

QUANTON PARISH COUNCIL

Minutes of the meeting of the Council held at the Memorial Hall on 9th August 2018

Present:

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

Members of the public – 1

1. Apologies for Absence

RESOLVED c/2018/30 to accept apologies from Cllrs Janet Blake, Scott Raven and Malcolm Wearn.

2. Declarations of Interests

None received.

3. Approval of Minutes

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

RESOLVED c/2018/31 to approve the minutes of the meeting held on 12th July 2018

5. Open Forum

Mr Aldridge, new owner of Heritage Park Farm (formerly Orchard Farm) outlined his intentions to use the land to assist in arable farming.

There followed a discussion on the council's attempts with the previous owner and Aylesbury Vale District Council to clarify whether agricultural permitted development still applied to the site, and the issue of the future use and positioning of the large partially completed livestock barn.

It was agreed for councillors to meet with Mr Aldridge on site to try and progress matters to the satisfaction of all parties concerned, and the meeting date will be co-ordinated by the clerk.

6. Reported Matters Outstanding

6.1 Village Post Office Proposal

Liaison with PO Network Operations continues.

6.2 Hedgerow Havens Project

As agreed at the July council meeting, a village walk around was held on 6th August. Cllr Lucas had circulated a report which identified the areas that may be suitable for maintenance or left uncut for habitat to flourish. Further analysis and resident consultation will be done to prioritise those areas that may be addressed first to quickly secure funding from the project.

Cllr Heirons representing the Bridge Lands charity advised he was conducting a similar exercise.

7. County and District Matters

No discussion items were proposed regarding recent press releases.

8. Planning Matters

8.1 Applications Pending or Recent Determination

Planning Ref	Details	Location	PC Comments/Status
18/02661/ALB	Erection of new fencing along	Bucks Railway Centre	No objection. Awaiting

Chairman's initials:

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	platforms, two new door openings		decision
18/02389/APP	Single and front infill extensions	6 Pigott Orchard	No objection. Awaiting decision
18/02380/APP	Erection of 6 dwellings	North End Nurseries	No objection. See notes in para 8.2
18/02124/APP 18/02125/ALB	Conversion of existing timber frame barn to a dwelling	Doddershall House	No objection. Awaiting decision
18/02050/AGN	Proposed agricultural building	Land at Station Road	Approved
18/02008/AOP	Outline application for 2 two storey detached dwellings	159 Station Road	No objection with revised parking. Awaiting decision
18/01802/APP	Two storey rear extension, single storey side extension and front porch	29 Cautley Close	No objection with revised parking. Awaiting decision
18/01796/APP	Part single, part 2 storey rear extension, addition of balcony, replacement doors and windows	50 Lower Street	Approved
18/01687/APP	Two storey and single storey rear extension	5 The Green	Approved See notes para 8.4
18/00768/APP 18/00769/ALB	Re-construction of Outbuildings Coach house, conversion to residential. Repair of garden walls and replace entrance gates.	Brudenell House 29 Church Street	No objection. Awaiting decision
18/00111/APP	Insertion of dormer window to rear	16 Church Street	No objection. See notes in para 8.3
17/03519/AOP	2.5km national cycling route	Lower South Farm Doddershall	No objection in principle
17/03253/APP	Erection of B1 new unit and regularisation for units 11, 12 and 13	Ladymead Farm Denham	Approved See notes para 8.4
17/01264/APP	Erection of 2 detached dwellings with access, parking, and amenity space	52 Lower Street	Approved
17/01265/APP	Change of use from A2	Swan & Castle	Approved
16/03886/A17	Certificate of Appropriate Alternative Development – 4 dwellings	Melling Farm Station Road	No objection. Awaiting decision.
15/04276/APP	Erection of 13 houses	Land south west of 62 Station Road	Granted subject to completion of the S106 Agreement.
15/00502/CON3 18/00022/ENFNOT 18/00029/REF	Alleged unauthorised siting of mobile home on site 4 Bay Portal Frame Barn for livestock and storage for machinery and hay	Trail Flatt Farm Lee Road	Enforcement notice served. Appeal commenced. Appeal lodged against refusal

8.2 North End Nurseries

It was agreed to support the application for 6 new houses subject to clarification on several technical matters including the positioning of parking spaces within the development.

8.3 16 Church Street

Revised plans had been submitted which significantly changed the position and size of the proposed dormer, and it was agreed the changes made were satisfactory.

8.4 Development Management Committee Meeting 2nd August

The clerk had circulated a brief on the decisions made at the DMC regarding 5 The Green and Ladymead Farm, and further discussion took place on the implications for the Quanton Neighbourhood Development Plan (QNDP).

The clerk is also investigating the revisions to the National Policy Planning Framework (NPPF) which were outlined at the DMC meeting, and how these may impact on QNDP policies particularly regarding valued areas like Areas of Attractive Landscape.

Chairman's initials:

Date:

8.5 Cllr Thompson raised concerns that residents are parking on the designated Local Green Space in North End Road which is protected by Policy NE1 in the QNDP.

9. Clerks Report

9.1 Upcoming Dates and Deadlines

- AVDC Planning Liaison Conference 5th September
- BCC Parish Liaison meeting 26th September
- BCC Local Area Forum meeting 4th October.

9.2 General Data Protection Regulation

The parish website now has an SSL (Secure Socket Layer) certificate which affords the site greater protection for receiving sensitive or personal information, and may also be used with quinton.info email addresses.

9.3 Community Beacon

A Certificate of Lawfulness is to be applied for as per the recommendation from the AVDC pre-application advice.

9.3 Standing Orders

NALC have issued revised Standing Orders to include references to GDPR and procurement policy. The clerk will provide an updated document for review at the next meeting.

10. Finance

10.1 Payments pending previously circulated	10.2 Receipts reported
£ 76.00 – Wet pour repair kit for Upper Street playground	£ 0.96 – Bank interest (reserve account)
£ 180.00 –Additional Community Beacon accessories	£ 7275.00 – HS2 CEF Grant (part)
£ 274.75 – Clerks net salary	
£ 183.60 – HMRC PAYE (July)	
£ 56.52 – Streetlight supply (July)	
£ 205.43 – Parish phone bill	
£ 55.00 – SSL website certificate	

RESOLVED c/2018/32 to approve the payments pending as recorded above.

10.3 The bank reconciliation statement for period 5th July to 3rd August 2018 was reviewed and duly signed as correct.

10.4 Cllr Knox had re-calculated the figure for the General Reserve and Project Account additions to be shown in the next monthly financial report.

10.5 It was agreed to further investigate a higher interest vehicle for some of the bank reserve funds.

11. Correspondence

11.1 Email from resident regarding need for hedgerow cutting at Station Road railway bridge. The clerk will reply with the parish council position on the matter.

11.2 New East/West Rail consultation pack. Cllr Knox will review the documents and provide a response brief.

11.3 Email from resident disputing permitted development at 50 Station Road. The clerk has asked the AVDC case officer to provide the resident with a technical explanation as to why permitted development is justified.

Chairman's initials:

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12. Recreational Facilities

12.1 Cllr Lucas had previously circulated the August recreational report.

12.2 The tennis club are holding a social open day on Saturday 25th August.

12.3 The Sports Committee is to convene to specifically discuss a request to erect a 'dogs on lead' sign at the recreation ground and will submit any proposals to a full council meeting.

13. Roads Pavements and Streetlights

13.1 Cllrs Heirons and Thompson continue to collate information provided by residents on The Green regarding parking and existing access permissions.

13.2 Cllrs Butler and Knox had conducted a survey of existing streetlights and potential 'black spots' where additional streetlights may be needed. It was acknowledged an additional light could be justified between Upper Street playground and the top of The Green in terms of resident amenity, but the cost may be prohibitive. The installation would also not qualify under the HS2 CEF Grant criteria, so alternative funding would have to be sought.

13.3 The parish council may apply to TFB via Local Area Forum funding for the replacement and re-instatement of various kerbstones around the village and contract the work to a local builder.

13.4 Cllrs Evans and Heirons to survey best place to site the new grit bin in North End Road.

13.5 New drains have been installed in Nash Close and now awaiting the road re-surfacing via VAHT.

13.6 New junction alterations at the A41 towards Quainton have been provided to Bucks CC by HS2.

13.7 Update on works with Transport for Bucks (TfB):

Station Rd Crossroads	Sign replacement. New signs on order
44 Lower Street	Grate cover in road loose
The Green 38	Drain Blocks in heavy rain
The Green	Kerbstones displaced
Lower Street Seye & Sele Hall	Grating subsiding
Junction Lower Street/Station Road	Blocked kerb weir
Winwood Drive	Subsidence on road reported
Winwood Drive	Awaiting drain jetting at bottom of road
North End Road	Micro surfacing planned March 2018
The Strand	Kerb Weirs and kerbstones
Upper Street	Kerbstones displaced
Townsend - N End Road - Klee Close	Flooding onto road
Church Street	Missing kerbstones
Station Road (108 – 110)	Broken kerbstone – re-inforcement wire exposed
Station Road (48A – 52)	Farm trailer damage to road surface

14. Business for next meeting

HS2 Community Engagement to attend.

Date of Next Meeting

The next meeting of the Parish Council will be held on **Thursday 13th September 2018** in the conference room at the **Memorial Hall Station Road Quainton at 8pm.**

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

Chairman's initials:

Date: