

## Ivinghoe Parish Council

### Minutes of a Meeting Held on Tuesday 5<sup>th</sup> August 2014 at The Old School. High Street, Ivinghoe.

Present:

Councillors K Groom (Chairman), C Boersma, G Snowdon, C Bennitt, P Miles and B Dale.

District Councillor C Poll

Mrs Maxine Hayes- Clerk

3 members of the public

Items on Agenda		Action by
1. Jackie Wesley	<p>Jackie Wesley from Buckinghamshire County Council attended the meeting to discuss the proposed devolution of services to parishes. Initially this would be grass cutting and footpath clearance and then the County Council hoped to devolve other services such as cleaning road signs etc. Councillor Groom explained that the Council had requested an up to date map of the grass cutting areas that they wished to devolve to the Parish Council. The current map that they had been given did not include the whole Parish. The areas of footpaths which the County Council wished to devolve were also unclear. Following a meeting with Rosie Taylor from County Council Rights of Way, it had been agreed that landowners were responsible for cutting both sides of the hedge. The Parish Council agreed they would not be prepared to write to landowners without confirmation that the land was their responsibility. Landowners would then be written to asking them to cut back the hedges.</p> <p>The Council also raised the problems of obstacles on areas of grass within the village such as signs etc. At the moment the County Council contractors cut around the signs. Before the Parish Council would consider taking on any of the grass cutting they would expect the County Council to write to the businesses advertising asking for them to be removed. This also included other obstacles such as large stones which had been placed on verges to stop cars parking.</p> <p>It was agreed that before the Parish Council would give consideration to taking on any of these services they would expect the County Council to provide:</p> <ul style="list-style-type: none"> <li>• Up to date maps of the areas of grass to be cut with m2</li> <li>• Up to date details of land ownership of those footpaths that require hedges to be cut back by landowners</li> <li>• The County Council to write to those businesses that advertise using boards asking for them to be removed</li> <li>• The County Council write to all residents of the Parish informing them of their decision to devolve services and informing them of an increase in the precept to allow Parish Council to budget for the work.</li> </ul> <p>Jackie Wesley confirmed that if the Parish Council did not agree to take on the services the County Council would be obliged to continue to provide a reduced service. The Parish Council comments would be taken back to the County Council.</p>	
To receive questions from the public.	<p>Mr Dicker from Ivinghoe Together asked what progress had been made regarding the proposed tree preservation orders on various trees on the High Street and the application to extend the conservation area. He was informed that both of these items were in hand. Discussion also took place over creating village green status for the area of land at the bottom of the lawn. It was agreed to add this to the September agenda for further discussion.</p>	
2. Attendance and Apologies	<p>Apologies were received from Councillor S Bexson</p>	Clerk
3. Declarations of Interest	<p>Councillor Groom declared an interest in Agenda item 6 application 14/01572/APP – Land at Great Sea Brook Farm – proposed solar farm - and would take not part in the discussion.</p>	
4. To Receive Reports from District and County Councillors	<p>Councillor Poll explained the difference between the development control committee and the strategic development control committee who dealt with the larger planning applications. The planning objection that a development was being built into open countryside no longer applies. Discussion took place over the position of the County Councillor in relation to making comments on an application in one of the Parishes that she represents which would then stop her from making comments at the strategic development control committee.</p>	
5. To approve the minutes of the meeting held on	<p>It was PROPOSED SECONDED and RESOLVED that the minutes of the meeting held on the 1<sup>st</sup> July 2014 were a correct record and were signed by the Chairman with the following addition: 8.3 – should read ....booked for speeding and received fines by Thames Valley Police.</p>	Clerk

<p>Tuesday 1<sup>st</sup> July 2014.</p>		
<p>6. Planning Applications</p>	<p>The following applications had been received and were discussed:</p> <ul style="list-style-type: none"> <li>• 14/02053/APP/ALB – 9 High Street, Ivinghoe – Conversion of roof space into living accommodation including addition of new windows to side and front and dormer to rear – <b>No Objections</b></li> <li>• 14/01933/APP – The Tack Room, Grove Farm, Ivinghoe Aston – Erection of store to rear – <b>No Objections</b></li> <li>• 14/02002/AOP – Land at Station Road – Outline application with access to be considered and all other matters reserved for the erection of up to 70 units and associated infrastructure – <b>deferred for discussion at the September meeting</b></li> <li>• 14/01572/APP – Land at Great Seabrook Farm, Cheddington, Bucks – Solar Photovoltaic farm</li> </ul> <p><b>The Parish Council would object on the following grounds:</b></p> <ul style="list-style-type: none"> <li>• <b>This site would introduce a new and untypical feature into the landscape;</b></li> <li>• <b>The proposed site for this solar farm is adjacent to an AONB. It will irrevocably change the views into the Vale of Aylesbury as indeed indicated by the applicant in sub para 10.1;</b></li> <li>• <b>There are many more suitable brown field sites for this type of development;</b></li> <li>• <b>The proposed solar farm will be visible from the bridge and approaches on the B488 from passing traffic and will be a clear intrusion into the countryside and could potentially create a distraction for drivers. The panels will create a glint and glare hazard.</b></li> <li>• <b>The cumulative impact of this proposed solar farm and the one already granted planning permission would give rise to unacceptable visual impact on the surrounding area including the green belt and area of outstanding natural beauty.</b></li> <li>• <b>The proposed solar farm will be detrimental to views towards and from the near by listed building Little Seabrook.</b></li> </ul> <p>Additional comments:</p> <p>Landscape and Visual Appraisal</p> <ul style="list-style-type: none"> <li>• The site is overlooked by listed buildings notably the bridge over the GUC and house and lock 33 and other unlisted buildings.</li> <li>• In para 4.1 reference is made to the sensitivity of surrounding land to the effect of solar farms. This is shown, variously, as "Conserve and Reinforce" or "Conserve and Restore". The solar farm does neither of these. To consider developing another solar farm in an area which is clearly considered to be of such high sensitivity flies in the face of reason. Overall there are too many areas of High Visual Sensitivity and Susceptibility to Change which will be impacted by this solar farm. Note as an example Para 6.3, table 6.2 which, in visual Zone 3 refers to "grassfields that characterise the foothills with views over the vale". It is this character which will be lost. Note in particular Para 6.5, table 6.2 which has High and Very High sensitivity.</li> <li>• Para 11.2. "The Chilterns AONB would be affected", again quoting from their document.</li> <li>• Matter of fact. Trees and hedges are stated to grow at between 0.35mm and 0.4mm per year. If this is so their figures for growth over 7 and 15 years must be incorrect.</li> </ul> <p>Glint and Glare Study</p> <ul style="list-style-type: none"> <li>• This study has not been shared with Railtrack who will have a view on the risks of glint and glare.</li> <li>• There appears to have been no discussion with the UK CAA (Ivinghoe is regularly overflown by air traffic into or out of Luton) or the USA Federal Aviation Authority. "Reflectivity from solar panels could cause flash blindness episodes on pilots..... when 7-11 W/m2 reaches the eye". Then "Today's solar panels..... 20 W/m2 are reflected off as (sic) typical PV panel."</li> <li>• The Glint and Glare Study is clearly conditional. It is a pure desk study and therefore theoretical - the site has not been surveyed by the author. It should be withdrawn and entirely disregarded as it states (Page 34) that "Reflections from the solar installation could be experienced....."</li> </ul>	<p>All Clerk</p>

	<p>Statement of Community Involvement</p> <ul style="list-style-type: none"> <li>• Para 3.7 An advertisement was placed in the Leighton Buzzard Observer approximately two weeks before the exhibition as the LB Observer "is a free local paper which is distributed to 20,000 homes within Ivinghoe and the surrounding villages". It is not seen in Ivinghoe.</li> <li>• Para 4.5 "Local Councillors attended and were supportive of Solar Farms". The PC had not voted at that time as there was no planning document so we were unable to confirm support or objection.</li> </ul> <p>Report Ivinghoe ATC, B488</p> <ul style="list-style-type: none"> <li>• We challenge the traffic figures as presented in this document. The data from Cambourne Energy Investments' consultant measured traffic Northwards at their site recording an average of <b>1565</b> vehicle movements per day over a period of <b>7</b> days. Our MVAS data for Northbound traffic covers three separate spans of time in August through to October 2013 of <b>16</b>, <b>18</b> and <b>24</b> days. The average daily traffic movements we recorded in these periods was <b>2036</b>, <b>2014</b> and <b>2351</b> respectively.</li> <li>• The Consultants' data for traffic Southbound records an average of <b>1537</b> vehicle movements per day over a period of <b>7</b> days. Our data is rather less for this direction but we recorded an average of <b>2058</b> movements per day during <b>9</b> days in August 2013.</li> <li>• The figures for HGV movements suggest that there is a total average (North and South bound) of <b>18</b> traffic movements daily by HGVs with four or more axles and all articulated vehicles (Vehicle Class OGV2). Our own surveys demonstrate that the total movements of HGVs on the B488 is considerably higher.</li> <li>• This document is flawed and should be considered of very doubtful value.</li> </ul> <p>Avian Ecology Appraisal.</p> <ul style="list-style-type: none"> <li>• In terms of biodiversity there is no reference to the presence several species reported by local residents. These include the Northern Lapwing, seen locally a few times every year, the Skylark - a bird on the red list - is mentioned as a "possibility" but is common, again in local fields, the Barn Owl, heard frequently is referred to as not having nesting opportunities locally and there is no mention of the Brown Hare, seen in numbers and currently under discussion as a potentially endangered species. The presence of these species mitigates against any further development of the site and calls in to question the expert opinion espoused by Avian Ecology.</li> <li>• In such a sensitive site we are concerned at the absence of an Environmental Impact Assessment.</li> <li>• Matter of Fact. Para 4.8.1. "The nearest pond is situated c. 500m northwest and this is separated from the site by a disused railway." This "disused railway" is in fact the West Coast main line!</li> </ul> <p>Application for Planning Permission Form to AVDC</p> <ul style="list-style-type: none"> <li>• Item 10. There will be no provision for parking. However, there will be regular maintenance visits to the site so some parking provisions should be made. (See Transport Statement Para 4.10 "After commissioning there is anticipated to be around three or four visits to the site a year for maintenance". Then, in 5.1, "After commissioning the site will only experience fortnightly visits for maintenance or cleaning etc. by van/4x4 vehicles".</li> </ul> <p>In the event that Planning is Approved:</p> <ul style="list-style-type: none"> <li>• The footpath shown on their application should be created as per their suggestion and at no cost to parish council and maintained by the landowner</li> <li>• Dark frames must be used for the panels.</li> <li>• Cambourne advise that equipment will be delivered via the B488 from the North, however this does not include delivery of aggregates, portacabins, a crane and cable - another 29 vehicle movements. These must also, contractually, be delivered via the B488 from the North.</li> <li>• There must be no signage to the site from Ivinghoe.</li> </ul>	
7. Highways, Streets And Transport.	7.1 Councillor Dale reported on the recent speed watch sessions and the MVAS data had been downloaded and analysed. There had been 70,000 traffic movements over 31 days which equated	

	<p>to 2250 traffic movements per day, the majority of which were travelling over 30mph.</p> <p>7.2 It was reported at the recent LAF meeting that Parish Councils had been asked to consider traffic calming requirements for their parishes which would then be considered. It was agreed that traffic calming issues had been discussed several times with the County Council and each time they had refused the suggestions put forward. Agreed to discuss this further at the September meeting. The suggestion of asking for funding to undertake a feasibility study was discussed and it was agreed that this was a good idea. Councillors were asked to consider other ideas to be discussed further in September. It was reported that the Sentinel device had been purchased for the Parishes.</p> <p>7.3 Councillor Groom agreed to weed kill the fixing sites for the MVAS equipment which were covered with weeds and now difficult to find.</p>	<p>All</p> <p>KG</p>
8. Allotments	<p>8.1 It was reported that the vacant plots had been trimmed and cleared.</p> <p>8.2 It was reported that the allotment holders had set up an allotment society. It was agreed it would be useful to be kept informed of their activities.</p>	KG/SB/Clerk
9. Footpaths, Bridleway, Trees and Playgrounds.	<p>9.1 The Clerk recommended that the Council hold a site meeting to look at the issues raised in the recent playground report.</p> <p>9.2 Various trees on the Lawn required maintenance and these had been included in the estimate from Tim Wilson which also included the removal of the false acacia trees. It was agreed that the work should be undertaken, especially as some of the trees were located close to the children's play area. This would be approved under Finance. Conservation area permission would be required.</p>	<p>All</p> <p>Clerk/GS</p>
10. Beacon Magazine	Councillor Boersma reported that Alison Wade had taken over the Beacon advertising and was doing an excellent job getting the invoicing into order.	
11. Clerks Report/Items for Action Correspondence Consultation Documents	<p>11.1 The Clerk gave the following report to the meeting: <u>Litter bin High Street</u></p> <p>The Clerk reported that this bin had not had a liner for some time and she had been unsuccessful in finding a replacement. The Clerk had sought costs for a replacement bin which it was agreed was required as the old bin was difficult to empty and now had a broken lock. It was PROPOSED (GS) and SECONDED (CB) and UNANIMOUSLY APPROVED to purchase the Wybone MV40 Square Litter Bin Galvanised steel with hinged self locking door, pre drilled base for ground fixings and fixings at a cost of £299.99 plus fixings and delivery.</p> <p>11.2 The following correspondence had been received and actioned or noted.</p> <ul style="list-style-type: none"> <li>• BALC – Notification of WW1 Commemoration lights out 4/8 - <i>Noted</i></li> <li>• Paul Hodson – Update Devolution of Services and FAQ - <i>Noted</i></li> <li>• D Henry Bucks CC – Notification of funding for WW1 Commemoration projects - <i>Noted</i></li> <li>• Community Impact Bucks – Notification of training courses July/August – Doorstep Crime, Trustee Boards, Funding Advice Surgery, Volunteering Advice Surgery, Internet Seminar for Charities - <i>noted</i></li> <li>• A Davies – Grasscutting update (cuts within 30mph limits) - <i>noted</i></li> <li>• Kate Mackie – Update on Ivinghoe together - <i>Noted</i></li> <li>• Rural Services Network – Details of seminar Localism in practice - <i>noted</i></li> <li>• Details of Aylesbury Vale Association of Local Councils (AVALC) meeting 26/6 - <i>noted</i></li> <li>• M Robins Bucks CC – Details of carriageway patching and drainage works Church Lane Wendover - <i>noted</i></li> <li>• AVDC – letter asking how many local parishes would be interested in them taking on grasscutting being devolved by Bucks CC – <i>it was agreed that a decision could not be made until further information was received from the County Council.</i></li> <li>• A Davies – Details of badgers sett Beacon Road, Ringshall - <i>noted</i></li> <li>• A Fisher AVDC – Details of highway protocol for conservation areas – <i>noted and circulated</i></li> <li>• Bucks CC – Statement of Community Involvement Consultation - <i>noted</i></li> <li>• Chiltern Society – letter regarding Rights of Way – <i>noted and the points raised in this letter had been discussed with Jackie Wesley earlier in the meeting.</i></li> <li>• K Jones – Proposed dates LAF meetings 2015 – 12/3, 9/7 and 1/10 - <i>noted</i></li> <li>• Cory Cashman – Minutes of Aylesbury Vale Transport Users Group (AVTUG) - <i>noted</i></li> <li>• Hertfordshire County Council – Adoption of Waste Site Allocations Development Plan - <i>noted</i></li> <li>• Wendover Arms Newsletter – <i>noted</i></li> </ul> <p>11.3 None</p>	Clerk

<p>12. Financial Matters Payment of Accounts Balances To approve estimate for the removal of the false acacia trees adjacent to the Scout Hut and other large trees on The Lawn showing stress</p>	<p>12.1 The following expenses and accounts were submitted and UNANIMOUSLY approved by the Council:</p> <table border="1" data-bbox="347 226 1214 1406"> <tr> <td>Salaries and Contracts</td> <td></td> <td>Clerks Salary, clerks expenses, office costs, litter clearance</td> <td>electronic</td> <td>£ 572.97</td> </tr> <tr> <td>Eon</td> <td></td> <td>Street Lighting Power</td> <td>d/d</td> <td>£ 75.10</td> </tr> <tr> <td>A J Groom</td> <td></td> <td>Grasscutting Lawn and other parish lands</td> <td>electronic</td> <td>£ 240.00</td> </tr> <tr> <td>A J Groom</td> <td></td> <td>Grasscutting IA</td> <td>SO</td> <td>£ 132.00</td> </tr> <tr> <td>Wicksteed</td> <td></td> <td>1/4 play area inspections</td> <td></td> <td>£ 108.00</td> </tr> <tr> <td>Bucks CC</td> <td></td> <td>Rent Town Hall</td> <td></td> <td>£ 150.00</td> </tr> <tr> <td>J Wallis</td> <td></td> <td>Internal Audit</td> <td></td> <td>£ 75.00</td> </tr> <tr> <td>Anglian Water</td> <td></td> <td>Allotments</td> <td></td> <td>£ 53.05</td> </tr> <tr> <td>Ivinghoe Old School</td> <td></td> <td>Room Hire</td> <td>electronic</td> <td>£ 16.00</td> </tr> <tr> <td>Income</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>lawn hire</td> <td>Kirk Burgess</td> <td>£ 50.00</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Cato, Kings Head, Mackie, Hickman, Woodbridge</td> <td>£ 175.00</td> <td></td> <td></td> </tr> <tr> <td>BVCL</td> <td>Water rates</td> <td>£ 67.65</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>£ 292.65</td> <td></td> <td></td> </tr> <tr> <td>12.2 Balances @ 5/8/2014</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>HSBC Community ac</td> <td></td> <td>£ 1,078.83</td> <td></td> <td></td> </tr> <tr> <td>BMM ac</td> <td></td> <td>63046.59</td> <td></td> <td></td> </tr> <tr> <td>BMM Beacon</td> <td></td> <td><b>521.01</b></td> <td></td> <td></td> </tr> </table> <p>12.3 An estimate had been received from Roderick Wilson Tree Surgeons for the felling of all the acacia trees near the Scout Hut at a cost of £1340, to remove branch of horse chestnut tree at a cost of £10.00, remove deadwood and reduce beech tree at a cost of £600.00 and to reduce crown of adjacent lime tree at a cost of £600 – total cost of £2550 plus VAT. It was PROPOSED (CB) and SECONDED (PM) and UNANIMOUSLY APPROVED to approve the estimate and ask Tim Wilson to put the work in hand. The Parish Council would need to get conservation area permission prior to the work being undertaken. The application would be submitted to the District Council.</p>	Salaries and Contracts		Clerks Salary, clerks expenses, office costs, litter clearance	electronic	£ 572.97	Eon		Street Lighting Power	d/d	£ 75.10	A J Groom		Grasscutting Lawn and other parish lands	electronic	£ 240.00	A J Groom		Grasscutting IA	SO	£ 132.00	Wicksteed		1/4 play area inspections		£ 108.00	Bucks CC		Rent Town Hall		£ 150.00	J Wallis		Internal Audit		£ 75.00	Anglian Water		Allotments		£ 53.05	Ivinghoe Old School		Room Hire	electronic	£ 16.00	Income					lawn hire	Kirk Burgess	£ 50.00				Cato, Kings Head, Mackie, Hickman, Woodbridge	£ 175.00			BVCL	Water rates	£ 67.65					£ 292.65			12.2 Balances @ 5/8/2014					HSBC Community ac		£ 1,078.83			BMM ac		63046.59			BMM Beacon		<b>521.01</b>			<p>Clerk</p> <p>Clerk</p> <p>Clerk/GS/SB</p>
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<p>13. <b>Village Plan</b></p>	<p>It was agreed that a Neighbourhood Plan should be considered. The Parish Council were not required to lead on this and it was agreed that an organisation such as Ivinghoe Together with representatives from the Parish Council would be a good way to move forward. There was a lot of information on Neighbourhood Plans on the internet and it was agreed to look at this and bring back to the next meeting for further discussion.</p>																																																																																											
<p>14. Waste Bin</p>	<p>This had been discussed under Agenda Item 11.</p>																																																																																											
<p>15. Devolution of Services</p>	<p>This had been discussed under Agenda item 1.</p>																																																																																											
<p>16. Date of Next Meeting</p>	<p>It was agreed that as the planning application for land off of Station Road was being discussed that the meetings should start earlier and be held at the Town Hall and not Ivinghoe Aston. As Zumba classes were held at the Town Hall on a Tuesday it was agreed to change the meeting to Wednesday 3<sup>rd</sup> September 2014.</p>																																																																																											

Signed.....

Dated.....