

EAST CLAYDON PARISH COUNCIL

**Minutes of the Meeting of the Parish Council
In East Claydon Village Hall
at 8pm on Thursday 16 March 2017**

Those Present: Councillors Peter Wright (Chair), Paul Lupton (PL), Martin Paul (MP) and Ester Turnbull (ET)

Also present: Carole Jackman (Clerk) and 10 members of the public

Action

1. **Apologies:** Cllrs Clive Preston (CP) and Brian Cable (CB)
2. **Declarations of Interest:** None.
3. **Minutes of the Meeting held on Thursday 12th January 2017**
The minutes of the meeting held on Thursday 12 January 2017 were approved by those present and signed by the Chairman as a true record.
4. **Matters Arising:** None.
5. **Planning Applications**

17/00205/ALB: Partial demolition of existing barn.
New Farm, 2 St Marys Road, East Claydon, Buckinghamshire MK18 2NA
Applicant: Mr B Heenan
Decision: No objection

17/00383/APP: Removal of two modular buildings and replacement with a single storey extension and addition of a glazed infill building linking the laboratory and storage buildings. Relocation of standby generator.
Applicant: TCS Biosciences Ltd, Botyl Road Botolph Claydon, Buckinghamshire MK18 2LR
Decision: No objection

17/00610/APP & 17/00611/ALB: Demolition of two former farm buildings and erection of four dwellings
New Farm, 2 St Marys Road, East Claydon, Buckinghamshire MK18 2NA
Applicant: Mr B Heenan Deadline for comment: 28th March 2017
Decision: Opposes the application for the reasons given below

 - 4 new properties, in addition to the 6 already approved, is an overdevelopment of the area (see notes below):
 - the entrance\exit onto Winslow Road is 'precarious'. An additional number of vehicles on this site will cause problems with on-site parking and on the access to Winslow Road. The proposed access is already considered by local residents to be inadequate and potentially dangerous;
 - there is insufficient parking, any overspill will run into Church Way;
 - the 3-storey building is not in-keeping with the character of the village. It is large and dominant and its impact will be detrimental and out of keeping with the village when entering the village;
 - tree management is poor and conflicts with the previous planning approval;
 - it is not clear what will happen to the hedge\banking on Winslow Road. To create a wide footpath a considerable amount of the bank will have to be removed to ensure a safe pedestrian path for pedestrians walking into the village on a very narrow road;
 - there are no footpaths in the development and with the additional housing, safe pedestrian access is not provided for;
 - responsibility for the future maintenance of the footpath needs to be clarified;

- affordable housing is not included.

It should also be noted that East Claydon has already met its housing quota identified in the Draft Vale of Aylesbury Local Plan (Summer 2016).

In addition ECL003 within the Housing and Economic Development Land Availability Assessment Report v3 (HELAA) states that 2 St Mary's Road is "*Unsuitable - development on this site would be backland in nature and a development of at least 5 homes have an adverse effect on character and be overdevelopment. The Council has expressed concerns on these impacts from a 2012 planning application. There is a current planning application for 6 dwellings and the demolition of the barns being considered to see whether the adverse impacts can be overcome. Should these concerns ultimately be resolved and permission be granted then the HELAA next review would show the site as a commitment.*"

Final Housing and Economic Development Land Availability Assessment Report v4 (January 2017) ECL003 now states the site is "*Suitable – the site has planning permission for 6 homes*".

As the HELAA version 3 states that it is "*unsuitable and 5 homes would have an adverse effect on character and be overdevelopment*" - surely 10 homes (4 now proposed in addition to the 6 already approved) would be a massive over-development.

Action: Clerk to inform AVDC

Clerk

17/00696/APP: Variation of Condition 11 of planning permission **15/03371/APP** to change the wording from 'No other part of the development shall begin until the existing Traffic Regulation Order enforcing the existing 30mph speed limit has been revoked....' to 'No dwelling shall be occupied until the existing Traffic Regulation Order enforcing the existing 30mph speed limit has been revoked...'

New Farm, 2 St Marys Road, East Claydon, Buckinghamshire MK18 2NA

Applicant: Mr B Heenan

Decision: No objection subject to the developer covering the costs

17/0002/NEWDEV: New Farm, 2 St Mary's Road

Street Naming and Number

It was agreed, as suggested by the Developer, that the name of the new development should be HINTON

Action: Clerk to inform AVDC

Clerk

AVDC Refused Application

16/04511/COUAR: Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of two agricultural barns into one dwelling house and garage (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b)).

6. Playground

Following the resignation of Liz Truett, the following change to the May/June playground inspection rota was made:

29 May: Cllr MP

5 June: Cllr MP

12 June: Cllr ET

19 June: Cllr ET

26 June: Cllr PW

The quote for the repairs of the wooden climbing frame needs to be confirmed.

It was noted that the previous RoSPA inspection was carried out in January 2016.

Action: Clerk to liaise with Cllr BC to organise an inspection for 2017

Clerk

7. Playing field \ School Expansion

The Headmistress (present) gave an update on the school expansion and thanked everyone for their support during the initial consultation. All responses and discussions with the Diocese and County had been positive, and have readied the school to go through the second and final stage of public consultation. A statutory notice has been submitted to the Buckingham and Winslow Advertiser which will be published in their public notices page on 17th March. The school would welcome any input during this phase of the consultation.

Cllr PL offered to help with an 'email shot'.

It was also reported that the Diocese will pay for the Key Stage 2 build, the application for which will be submitted to AVDC in the next few weeks. If required, the school would hold a special meeting for residents to view the plans.

It was noted that discussions have been held with the Verney Estate regarding land for a car park which would be available for village hall events but all use controlled by the school.

8. Village Speed Limit

Some members of the speed watch team had been trained in the use of the Sentinel speed camera and informed that any evidence from the use of the new camera would help to reduce the number of speeding vehicles.

It was noted that Buckingham Town Council have a camera which they will hire out.

Action: Clerk to contact Buckingham Town Council to obtain details of the hiring arrangements
Clerk

It was noted that more information is available on the IMVAS camera than the speed watch team is currently able to access and that more training on the use of this camera is needed.

Action: Bill Hughes to liaise with Cllr BC

BC

It was noted that the school children are in the process of designing a banner indicating that there is a school and encouraging people to slow down.

It was also noted that currently there is no funding available for any of the 'speed assessments'.

9. Grass / Tree / Hedge cutting

It was agreed to contract R-T-M Landscapes for the 2017 grass cutting. Cllr ET will talk to R-T-M regarding weed killing.

Action: Cllr ET and Clerk to talk to R-T-M regarding weed killing and 2017 grass cutting contract
Cllr ET and Clerk

10. Verney Garden Village

District Councillor John Chilver had informed Council that "Verney Junction is not being looked at by AVDC at the moment. The reason for the early review is that in 2 years' time we will have more information about the redevelopment of RAF Halton and how many dwellings that will provide, the route of the Oxford to Cambridge Expressway will have been determined, giving AVDC some certainty over where a new settlement could be located. (There are 3 possible routes for the Expressway: a southern route very close to Aylesbury – and Haddenham; a central route north of Aylesbury; and a northern route along the EWR corridor. The main problem for the National Infrastructure Commission is not the route through the Vale but how to bypass MK to the south and reach junction 13 of the M1 via Woburn, Aspley Guise, etc). The third variable is the timing of the delivery of EWR, which is now firmly linked into the delivery of HS2, since HS2 has to provide the 'Calvert box', where the two routes intersect. In two years' time there should be more certainty on these three issues and a review of VALP using up to date data would be appropriate".

11. Bucks County Council (BCC) / Aylesbury Vale District Council (AVDC) Modernising Local Government in Buckinghamshire

A decision on the way forward is still awaited from Sajid Javid, Secretary of State for Communities and Local Government.

12. Finance and Accounts

a. **Finance Report:** Clerk presented the finance report which was approved by Council.

Date	Supplier	Ref.	Receipt	Payment	Comments
27/01/2017	Esther Turnbull	BACS 91		8.99	Padlock for playground
03/02/2017	Smith of Derby Ltd	BACS 92		300.00	Clock repair: Inv 97159
03/02/2017	RTM	BACS 93		379.99	Devolved Services Grass Cutting: Inv 739
03/03/2017	Stretton Services	BACS 94		54.00	Standard hosting level 3: Inv 729
13/03/2017	AVDC	102		414.91	Dog bin service Apr 16 - Mar 17: Inv 257059
13/03/2017	RTM	103		379.99	Devolved Services Grass Cutting: Inv 766
	C Jackman**			906.60	Clerk salary: Oct 16-Mar 2017
	HMRC**			226.60	Clerk PAYE: Oct 16-Mar 2017
	C Jackman**			27.05	Clerk Stationery: May 16-Mar 17
	**To be set up for payment				

- b. **2016-17 Annual Return:** Nigel Turnbull was confirmed to be the internal auditor for the 2016-17 annual return.
- c. **Donation Requests:** It was agreed to add the requests for donations to the agenda for the May meeting.

13. Village Hall redevelopment

Cllr PL reported that he was awaiting a quotation for building work and that Graham Wylie had attended a funding event. The work currently being undertaken should be highlighted at the Annual Parish Meeting.

14. Broadband

A list of snagging items had been prepared by PW and BC.

Action: Clerk to forward snagging list to Gigaclear

Cllr PL and Clerk

15. Bus Shelter

Cllr ET reported that no work is required on the bus shelter.

16. Best Kept Village Competition

It was agreed to enter the 2017 Best Kept Village Competition

Action: Clerk to send details to Cllr ET who will submit the application form

Cllr ET and Clerk

17. General Correspondence

The following correspondence had been circulated to Councillors by email:

	AVDC	From	Subject
i.	9 Jan	Democratic Services Officer	HS2 Information - Update
ii.	9 Jan	Finance Officer	Confirmation receipt of 2017/18 precept request
iii.	6 Jan	Democratic Services Officer	Modernising Local Government in Buckinghamshire
iv.	6 Jan	Democratic Services Officer	News for the Parishes - 1/17
v.	5 Jan	Planning	Planning Application Consultation 16/04457/AHR
vi.	5 Jan	Planning	Planning Application Consultation 16/04220/AHR
vii.	23 Dec	Planning	Planning Application Consultation 16/04511/COUAR
viii.	19 Dec	Planning	Minor Amended Plans/Information: Application Reference: 16/03930/APP

ix.	15 Dec	Communications & Marketing Officer	AVDC press release - Vale's housing growth reduction in jeopardy by BCC proposal
x.	14 Dec	Communities Team	Play Around the Parishes
xi.	10 Jan	Neil Blake, Leader Aylesbury Vale District Council	Modernising local government in Buckinghamshire

Association of Local Councils		From	Subject
i.	21 Dec	BALC	Royal Garden Party - 16 May 2017 Nominations
ii.	15 Dec	BALC	Council Tax Referendum principles have NOT been extended to Parish and Town Councils for 2017/18

Other		From	Subject
1 Dec		Gary Pleasants	Verney Junction – follow up from meeting
16 Dec		Buckingham Citizens advice	Request for funding

18. Any Other Business

Music in Quiet Places: Cllr MP reported that 'Music in Quiet Places' had been booked for 7.30 on Sunday 28 May.

Action: Cllr PL will add to his email shot

Councillor Vacancy: Following the resignation of Liz Truett, Gary Baldwin had come forward and was unanimously co-opted onto the Council. He will be asked to sign his declaration at the next meeting.

Action: Cllr PW to inform Gary of the Council's decision.

Cllr PW

19. Date of Next Meeting

The Annual Meeting of the Parish Council and Annual Parish Meeting will be held in the Village Hall at 8pm on Thursday 18 May 2017.

Meeting closed at 9.30pm