

EAST CLAYDON PARISH COUNCIL

**Minutes of the Annual Meeting of the Parish Council
At 8pm on Thursday 20 May 2021**

Councillors Present: Peter Wright (Chair), Martin Paul (MP), Gary Baldwin (GB), Gareth Williams (GW), Martin Hughes (MH) and Christopher Utley (CU)

Also present: 10 residents, CC Frank Mahon and Carole Jackman (Clerk)

OPEN FORUM:

Chair welcomed those present and emphasised that the meeting was being held in a COVID safe environment by those present wearing face masks, using hand sanitiser and socially distancing.

Residents were present to object to planning application 21/01534/PIP (Planning in Principle). It was noted that PIP's are new and have been introduced to speed up planning decisions. However, if a PIP is approved, it has to go through the full planning process.

Chair invited residents to make their comments:

- Residents in Sandhill Road had put their comments onto the Buckinghamshire (AVDC Area) website and were very emotional about the application. The resident speaking thought that the application should have been more widely advertised. She was informed that the application had been put onto Facebook and the Parish Council website.
- It was noted that the deadline for comment had been extended to 3 June but that comments could be submitted until the decision day. It was emphasised by the Parish Council that the 'quality' of the objections would out-weight the 'quantity'.
- A resident of Hinton Close apologised for the Hinton Close development. He then went on to say that applications cannot be emotional they must be based on proper planning objections. The summary of his objections are:
 - We reject the proposition that the equestrian use area should be designated a 'brownfield' site.
 - The argument presented in favour of the 'Tilted Balance' is not supported by evidence or case law.
 - The proposed development would have a negative impact on sustainability.
 - The proposed development would have a significant, negative impact on habitat and biodiversity. In particular, it would disrupt the GCN ecology area required as a condition under Planning Applications 15/03371/APP and 17/00610/APP and remove key habitats for species in decline.
 - The case for moderate weight being derived from Draft Policy D3 is not made.
 - The development would result in a significant negative impact on amenity and sense of place for the existing community.
 - No evidence is provided in support of a significant contribution to the vitality and sustainability of the local community and village vitality.
 - Access to and from the development site during construction and occupation would present significant safety risks.
- A resident noted that in the 13 years she had lived in East/Botolph Claydon there has been a disproportionate amount of building in the village. She will encourage as many people as possible to oppose the application.

All those present wished to oppose the application.

Chair invited comments from the Councillors who agreed with the comments already made and highlighted the following topics:

- Over development of the village.
- Access to the site.
- Attention should be drawn to a reversal of decisions already made.

1. Parish Council Election

It was noted that the Parish Council Election was uncontested and that the following were elected unopposed: Peter Wright, Martin Paul, Gary Baldwin, Martin Hughes, Gareth Williams, Colin Kitchen and Christopher Utley. Those Councillors present signed the Declaration of Acceptance of Office.

2. Apologies:

Colin Kitchen.

3. Election of Chair

Cllr GB nominated Cllr Wright which was seconded by Cllr MP. Cllr PW was elected unanimously.

4. Election of Vice-Chair

Cllr PW nominated Cllr Paul which was seconded by Cllr GW. Cllr Paul was elected unanimously.

5. Allocation of Responsibilities

5.1 Community Board

Cllr Wright agreed to attend the Community Board meetings. Attendance at the Community Board sub-groups would be decided on a 'need' basis.

5.2 Village Hall

Cllr Baldwin, Chair of the village hall committee, agreed to represent the Parish Council.

6. Confirmation of Clerk as Responsible Financial Officer

The Clerk was confirmed as the Responsible Financial Officer.

7. Members Interests: None declared.

8. Minutes of the Meeting held on 15 April 2021

The minutes of the meeting held on 15 April 2021 were agreed by those present and signed by the Chairman.

9. Matters Arising: None.

10. Planning (Appendix 1: 2020/21 applications and decisions)

10.1 Planning Applications

21/01534/PIP | Permission in Principle - Proposed development of 5 dwellings | Land Off Hinton Close East Claydon Buckinghamshire

Following the discussion under Open Forum, Councillors unanimously agreed to object to this planning application, based on the following points highlighted by the Cllr Wright:

1. The area identified is clearly not a brownfield site but a longstanding remnant of agricultural use and remains an important area of wildlife environmental value.
2. The Council support the detailed and forensic objections laid down in the paper produced by the Hinton close residents. This very clearly identifies the inaccuracies and contradictions when compared with previous requirements of the planning authorities relating to the completed earlier developments at Hinton Close.
- 3 The area is not wholly owned by the applicant. Including the paddock as a part of the PIP, is both unacceptable and threatening to the current owner.
4. The proposed development encroaches on an area designated by the planning authorities as an environmental mitigation area relating to great crested newts and other wildlife linked to the Hinton Close development.

- 5 The development would be in direct contradiction to previous heritage statements from the planning Department and an intrusion on the visual appearance of the village from the North.
- 6 The Council is concerned that the environmental mitigation requirements in the Hinton Close development have not been satisfactorily completed by the developers.
- 7 There is serious local concern about the access and visibility splays from the development onto the narrow Winslow Rd. The use of this access may be contravention of the legal arrangements between the Applicant and the Residents.
- 8 It should be noted that at the neighbouring developments of Lacemakers and Hinton close were approved on the basis of areas of redundant warehouses and or farmyard redundant barns.
9. The rationale of previous planning decisions means that the area remaining as pasture between the houses should be viewed as outside the village envelope and retained as an amenity and integral to the heritage of the village.
10. The number of objections from local residents clearly demonstrates the depth of local feeling that should be considered by the planning Department.

21/01354/APP | Erection of stand-alone single storey modular building, temporary parking area, new path, rain garden, relocation of fencing and associated works | East Claydon School St Marys Road East Claydon Buckinghamshire MK18 2LS

Decision: Councillors had no objection to this planning application

Action: Clerk to inform Buckinghamshire Council (AVDC Area)

One resident left the meeting

11. Finance and Accounts

11.1 Accounts

Clerk had circulated the accounts prior to the meeting (see appendix 2) and Councillors approved them.

11.2 Annual Governance and Accountability Return (AGAR) 2020-21

Clerk confirmed that the internal audit had been concluded successfully.

11.2.1 Section 1: Annual Governance Statement

The Annual Governance Statement 2020/21 was approved.

11.2.2 Section 2: Annual Accounting Statements 2020/21

The Annual Accounting Statements were approved.

11.3 Purchase of new dog bin / sign

A second dog bin, in addition to the one ordered for Splash Lane, has been ordered for Church Lane but it was not known when either would be installed.

Action: Clerk to chase Buckinghamshire Council for an update on when the bins will be installed.

11.4 Insurance Renewal

The Parish Council had agreed to renew its Insurance with Zurich Municipal, instead of Came & Company, on a three year contract.

12. Village Hall

12.1 Cllr GB reported that :

- a 'post pandemic' party is being organised for 10 July;
- the Mushroom refurbishment is nearing completion and the club hoped to open on 21 June;
- work in the garden is nearing completion.

Chair thanked Cllr GB for the work he continued to carry out.

13. Playground

Cllr GB reported that:

- The NO DOGS signs had been erected.

- Volunteers are still needed to help with the painting of the equipment – a resident present volunteered to help.
- He is still waiting to hear from the National Lottery on a funding grant for adult equipment.

14. **School Car Park**

Chair is in discussions with East West Rail (EWR) who may be able to help with the building of the car park for which planning permission had been submitted.

There were no update from HS2 as to when the safety funding would be released.

15. **Roads and Pathways**

15.1 **Safety issues with the Triangle**

No updates were available.

15.2 **Ditch clearance**

Transport for Bucks had cleaned out some ditches but had not cleaned the drain adjacent to the playground properly.

15.3 **Verges and hedge cut back**

Cllr CU agreed to investigate the supply of rocks to put on the verges.

15.4 **Church Lane Drainage**

It was suggested that the Parish Council speak to the Rights of Way Officer regarding the Church Lane drainage.

15.5 **Traffic camera**

The new traffic camera had been installed and the average speed recorded was 25.8mph in one direction and 27mph in the other. The highest speeds recorded were 61mph in one direction and 63mph in the other. The number of cars recorded in one day in one direction was 800 (85% were within the speed limit).

East West Rail has a 'smiley face' camera available.

15.6 **Sandhill Road Closure**

Chair thanked County Cllrs Mahon and Macpherson for their help with the reduction in the time that Sandhill Road will be closed. A resident explained that she still is experiencing difficulties with the road closure. The resident then left the meeting

16. **Coronavirus Issues Update**

No updates were available.

17. **Community Boards**

There had not been a meeting since the Parish Council election on 6 May 2021.

18. **EWR/HS2**

Chair believed that EWR was beginning to take on board residents' concerns.

19. **EWR 20 is Plenty initiative**

No updates were available.

20. **Proposed New Prison in HMP Grendon / Springhill**

Grendon Underwood and Edgcott Parish Councils continue to prepare objections should the Ministry of Justice submit a planning application.

21. **General Correspondence**

All relevant email correspondence had been forwarded to Councillors.

22. Any Other Business

22.1 Tree watering

Cllr GW agreed to take over the tree water from Cllr MP.

Action: Cllr GW to monitor one tree which was not looking healthy.

22.2 County Councillors

County Cllr Mahon explained that he, Angela Macpherson and Michael Rand had been elected to the Grendon Underwood Ward which included East/Botolph Claydon. They had agreed to split their responsibilities and he (Cllr Mahon) would be East Claydon's contact.

22.3 Speed Watch

Chair believed that the new Police and Crime Commissioner would reinvigorate the Speed Watch.

23. Date of Next meeting

The next meeting will be held at 8pm on Thursday 17 June 2021 in the village hall.

Chair closed the meeting at 9.10.

Appendix 1

2020-2021 Planning Applications

Application	Address	Status
20/00003/APP	29 Botyl Road Botolph Claydon Buckinghamshire MK18 2LP	Approved
20/00271/ALB	Botolph Farmhouse Botolph Farm 46 Botyl Road Botolph Claydon Buckinghamshire MK18 2LR	Consent Granted
20/00401/APP	1 St Marys Close East Claydon Buckinghamshire MK18 2HR	Approved
20/00613/APP	4 Emerald Close East Claydon Buckinghamshire MK18 2NL	Approved
20/00677/APP	2 Botyl Road Botolph Claydon Buckinghamshire MK18 2LR	Approved
20/00694/APP	20 Sandhill Road East Claydon Buckinghamshire MK18 2LZ	Approved
20/00750/APP	2 Church Way East Claydon Buckinghamshire MK18 2NB	Approved
20/01092/ALB	23 Botyl Road Botolph Claydon Buckinghamshire MK18 2LP	Consent Granted
20/01252/APP	Botolph Farmhouse Botolph Farm 46 Botyl Road Botolph Claydon Buckinghamshire MK18 2LR	Approved
20/01293/APP	23 Botyl Road Botolph Claydon Buckinghamshire MK18 2LP	Approved
20/01388/APP	6 Church Way East Claydon Buckinghamshire MK18 2NB	Approved
20/01590/ALB	Melody Cottage 1-3 Orchard Way Botolph Claydon Buckinghamshire MK18 2NG	Consent Granted
20/03187/APP	23 Botyl Road Botolph Claydon Buckinghamshire MK18 2LP	Approved
20/03188/ALB	23 Botyl Road Botolph Claydon Buckinghamshire MK18 2LP	Consent Granted
20/03679/ALB	1 Orchard Way Botolph Claydon Buckinghamshire MK18 2NG	Consent Granted
20/04254/APP	20 Sandhill Road East Claydon Buckinghamshire MK18 2LZ	Approved
20/04358/APP	24 Orchard Way Botolph Claydon Buckinghamshire MK18 2NG	Approved
21/00039/APP	1 St Marys Close East Claydon Buckinghamshire MK18 2HR	Awaiting decision
21/00178/ALB	1 Orchard Way Botolph Claydon Buckinghamshire MK18 2NG	Consent Granted
21/01354/APP	East Claydon School St Marys Road East Claydon Buckinghamshire MK18 2LS	Awaiting decision
21/01534/PIP	Land Off Hinton Close East Claydon Buckinghamshire	Awaiting decision

Appendix 2

Payments and Receipts

Date	Supplier	Ref.	Payment	Receipt	Comments
20/04/2021	Bucks Council			10,000.00	1st precept payment
21/04/2021	G Baldwin	3	21.57		KPCM Display Ltd No Dog Signs - INV-GB-140579851-2021-26478
28/04/2021	G Baldwin	4	14.99		Screwfix inv A7760789 hose clips for speed signage
28/04/2021	BMKALC	5	75.99		Inv 2802: Annual subscription
04/05/2021	RTM	6	389.49		Inv 2764: devolved services grass cutting
04/05/2021	DB Milner	7	500.30		Pole sign and labour
11/05/2021	Community Heartbeat	8	120.00		Inv 8562: Village emergency telephone system (16/6/21-16/6/22)
11/05/2021	Melanie Rose	9	50.00		Inv 10 May 2021: Internal audit
13/05/2021	EC Village Hall			1,926.00	Contribution towards new oil tank
14/05/2021	Zurich Town & Parish Insurer	10	751.70		Inv: 506949122: Parish Council insurance 2021-22
14/05/2021	Tucket Brothers	11	2,311.20		Inv 498890: village hall oil tank