06
Recreation Ground Fundraising	-65.00	0.00	-65.00
TOTAL Income	14,259.48	15,037.92	-778.44
Infrastructure			
Dog Bins	0.00	-179.61	179.61
Footpaths	-425.00	-514.06	89.06
MVAS	-105.00	-92.90	-12.10
Safety Inspections	-90.00	-61.93	-28.07
Street Furniture	0.00	-253.93	253.93
Street Lighting Maintenance	-93.20	-848.51	755.31
Street Lighting Supply	-1,775.39	-2,074.83	299.44
Cut hedges	-25.00	0.00	-25.00
TOTAL Infrastructure	-2,513.59	-4,025.77	1,512.18
Pond			
Ground Maintenance (Pond)	-511.00	-594.58	83.58
TOTAL Pond	-511.00	-594.58	83.58
Public Relations			
Best Kept Village	-20.00	-12.38	-7.62
Christmas	0.00	-222.96	222.96
S137	-25.00	-49.54	24.54
Tingewick News	-36.00	-49.54	13.54

Budget Report
01/04/16 Through 06/10/16 (in Pounds)

Category Description	01/04/16 Actual	- Budget	06/10/16 Difference
Tingewick School	0.00	-80.51	80.51
TOTAL Public Relations	-81.00	-414.93	333.93
Recreation Ground			
Electricity Supply	-101.98	-408.77	306.79
Grass Cutting	-875.00	-929.03	54.03
Lease	-757.50	-384.00	-373.50
Play Equipment Repairs	0.00	-253.93	253.93
Recreation Ground Maint	-1,841.14	-1,028.12	-813.02
TOTAL Recreation Ground	-3,575.62	-3,003.85	-571.77
Reserve			
General Reserve	0.00	-10,925.41	10,925.41
Street Furniture Reserve	0.00	-2,576.51	2,576.51
Street Lighting Replacement	852.00	-7,741.93	8,593.93
Cemetery Chapel	-260.00	0.00	-260.00
TOTAL Reserve	592.00	-21,243.85	21,835.85
Unassigned			
Uncategorised-Other	184.23	0.00	184.23
Salary	-379.60	0.00	-379.60
TO PC Current	-9,009.08	0.00	-9,009.08
TO VAT Control	-1,006.56	0.00	-1,006.56
FROM PC Current	1,006.56	0.00	1,006.56
FROM PC Deposit	9,000.00	0.00	9,000.00
FROM VAT Control	9.08	0.00	9.08
TOTAL Unassigned	-195.37	0.00	-195.37
OVERALL TOTAL	2,278.36	-21,169.38	23,447.74

Transaction Report
26/08/16 Through 06/10/16 (in Pounds)

Date	Num	Description	Memo	Category	Clr	Amount
BALANCE 25/08/16						1,337.48
06/09/16	DEP	Heritage & Sons	Memorial Permit	Cemetery	R	70.00
06/09/16	DEP	Heritage & Sons	Memorial Permit	Cemetery	R	70.00
06/10/16		Transfer	Transfer	[PC Deposit]		2,000.00
06/10/16	203466 ...	Buckinghamshire County Co...	Recreation Ground Lease ...	--Split--		-187.50
06/10/16	203467 ...	Mazars	External Audit	--Split--		-240.00
06/10/16	203468 ...	MH-P Internet Ltd	Domain Renewal 2 years (...)	--Split--		-36.00
06/10/16	203469 ...	Aylesbury Mains Ltd	Street Light trial lanterns	--Split--		906.48
06/10/16	203470 ...	Staples		--Split--		-58.04
06/10/16	203471 ...	T Styles (s)	Sundry Jobs	--Split--		-94.00
06/10/16	203472 ...	E-On	Electricity supply to chang...	--Split--		-64.69
06/10/16	203473 ...	E-On	Electricity Supply	--Split--		-1,236.83
06/10/16	203474 ...	Complete Ground Managem...	Grass Cutting	--Split--		-216.00
06/10/16	203475 ...	T Styles	Contract Fee September	--Split--		-420.00
06/10/16	203476	S. Chandler	Salary - September 2016	Salary		-379.60
TOTAL 26/08/16 - 06/10/16						113.82
BALANCE 06/10/16						1,451.30
TOTAL INFLOWS						3,046.48
TOTAL OUTFLOWS						-2,932.66
NET TOTAL						113.82