

MINUTES OF THE MEETING OF WHADDON PARISH COUNCIL

Held: Thursday, 21st July 2016, at 7.30pm at School Room, Whaddon Chapel, Stock Lane, Whaddon.

Present: Cllrs Sir B Stanier Bt (Chairman), Helen Hickman, Hazel Hedges, Peter Lemagnen, Graham Stewart, Derek White, John Chilver.

Members of the Public: Mr Mark Burrage, Sr Environment Officer for RSK. Mr John Mortimer, Editor Whaddon Quarterly. 13 Members of the public.

Clerk: Suzanne Lindsey

PUBLIC SESSION

1. Mr Burrage (Sr Environment Officer for RSK, retained developer Taylor Wimpey) spoke about the proposed closure of Shenley Rd for a period of 12-18 months to facilitate construction of new housing at Kingsmead North. Mr Burrage explained that his priorities were safety of residents and their children and prevention of rat-running and construction traffic failing to adhere to the requirement to use the Snelshall St access to the site. Cllrs and parishioners objected to the closure on the basis that the period of the closure was excessively long, the proposal to use a diversion via Coddimoor Lane was not feasible due to the poor state of the road which would need signage, speed limit, and upgrade of the surface to cope with the additional traffic. This has just been jet patched following a letter to BCC and Cllr Chilver's intervention. The danger of the T-Junction corner and the narrowness of the road and adverse camber were underlined, contributing to numerous accidents, two of which were fatal. Residents expressed concern about a fall off of attendance at the school and playgroup, the church, and the Lowndes Arms, possibly leading to closures. Access to the local doctor's surgery would be difficult, and for emergency paramedics from Westcroft to get to the village quickly. Concern was also expressed about the closure of the bridleway. Mr Burrage agreed to put forward these concerns to the parties involved. He stated that the road closure proposal and diversion had not yet been applied for, but that submission was urgent due to health and safety concerns. He agreed to include Whaddon residents' concerns in the considerations.
2. Cllr Stewart stated that the formal consultation for the Vale of Aylesbury Local Plan (VALP) had commenced and Whaddon Parish was the target for 2000 new houses. There would be an exhibition in the Village Hall on 8th August attended by AVDC representatives from 4pm to 8pm. Parishioners were encouraged to attend, and ask lots of questions, and submit their views to AVDC. Cllr Stewart explained that central government sees Milton Keynes and the Vale of Aylesbury as target expansion areas, and the best defence would be to influence and manage the expansion, which might be difficult to oppose or stop. Sir B Stanier (Chairman) stated that a 45% increase in houses was proposed and expressed concern about provision of services, roads, schools etc., for the expanding population.

APOLOGIES

Cllr Graham Hain

DECLARATIONS OF INTEREST

None

MINUTES

The minutes for the previous meeting were adopted and signed.

PROJECT UPDATES AND CORRESPONDENCE

Roads and Footpaths

1. The clerk reported the hedge had been cut back at 14 Stock Lane.
2. A letter from Savills had been received confirming the poor state of the gardens at 2a/2b High St would be attended to. Cllr Lemagnen reported that the hedges had been cut back, but garden work was still needed.

Recreation Ground

1. The Clerk reported that the order for the road crossing for the Recreation Ground had been placed. A scheduled installation date was being chased.

Communications

1. The Clerk reported that many communications regarding planning issues had been communicated to parishioners via email and Facebook, and this was a very successful channel of communication.

Finance and Administration

1. The Clerk confirmed the annual accounts had been submitted for external audit and appropriate notices posted.
2. Cllrs expressed their thanks to the internal auditor Jenny Groom for her kind help. A card was signed for her.

INCOME AND EXPENDITURE

The following payments have been received:

24/6/16	D Taylor – Rent Constable’s Plot	£145.00
Various	Misc. Interest	£4.73

The following invoices have been received for approval:

054	St Mary’s Church Whaddon – Donation to Burial Ground	£100.00
055	Reg Porter – Rec. Ground entrance gate repairs	£342.00
056	Eon – Street lighting electricity Apr-Jun 2016	£179.77
057	Eon – street lighting maintenance Jan-Mar and May-Jun 2016	£250.20
058	Clerk – expenses Apr - Jun	£204.05
059	Clerk – salary Apr – Jun	£1,089.07
	Total	£2,165.09

Bank Balances as at 21/7/16

Metro Bank Account – current	£2,392.62
Metro Bank Account – deposit	£8523.66
Metro Bank Account - charity	£1,665.78

REPORTS

1. Planning.
 - a. Cllr Stewart reported that the additional classroom for the school had received planning approval.
 - b. Cllr Stewart continued to be concerned about the state of the gardens at 2a/2b High St, and Cllr Hedges expressed concern about ragwort. Cllr Sir B Stanier (Chairman) offered to invite the landowner Dan Richmond-Watson to address Cllrs at the next meeting.
 - c. Cllr Stewart reported that permission had been refused in broad terms for a house on the corner of Vicarage Rd. Although there may be room for a smaller property/ bungalow. It was hoped that the strength of the refusal notice would deter a further application or appeal. Cllr Stewart confirmed that the tarmac area shown on the terrier map as highway was not highway’s land and it was a simple matter to correct this.
2. Highways
 - a. Cllrs agreed to adopt a formal position and write formally objecting to the closure of Shenley Rd. A summary of the key points would be provided to Mark Burrage. Cllrs thanked Cllr Chilver for the speedy provision of pothole repairs on Coddimoor Lane. Cllr Chilver agreed to speak with and monitor progress by the Streets Team regarding the issue of the Codimoor Lane diversion.
 - b. Cllrs discussed this issue of weeds on pavements and highways. Some were growing through newly laid pavement, and should be reported to Transport for Bucks for remedy by the original contractors as they had not adequately prepared the substrate. It was agreed to place a notice in Whaddon Quarterly asking residents to assist with weeding outside their properties. It was agreed to obtain a quote from Reg Porter for weed killing services to be paid for via the precept.
 - c. Cllr Stewart explained the recent request for advice for highway access to a paddock owned by Mrs B Green, 1 Stratford Rd, Whaddon, and stated it was not likely to be a cause for concern. Mrs Green’s recent problems with flooding from highways run-off was discussed and the help from Matt Whincup appreciated.
3. Constable’s Plot.
 - a. Cllr Stewart presented his Asbestos Survey of the buildings on Constable’s Plot. He stated that most of the buildings were in very poor condition, and removal of the asbestos would be difficult and expensive, and in the light of this he recommended the Council to encourage the current tenant to remain in situ.
 - b. Cllrs agreed that whilst there was no immediate intention to terminate the lease with the current tenant, the ability to take back the land in the future should be put in place, and the requirement to not touch the asbestos should be covered in the lease, with the survey report attached to the lease

document. It was agreed that Cllr Stanier (Chairman) should discuss next steps with the Clerk for future implementation of a new form of lease or agreement to be implemented.

4. Village Hall
 - a. Cllr Hedges reported that complaints from Suzy and Jeff Chandler regarding excessive noise and light shining in their bedrooms from the village hall porch light had been resolved. A notice would be provided asking residents to keep the noise down and the angle of the light would be adjusted.
5. Website.
 - a. Cllr Lemagnen presented his proposed new website for the Parish. Cllrs agreed with the proposed layout and content. It was agreed that a village calendar of events would be included and a news page where village events could be posted. It was agreed that in the future commercial advertising on the website could be considered.
6. Allotments.
 - a. Cllr White advised that the condition of the allotments was not particularly good and some plots were neglected. Potato and tomato blight had been identified, which was present in many parts of the country.
 - b. New leases for implementation on 29th September 2016 were provided by the Clerk.
7. Recreation Ground.
 - a. Cllr Stewart presented a quote for the re-fixing of the posts for the football nets for £270. Cllrs agreed to go ahead, utilising profits donated from the Beacon Party. It was agreed that new nets would be purchased once the posts had been fixed. The Clerk reported that Reg Porter had been requested to provide a quote for fencing around the back of the goals, and this would be chased.
 - b. Following severe littering problems at the Recreation Ground, Cllrs discussed a proposal to request Fredrick Hayward do litter picking. Some concern was expressed about his health and eyesight, but Cllr Hedges stated that Fredrick was successfully doing cleaning and caretaking work at the village hall. It was agreed for Fredrick to provide the Council with a timesheet of the hours worked, and be paid £7.20/hr on a self-employed basis. The Clerk to arrange to provide black sacks, litter picker, duplicate book and gloves. This arrangement to be on a six-month trial basis. The green bin provided by Cllr Hickman to be retained by Fredrick to assist him with the task of removing the rubbish.
 - c. Cllrs discussed the request by Abbe Sycamore to hold keep fit classes on the Recreation Ground. The Clerk clarified that the Council held liability insurance for the land and the equipment, but Ms Sycamore would need to provide business insurance for her customers. It was agreed the Clerk should write to Ms Sycamore confirming permission to use the Recreation Ground on a three-month initial basis, provided proof of insurance were supplied, she would undertake to pay for repairs to any damaged Council equipment and she would ensure that her activities did not obstruct other users excessively. If the initiative were successful Ms Sycamore would be asked to provide a small donation towards the upkeep of the Recreation Ground.
8. General Village Matters
 - a. Cllr Stewart reported that repairs to the VAHT garages were awaiting resolution with their insurers regarding tree damage. Once this had been agreed, repairs would proceed.
 - b. Cllr Hedges advised that two potential buyers were interested in purchasing the Lowndes Arms.

MATTERS ARISING FROM THE MINUTES NOT ALREADY DEALT WITH

None

AOB

1. Cllr Stewart advised that further information had been requested by BCC highways regarding the request for a 20mph variable speed limit outside the village school. Cllr Hedges stated that an up-to-date travel plan would be available shortly to support the request.
2. It was agreed that an additional Parish Council meeting could take place if required on 18th August 2016 due to the current workload and to meet deadlines for discussion, approval and submission of VALP documents.
3. Cllr Stewart suggested that while the production of a neighbourhood plan was a daunting task, he would like to suggest a proactive approach to dealing with pending planning issues. Under the VALP, if approved, the village would be required to provide an extra 11 houses (possible in addition to the 2000), and it important that councillors consider where these might be properly provided, rather than be led by speculative development in possibly undesirable locations. Ideally, the requirement is for cheaper starter homes, possibly small bungalows and rented property, possibly in conjunction with a housing association, on an exception site (i.e. that may not otherwise get a normal planning consent). There are few sites that

would fit this category. . It was agreed that Cllr Stewart should contact the landowners – the Weatherby family – to enquire about their intentions.

4. Sir B Stanier (Chairman) reported that the Nash Traveller Site had been granted permanent planning approval. A site visit was to take place shortly. Dissatisfaction was expressed that the landowners had totally ignored planning regulations but had still been granted planning permission. Local opposition to the site had been fierce.

DATE OF NEXT MEETING(S)

The next meeting(s) of Whaddon Parish Council for 2016 will take place on 18th August, 8th September and 10th November 2016.