

Ivinghoe Parish Council

Minutes of a Meeting Held on Tuesday 6th January 2015

Present:

Councillors K Groom (Chairman), G Snowdon, B Dale, S Bexson and P Miles.

District Councillor C Poll, Mrs Maxine Hayes- Clerk

24 members of the public

Items on Agenda		Action by
<p>1. To receive questions from the public</p>	<p>1.1 Jenny Birch spoke on behalf of residents in Ivinghoe Aston regarding the planning application 14/03596/AOP– Six Acres Ivinghoe Aston</p> <p>“Not one person in the village has come forward to support this development and there were already 16 concerns raised on the site first thing this morning with the closing date today, we expect many more to come in along the lines of the previous application, therefore likely to be in excess of 40. Christmas has meant that most people’s objections have been raised/processed during the last few days. Given the size of the village this is a substantial proportion of our community.</p> <p>We wanted to put forward why we feel certain issues since the previous application remain outstanding and the recommendation to reject should stand</p> <p>The issues we believe remain relevant since the previous application but were not listed as reasons for refusal Despite our attempts to correct at the last application, the new application still contains incorrect facts. We can only see that this is in an attempt to gain advantage and so this should in itself constitute a reason to refuse and resubmit as a minimum.</p> <p>Key concerns regarding the previous refusal</p> <p>Rejection points:</p> <p><i>Adverse impact on the rural countryside, failing to complement the existing pattern of development in Ivinghoe Aston. There is in excess of 5 year housing land supply in the district and no special circumstances have been demonstrated.</i></p> <p>I see nothing in Mr Reynolds new application that addresses this issue. He is trying to deal with this by stating that the number of properties being produced has reduced from 9 to 5 but the new plan maintains the larger of the original proposed properties and the proposed floor plan juts into the open countryside as much as the previous plan did so. We feel to go against this would create a dangerous precedent. 30 new homes in recent years is plenty.</p> <p><i>Unacceptable level of overlooking, specifically for little Orchard</i></p> <p>Mr Reynolds has swapped the large house for a bungalow and assumes this will address all the issue of overlooking. Sharon and Phil, who live at Little Orchard, still have significant concerns about being overlooked as do all those with properties bordering Mr Reynolds land of which there are numerous but including all the “council houses” and ridge view.</p> <p><i>Unacceptable vision from the driveway from the property</i></p> <p>This does not appear to have been addressed in the application or plans. Given the time frame since the previous application it is clear this is not possible given the limited size of the driveway and the high hedges on either side of the property. We unfortunately already have a number of driveways that are not ideal for traffic in the village and we are keen to see this is not made worse particularly with this one being right in the middle of the village and with houses opposite. We would hope safety and security of our villagers must be the utmost priority.</p> <p>Our other concerns</p> <p>Planning officers have quoted on recent occasion to newcomers to the village that building in the village is unlikely as it is not a “sustainable community”.</p> <ul style="list-style-type: none"> • limited bus service • a pub which is not open full time and • a village hall • will result in significant traffic <p>The village has repeated sewage and flooding issues in particular for those properties bordering Mr Reynolds site. We are very keen to ensure a proper report is put together on this area since the pictures etc which were put forward previously appear to have been ignored during the application review. This has not been possible during the Christmas period but we wondered whether the council would support an extension to allow us to get this done and submitted.</p> <p>Communities and Local Government Committee - Fourth Report regarding operation of the National Planning Policy Framework.</p> <p>14. In our view, concerns about sustainable development stem more from problems of application than of definition. A recurring concern in our evidence was that greater emphasis was being given to the economic dimension of sustainable development than to the environmental and social ones.[33] Kingswood Parish Council, from Gloucestershire, told us that in its area "little weight [was] being given to the value of the [Area of Outstanding Natural Beauty] or the environmental value of the countryside".</p> <p>Incorrect statements in the application:</p> <p>Mr Reynolds states he is not near a stream. There is in fact a culvert which runs underneath Mr Reynolds property which would be likely to be affected by any building work on six acres. Given the pictures that were posted by residents next door to Mr Reynolds of their land and Mr Reynolds land under a large amount of water we are very concerned that the proposals will make this situation worse and potentially lead to further properties being similarly affected including our own.</p> <p>Mr Reynolds states his property is not viewable from public and or footpaths. Our hamlet is in close proximity to the Ivinghoe Beacon with many public footpaths linking together in the vicinity. The property is most definitely within view of the Beacon, public footpaths (such as ‘2 Ridges Link’ and bridleways (from Ivinghoe Aston to Ivinghoe) and the suggested plans will definitely be noticeable for anyone enjoying the view.</p> <p>To close, I want to say again that not 1 letter of support has been posted for this application vs 41 objections.</p>	

	This application fails planning guidance on many levels we urge you to object against something which will truly ruin the character of our quiet little village and which we see gives no benefit".	
2. Attendance and Apologies	2.1 There were no apologies.	Clerk
3. Declarations of Interest	3.1 None.	
4. To receive reports from District and County Councillors	4.1 Councillor Poll reported that Aylesbury Vale District Council were currently investigating the possibility of a unitary authority for Buckinghamshire which they would lead. 4.2 Councillor Groom made Councillor Poll aware that Aylesbury Vale Planning department had informed her of changes they were making to the planning process where some applications would be fast tracked through the system and would not be assigned a case officer. Councillor Poll agreed to investigate.	
5. To approve the minutes of the meeting held on Tuesday 4 th November 2014	It was PROPOSED SECONDED and APPROVED that the minutes of the meeting held on Tuesday 2 nd December were approved as a correct record and were signed by the Chairman.	Clerk
6. Planning Applications	<p>The following applications were discussed and decisions made:</p> <p>14/03596/AOP– Six Acres Ivinghoe Aston – Outline planning permission with means of access and layout to be determined and all other matters reserved for subsequent approval for the demolition of existing bungalow and garage and erection of five dwellings with associated parking – The Parish Council object on the following grounds:</p> <ul style="list-style-type: none"> • The proposed development by reason of its siting and location would have an adverse impact on the rural character of the open countryside and intrudes into the open countryside • Development is out of keeping with the pattern of development in the hamlet of Ivinghoe Aston • There is a problem with surface water and flooding issues in that location. There is good photographic evidence of the last years flooding. This issue has not been addressed in this application. • Unsustainable form of development in this rural area • Unacceptable overlooking of neighbouring properties <p>14/03499/AAD – Old School Community Hub 2 High Street, Ivinghoe – Two externally illuminated hanging signs fixed to new lamp post – No Objections but the Parish Council would ask that all other signs relating to the community hub including those on the railings and the A boards are removed to keep the conservation clear of too many signs.</p> <p>14/03283/AOP – Land at Station Road, Ivinghoe – Outline application (with access to be considered and all other matters reserved for consideration) for the erection of 40 dwellings - The Parish Council object on the following grounds:</p> <ul style="list-style-type: none"> • development in contravention of AVDC saved policy RA8, also GP53 dealing with constraints of developing in or near a conservation area • will result in irretrievable harm to unique landscape and character of historic Chilterns village • views into and out of conservation area, AONB and local heritage assets will be damaged detracting and in no way enhancing the character and setting of village thus contravening Section 72 of the Planning (listed Building and Conservation Area) Act 1990 • it would result in development out of the defined limits of the settlement and intrude onto open countryside • the site has widely recognised public amenity value which have been exercised unfettered for more than 20 years, even to the extent that Ivinghoe Parish Council has maintained the three public footpaths that criss cross the site. Further regular community events would no longer be able to use the land contravening policies GP93 and GP94 • the proposed development is out of scale with it's setting and totally unsustainable. There are no adequate bus routes to major employment hubs or suitable cycle routes, so cars will be the only means of accessing people's places of work. Additionally there is no parking site in the village other than on the already congested High Street, Station Road and Marsworth Road • Bucks County Highways have objected to the Gladman Development for 70 dwellings in the adjacent field on the grounds that the highway infrastructure is not adequate to support large increases in traffic volumes • Ivinghoe has never been identified in any of the previous AVDC plans as having a housing need (not in the VALP or VAP) and is indeed categorised as a small settlement and there are unlikely to be anywhere near 40 dwellings promoted in this village in any future plan. Approval of this application would make a total mockery of the value of Settlement Hierarchy's • Ivinghoe Parish Council has started it's Neighbourhood Development Plan process and has received approval of it application for Neighbourhood Area Designation. Thus, this development is premature in it's application as not adequate time has been given to the community to identify 	All Clerk

	<p>it's own more appropriate sites and brown field sites</p> <ul style="list-style-type: none"> • The application itself is flawed with regard Planning Policy Statement 23 "Planning and Pollution Control" which states that the site must be suitable for the proposed use. The documentation included with the application for development does not prove or demonstrate this to be the case • If this development were to go ahead there would be no where for the school to expand and the Parish do not want to lose the school. <p>14/03645/APP – Town Farm, Dunstable Road, Ivinghoe – Erection of office building in association with holiday let/camp site business – No Objections</p> <p>14/03666/APP – Brambles, Ivinghoe Aston – Single storey rear open sided extension to garage and front porch – No Objections</p> <p>14/03585/APP – Installation and array of 40 solar panels in 3 rows being 0.5m height and utilising an area 6m deep in width facing south (retrospective) – The Parish Council object on the following grounds:</p> <ul style="list-style-type: none"> • Development in an area of outstanding natural beauty and Green Belt land. 	
7. Neighbourhood Plan	7.1 Councillor Boersma reported that the Ivinghoe Neighbourhood Area had been agreed by Aylesbury Vale District Council. It is likely that it will take between 12 and 18 months to produce the draft plan.	
7a.Conservation Area	7a.1 Councillor Groom reported that the Parish Council had commented on the first draft of the revised conservation area and a second draft was now being produced by Aylesbury Vale DC. This document would go out for public consultation. It was important that along with those people who may object to the changes in the plan those people that supported it also submit their comments.	Clerk/All
8. Devolution of Services	8.1 Councillor Groom reported that she attended a meeting on the 8 th December where no further details had been supplied by the County Council on the areas they were proposing to devolve to the Parish Council. Detailed maps of the areas for grasscutting etc had still not been provided and it was agreed to write to the County Council outlining the Parish Councils concerns that in the absence of any information the Council has had to estimate a sum as an additional cost to the parish precept to cover the possibility the Council could offer the services which still remain unconfirmed. The Council are still unable to approach any contractor without this data detailing the extent of the works. Also, and of great importance to a small Parish such as Ivinghoe, is the concern that Ivinghoe have entirely missed the opportunity to apply for the first and enhanced tranche of funding for the setting up of devolved services simply because we have no objective information from Bucks County Council on a decision can be made.	
9. Highways, Streets and Transport (lighting and speedwatch)	9.1 Councillor Dale reported that no speed watch sessions had taken place over the Christmas period. 9.2 Concern was expressed over the reply received from Thames Valley Police over their decision to no longer conduct due to lack of resources. Their response suggested that speed watch was a substitute for enforcement. It was agreed to write a response outlining that drivers recognise that they can't be prosecuted on the evidence of speed watch alone and that speed watch volunteers are in a position of responsibility with no authority.	Clerk/BD
10. Allotments Report and Update	10.1 Councillor Bexson gave the following report: <ul style="list-style-type: none"> • The front hedge has had its winter trim, any suckers or shrubs that could cause an obstruction to the footpath have been cut back. • The picnic area has also been strimmed and the hedges around it also trimmed. Any dead branches on the paths leading to the picnic area have also been taken down. • Work to the trees in Ragpit lane is well under way. They include Sycamore seedlings which have got out of hand due especially to last year's wet weather. Many are rotten and have been swamped by (the blessed) ivy and there is always the danger they could fall and block the lane. Although a private road, nurses and carers make daily trips to an elderly resident who lives along there. It is the Parish Council's responsibility to ensure that trees on its land are well maintained and the lane is un-hindered. Thanks were expressed to Peter Snowdon who volunteers to undertake this work at no charge to the Parish Council saving them a lot of money. • The allotments look very sad at this time of year but the first snowdrops are through and it will not be long before they are buzzing again. 	Clerk
11. Footpaths, Bridleways, Trees and Playgrounds	11.1 Councillor Groom reported that the safety surfacing on the play area would be power washed but a source of water would be required. It was agreed to talk to the Community Hub to see if they would be willing to let their water supply be used. 11.2 Thanks were expressed to Councillor Miles who had installed the new litter bin on the High Street.	Clerk/KG

	<p>11.3 Councillor Groom had spoken to Mr Ashby about the flooding in the play area in Ivinghoe Aston and this situation was being monitored.</p> <p>11.4 Councillor Snowdon reported that the tree work on the Lawn and by the scout hut was now completed. Tim Wilson had identified a further problem with a beech tree on the Lawn which was showing signs of decay. The Clerk would investigate what paperwork was required to get this work completed. Tim Wilson would provide an estimate.</p> <p><i>At this point in the meeting Councillor Groom left to attend another meeting and Councillor Boersma took the Chair.</i></p>	<p>Clerk/KG</p> <p>Clerk</p>																																																							
<p>12. Beacon Magazine</p>	<p>12.1 Councillor Boersma reported that there had been an increased demand for copies of the magazine in Pitstone and it was agreed to do an extra run of 50 magazines for the next issue.</p>	<p>CB</p>																																																							
<p>13. Clerks Report/Items for Action Correspondence Consultation Documents</p>	<p>13.1 No report</p> <p>13.2 The following correspondence had been received and actioned and noted:</p> <ul style="list-style-type: none"> • J Membership AVDC – Planning Bulletins, Consultee Access for website (planning) - <i>noted</i> • A Fisher – Notification of election costs 2015 - <i>Noted</i> • A Fisher – News for the Parishes December 2014 - <i>noted</i> • Ali Alsaraf – Query over consultation process NP – <i>Councillor Boersma had dealt with this query</i> • A Davies – Copy of draft protocol on NP - <i>Noted</i> • K Jones – info on collective switching re utility bills - <i>Noted</i> • Community Impact Bucks – Details of Funding Fair 24/2 - <i>noted</i> • Alice Fisher – AVDC announcement of their intention to explore a unitary authority for Bucks - <i>noted</i> • Tfb – December factsheet - <i>noted</i> • Margret Smith (Cheddington Clerk)–Details of MVAS contract and costs 2014/15 Copy of pre submission Cheddington NP - <i>noted</i> • Secretary AVALC (Aylesbury Vale Association of Local Councils) – AGM minutes and presentations - <i>noted</i> • Reply from J Davies (Rural Neighbourhood Inspector) Thames Valley Police regarding speeding – <i>This had been dealt with under Agenda Item 9</i> • BVCL Treasurer – Thank you for £1000 grant - <i>Noted</i> • Peter Spinks – Details of Aylesbury Ramblers New Walk Guide - <i>noted</i> • 3C Energy- Details of £25000 community funding available relating to Great Seabrook solar farm - <i>Noted</i> • NHS England – Confirmation of pharmaceutical services 19 – 21 High Street, Ivinghoe approval - <i>Noted</i> • Post Office – Notification of changes to Post office services in Ivinghoe – <i>Noted</i> <p>13.3 None.</p>	<p>Clerk</p>																																																							
<p>14. Financial Matters Payment of Accounts Balances Cost of MVAS maintenance contract 2014/15</p>	<p>14.1 The following accounts and expenses were submitted and UNANIMOUSLY approved for payment:</p> <table border="1" data-bbox="347 1464 1227 2101"> <tr> <td>Salaries, Administration and Contracts</td> <td></td> <td>Clerks Salary, expenses, office costs and litter clearance</td> <td>elec</td> <td>£ 561.70</td> </tr> <tr> <td>Eon</td> <td></td> <td>Street Lighting Power</td> <td>d/d</td> <td>£ 72.67</td> </tr> <tr> <td>Aylesbury Mains</td> <td></td> <td>Street Lighting repairs</td> <td>elec</td> <td>£ 27.68</td> </tr> <tr> <td>A J Groom</td> <td></td> <td>Grass cutting Ivinghoe Lawn</td> <td>elec</td> <td>£ 240.00</td> </tr> <tr> <td>Income</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lawn hire</td> <td>£ 25.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Beacon Ads</td> <td>£ 301.50</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Allotment Rents</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>£ 326.50</td> <td></td> <td></td> <td></td> </tr> <tr> <td>14.2 Balances @ 6/01/2015</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>HSBC Community ac</td> <td>£ 1,763.19</td> <td></td> <td></td> <td></td> </tr> </table>	Salaries, Administration and Contracts		Clerks Salary, expenses, office costs and litter clearance	elec	£ 561.70	Eon		Street Lighting Power	d/d	£ 72.67	Aylesbury Mains		Street Lighting repairs	elec	£ 27.68	A J Groom		Grass cutting Ivinghoe Lawn	elec	£ 240.00	Income					Lawn hire	£ 25.00				Beacon Ads	£ 301.50				Allotment Rents						£ 326.50				14.2 Balances @ 6/01/2015					HSBC Community ac	£ 1,763.19				<p>Clerk</p>
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	BMM Beacon	£ 2,079.61					
		£ 73,901.03					
	14.3 The cost of £183.73 for the MVAS maintenance contract was approved which would be divided between the Parishes.						
15. To approve the precept for 2015/16	It was PROPOSED (CBO) and SECONDED (SB) and UNANIMOUSLY APPROVED to set a precept of £33500.00 for the financial year 2015/16. It was agreed to include an article in The Beacon magazine explaining how the precept was set and a breakdown of the budget. The cost of devolution of services would be shown separately.						Clerk
16. Date of Next Meeting	Tuesday 3rd February 2015 – Old School Community Hub, Ivinghoe.						

Signed.....

Dated.....