

## QUANTON PARISH COUNCIL

### Minutes of the ordinary Council meeting held at the Memorial Hall on 8th June 2017

#### **Present:**

Councillors: Arthur Evans (chairman), Nick Heirons (vice chairman), Michelle Thompson, Malcolm Wearn, John Knox, Nick Butler, Brian Fludgate (clerk).

Members of the public – 13

Invitees – Mr E Whetham and Mr N Younger, Laxton Properties Ltd

#### **1. Apologies for Absence**

<b>RESOLVED c/2017/21</b> to accept apologies from County Councillor Janet Blake, Councillor Claire Lucas.
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#### **2. Declarations of Interests**

Cllrs Evans and Thompson declared an interest (non-pecuniary) regarding the proposed development of North End Nursery (see section 4 of minutes).

#### **3. Approval of Minutes**

Having been circulated prior to the meeting, the minutes of the previous meeting were duly signed by the chairman as a true and accurate record.

<b>RESOLVED c/2017/22</b> to approve the minutes of the meeting held on 11th May 2017
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#### **4. Presentation by Laxton Properties**

Mr Ed Whetham on behalf of the owners of North End Nursery presented the initial plan to develop the nursery site to include up to 31 houses with a mix of 1, 2 and 3 bedroom homes including a proportion to be affordable. The owners intend to continue to live at the address and operate a scaled down nursery business. It was stressed the plans were indicative at present and subject to a final decision by the owners as to the extent of the proposals.

There followed a Q&A session which included questions raised by the public. The main topics covered issues surrounding the potential increase in traffic congestion, parking provision, ecological impact and how far the proposals would satisfy the policies in the Quanton Neighbourhood Development Plan.

Further local consultation on the planned development is to take place.

#### **5. Open Forum**

There were no formal representations from the public, but the chairman allowed questions from the floor.

#### **6. Reported Matters Outstanding**

##### **1. Station Road – Lack of High Speed Broadband**

Cllr Hewson had forwarded information on AVDC investing £400K in the Connected Counties programme and their working with BT on identifying areas in the Vale not covered in the initial broadband rollout. Quanton has not been earmarked for consideration so far for further coverage. The new delivery may also not start until 2018.

Work to apply to BT under the Community Fibre Partnership scheme continues, but would need external funding which is also being investigated.

Chairman's initials:

Date:

## 2. George & Dragon advertising sign on The Green

The clerk recommended that the council support the retention of a modified sign (150mm less in width) subject to the owners applying for planning consent and agreement to other conditions as to its position and use.

This resulted in a vote by show of hands of 4 to 2 in favour.

**RESOLVED c/2017/23** to allow the George & Dragon to place an advertising sign on The Green.

## 7. County and District Councillor Briefings

Cllr Hewson covered the following:

- AVDC investment in Connected Counties (see section 6.1 of minutes).
- Access to waste services information via the My Account facility on the AVDC website.
- Opportunity for residents to discuss matters of concern directly with Cabinet members before their meeting in Quainton on 28th June.
- An opportunity for the council to consider how tourism may be increased in Quainton given its unique character and history.

## 8.Planning Matters

### 1. Applications Pending or Recent Determination

<b>Planning Ref</b>	<b>Details</b>	<b>Location</b>	<b>PC Comments/Status</b>
17/01264/APP	Erection of 2 detached dwellings with access, parking and amenity space	52 Lower Street Quainton	<b>Opposed. Awaiting decision (extended to 28 June)</b>
17/01265/APP	Change of use from A2	Swan & Castle	
17/01370/APP	2 storey extension to side and single storey to rear	18 Upper Street Quainton	<b>Opposed. Awaiting decision.</b>
17/00737/AOP	Erection of up to 80 dwellings and associated access	151 and Land to rear of 151 Station Road Quainton	<b>Opposed. Awaiting decision.</b>
17/00034/REF	Single storey rear extension. New pitched flat roof to existing single storey rear extension	45 The Green Quainton	<b>Appeal pending</b>
16/04392/APP	Retention of Units 11, 12, & 13. Change to B2 Unit 13 and joinery extension.	Ladymead Farm Denham	<b>Application withdrawn</b>
16/03650/APP 16/04098/AGN	Change of use of land for siting of a mobile home. Creation of 88m long access track to link to new agricultural buildings	Orchard Farm Blackgrove Road Quainton	<b>Refused 19 April</b>
16/03860/APP	Erection of one detached dwelling with access	Land at 36 Upper Street Quainton	<b>Approved 30 May</b>
16/03886/A17	Certificate of Appropriate Alternative Development – 4 dwellings	Melling Farm Station Road Quainton	<b>No objection. Awaiting decision.</b>
15/03583/AOP	Development of 31 dwellings and associated infrastructure	Land south of The Strand Quainton	<b>Planning enquiry to commence 18 July</b>
15/04276/APP	Erection of 13 houses	Land south west of 62 Station Road Quainton	<b>Revised plans submitted - No objection</b>
16/02367/APP 16/02369/APP	Erection of agricultural building Retention of existing mobile home for use as a temporary agricultural worker's dwelling	Trail Flatt Farm Quainton	<b>Refused 3 February</b>

### 2. Land south west of 62 Station Road

The applicant has submitted revised plans in respect of parking and turning space. Highways have also made further comments. The council to provide the planning officer with any additional comments.

Chairman's initials:

Date:

### **3. Railway Cottage Doddershall**

Cllrs Thompson and Wearn had visited the site and recommended to the council that it support a new application to build a garage on the basis that:

- The area for the garage will be regularised by a change of use from parking to residential to become part of the site curtilage.
- The scale and design quality of the garage will replicate the character of the existing buildings and enhance over time the visual impact in a rural scene.

## **9. Clerks Report**

### **1. Village Defibrillator**

The defibrillator is now operational and registered with South Central Ambulance Service.

### **2. Good Councillor Guide**

A new edition of the guide is available and may be ordered from the clerk.

### **3. Commons Byelaws – The Green and the Recreation Ground**

The clerk will contact AVDC to ensure in the short term that all 'structures' e.g. benches, dog bins have permission to remain so as not to breach the Byelaws. This would also include upcoming events such as the Beer and Music Festival.

The clerk recommended that the council should seek a delegation of the management of the Byelaws from AVDC to be able to control more effectively events and requirements that involve the two commons areas.

**RESOLVED c/2017/24** to seek an agreement with AVDC to delegate the management of the Commons Byelaws in Quainton to the parish council.

## **10. Finance**

<b>1. Payments pending previously circulated</b>	<b>2. Receipts reported</b>
<p>£ 133.70 – Planters for The Strand</p> <p>£ 262.41 – Clerk's net salary (May)</p> <p>£ 174.80 – HMRC PAYE (May)</p> <p>£ 49.74 – Eon streetlight supply (May)</p> <p>£ 1598.80 – Parish annual insurance</p> <p>£ 14.83 – Allotment water supply</p> <p>£ 180.60 – Annual RoSPA inspection</p> <p>£ 18.95 – Annual internal audit</p>	<p>£ 0.20 – Bank interest (reserve account)</p>

**RESOLVED c/2017/25** to approve the payments pending as recorded above.

### **3. Annual Return for year ended 31st March 2017**

The annual internal audit was conducted successfully on 25th May 2017. The clerk had previously circulated the draft set of accounting documents for review and comment before the meeting.

**RESOLVED c/2017/26** to approve the Annual governance statement 2016/17.

**RESOLVED c/2017/27** to approve the Accounting statements 2016/17.

## **11. Representations from the Public (correspondence)**

No correspondence was required to be circulated.

Chairman's initials:

Date:

## **12. Recreational Facilities**

RoSPA inspections were carried out on the skatepark and playground on 18th May. Generally minor repairs are required with key tasks:

- Reduce transition between the ground and unit to 5mm or less (skatepark half pipe ramp)
- Repair mesh by side gate (playground)
- Fit rubber buffer to main gate and reduce bolt thread (playground)
- Prevent further strimmer damage to posts (playground)
- Tighten loose fixtures and bolts (playground)
- Fill Wet Pour hole (playground)
- Rocker Elephant loose in ground
- Check for damage/corrosion due to bird fouling (playground)

## **13. Roads Pavements and Streetlights**

### ***1. Thames Water Replacement Mains Work***

New dates circulated for planned works.

### ***2. Update on outstanding works with Transport for Bucks (TfB)***

- Station Road crossroads white road markings need to be made a priority for re-painting.
- Red tarmac on the 30mph marking on Lee Road is still to be completed and awaiting capital funding.
- Broken drain cover on Lee Road near Grange Farm development still awaiting replacement.
- Drain outside 8 Townsend reported as blocked and causing surface flooding. It was subsequently recognised by TfB that the pipe under the road is too small to cope with the volume of water and needs replacing.

The council is to escalate to Bucks CC the last three items to try and get firm dates for resolution.

### ***3. Miscellaneous***

- Streetlight column in Cautley Close has been replaced.
- The Strand planters are in place.

## **14. Business for next meeting**

None.

## **Date of Next Meeting**

The next ordinary meeting of the Parish Council will be held on **Thursday 13th July 2017** in the conference room at the **Memorial Hall Station Road Quainton at 8pm.**

Being no further business the Chairman declared the meeting closed at 10.05pm.

Chairman's initials:

Date: