

# Ivinghoe Parish Council

Minutes of the Ivinghoe Parish Council Extraordinary Meeting held at Ivinghoe Town Hall on Monday 4<sup>th</sup> October 2021 at 8.30pm.

## **PRESENT:**

Ivinghoe Parish Councillors: Chairman K Groom, Vice Chairman C Bamber, S Bexson, P Jellis, S Lott and P Roach.

Buckinghamshire Councillors P Brazier, C Poll and D Town.

Ivinghoe Parish Clerk Mrs B Knight.

75 members of the public.

## **C/194/21. Chairman's Welcome.**

The Chairman welcomed everyone to the meeting and Councillor Bexson gave the background to the planning application.

## **C/195/21. Public Question Time.**

- 1 Confusion whether a letter can be copied, and Councillor Bexson replied it is important to write your own individual response not the same as your neighbours. Councillor Bexson quoted the planning guidelines and policies that residents can refer to covering heritage, biodiversity and the Neighbourhood Plan.
- 2 A local resident asked about the impact on education. Councillor Bexson said the planners will look at this both junior and secondary schools and encourage the residents to mention this in their comments to Bucks. The resident commented that house builders often renege on their promises.
- 3 A resident asked from a planning perspective if it is approved is there a place where education where Bucks Council are obliged to provide improved education facilities. Bucks Councillor Poll mentioned that education is an important one and Bucks Council work to a formulae 100 houses produced 4 per academic year children. Flood management could be sold onto a contractor by the housebuilder. Bucks has to provide schooling and if the local school is full children could be transported by bus to another location. The Chairman asked how many houses there must be to have a new school. Councillor Bexson encourage everyone to mention education in their comments.
- 4 A local resident mentioned that Bucks state in the Vale of Aylesbury Local Plan that Pitstone and Ivinghoe has reached the requirement for housing. Councillor Bexson explained that the need for housing can be used to overrule this. Councillor Bexson has not been able to find the latest figures.
- 5 Calculation for education is there a similar calculation with health services as education.
- 6 A local resident raised concerns over flooding in this field with concerns that the houses could flood and could mean new residents could have insurance problems.
- 7 Councillor Bexson mentioned residents could monitor the Bucks website as new comments come in.
- 8 Flood risk assessment – the water company does not have capacity to accept additional sewage, the resident stated he calculated a 400% increase in run off from the new houses. The resident concerned that the Whistlebrook floods.
- 9 Concerns over the road and making this safer to avoid cars coming through the village, raised concerns over the number of vehicles that crash into the field. The number of houses and cars will impact on the village with insufficient public transport. Councillor Lott mentioned the

- Ben Hamilton Bailee safety report and Bucks Transport For Bucks turned down the work to this junction because it was not safe.
- 10 Historical assets – 2010 a house was turned down due to being too close to historical assets. However, the new report says the opposite, how does the historic asset distance work. Councillor Bexson said this depends on the asset, these reports have been done by Cala Homes and encouraged everyone to watch what the Officers say whether they agree with Cala's assessment. There are specialists that can assess impact on historic buildings.
- 11 Highways and traffic increase can be used as part of an objection. The 7.5 tonne limit is just at consultation stage and traffic is a valuable argument.
- 12 Light pollution – the consultant stated the light scheme should be sensitive and create a dark corridor, Councillor Bexson said to mention it.
- 13 Light pollution – the potential new estate should be the same as the rest of the village which is fairly dark. The darkness of the village is important to the surrounding views and area. Councillor Bexson stated that this is an important issue to mention.
- 14 A Windmill Close resident raised concerns over the trees that will be removed and would make the area look stark.
- 15 Ecology and biodiversity – these are not mentioned in the ecology report.
- 16 Environmental impact on the Windmill Field with the skylarks, bats and the wildflower corridors and the nearby AoNB.
- 17 Councillor Bexson confirmed it is not inside the settlement boundary, 2/3 of the site is within the settlement boundary.
- 18 Questions have been asked whether the National Trust and Chilterns Conservation Board have been consulted. A resident has contacted the National Trust.
- 19 Councillor Poll explained that before the Vale of Aylesbury Local Plan an application from Gladman was received and 400 objections which stopped the application.

**C/181/21. Apologies for Absence.**

Apologies were received and accepted from Councillor Ketteridge and Iain Martin.

**C/182/21. Declarations of Interest or Dispensations from Councillors Relating to this Meeting.**

None.

**C/183/21. Planning Application:**

21/03577/APP Provision of 72 C3 residential dwellings, including provision of vehicular and pedestrian access, highways improvements to the B488/B489 junction, green and blue infrastructure provision and management with associated infrastructure and landscaping. Land off Church Road, B488 Ivinghoe, Bucks.

OBJECTION PROPOSED BY Councillor Bamber and SECONDED BY Councillor Lott and carried unanimously.

If the application is minded for approval the Chairman asked for members of the public to email the Parish Clerk with ideas of anything the residents would like.

The meeting closed at 9.30pm.