

DRAFT MINUTES

2023/006



ASHENDON PARISH COUNCIL

DRAFT Minutes of the Parish Council held in the Village Hall.

Friday 3rd March 2023 at 7.30pm

PRESENT:

Councillors: Chris Rand (**CR**), Sian Miller (**SM**), Les Curtis (LC), Fiona Jacob (**FJ**), Mark Wakeling (**MW**), Venetia Davies (**Clerk and RFO**). Buckinghamshire Councillors, Ashley Waite (**AW**) was also present.

Parishioners: There were 22 Parishioners present.

Parishioners Question Time

Parishioners expressed concerns:

- the application was retrospective.
- the applicant had not made themselves known to Ashendon and explained the application in more detail.
- material planning considerations: highways and lack of local amenities.
- the operation of the organisations Nashe UK Ltd.

1. Apologies

There were no apologies.

2. Declarations of Interest

There were no interests declared.

3. Planning

- **23/00375/APP - Pickles Close Upper Pollicott Ashendon Buckinghamshire HP18 0HH**
- Change of use from C3 (Dwellinghouse) to C2 (Residential Care Home) for the care of up to 3 children. COMMENTS BY: 7 March 2023. **ACTION: CLERK** to return the Parish Council **OPPOSES** the application for the reasons outlined below and request to 'call in' the application to the Planning Committee.

The Parish Council OPPOSES the application for the following reasons:

Highway safety, access, car parking, traffic generation

Pedestrian Safety. Upper Pollicott is a small hamlet situated 0.5 miles from local village amenities (church, playing fields, village hall). The hamlet is connected to the village by the C66 Ashendon Road which has a National Speed Limit (60mph). It is a narrow, windy road with no footway, verge, lighting.

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Highways state (with regard to sustainability) that *“The site is located outside of the built-up area, in a remote location, remote from any local services, served by narrow footways”*. The narrow footways (which are the only safe route to village) comprise: 1. a public footpath across a field (Linnens) which ends at a kissing gate a short way up the C66, 2. a permissive footpath across the same field (Linnens), ending closer to the village but still within the 60mph limit and on a narrow bend. Linnens field is used to graze young, inquisitive, cattle.

Young residents already living at Pickles Corner have been walking to the village, unsupervised, it is important therefore to consider that 2 or 3 young people will be taking themselves back and forth to the village. It is likely that, as most of the residents do, they would use the road route in favour of the field footpath, particularly when cattle are in residence.

The existing outbuilding can secure enough cycle store for the residents. From a road safety point of view it is stressed that only experienced cyclists should be encouraged to use the C66 – it is not a road that is safe for children to cycle on.

The Parish Council also makes the following observations:

There is an inaccurate statement in the Highways response:

Highways state that Upper Pollicott is subject to a 30mph limit – this is incorrect, the speed limit in the lane is 60mph.

There are inaccurate statements in the planning statement.

1. *Bus stop is 7 minutes walk away – this is a school bus stop only.* There is a bus from Waddesdon to Aylesbury on Wednesdays and Fridays departing at 9.12 from the corner by forge, arriving Aylesbury at 10.38. Returning from Aylesbury at 12.30, arriving Ashendon at 14.10. This is the only public transport to and from Ashendon village.

There are inaccurate statements in the application form.

1. Has the work or change of use already started? – answer No (evidence that children have been resident on the past month – response should be Yes)
2. Is a new or altered vehicular access proposed to or from the public highway? *Planning Statement states:* We propose to widen the existing drive and reinforce and use the front grassed area to accommodate 3 parking spaces and able to turn before driving into the public road and avoid reversing on the road or on-street parking in a narrow road where farming vehicles daily go through.
3. Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Answer No – again the house is already in use with employees operating at the site.

Waddesdon school is over-subscribed. If places aren't secured for children, do organisations such as Nashe-UK get priority placements? If not then the number of journeys could well increase and potentially require transport companies to pick up/drop off.

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If not then up to 3 children at different schools would significantly increase the number of estimated trips to/from school by at least 6 a day = 18 trips.

Time	Scenario 1 - Family home	Scenario 2 - Care home
8:00	Parents to work / school run: 2 trips	Carer shift & school run: 2 trips
15:00	Parent from work & school run: 1 trip	Carer pick up school: 2 trips
18:00	Parent from work: 1 trip	Carer shift: 2 trips
Additional trips	Going out: 2 trips	Going out/ visits/ services: 4 trips
Additional trips	Additional school run: 2 trips	Additional shift: 2 trips
Total trips	8 trips	12 trips

Closing Statement

Whilst this is a planning application to decide the change of use, some Parishioners were concerned with the operation of the organisation Nashe UK Ltd:

- The company states on their website “We provide accommodation and support for adults aged of 16-65 years with a range of complex needs. Our service endeavours to maximise independence for each person.” There is no evidence presented to indicate that the company has expertise in running a children’s home and, as such, there is no indication they have professional staff or credentials.
- There is no Ofsted licence.
- Nashe already have young people resident at the property and employees there to care for them.
- We can find no evidence of a location assessment having been submitted to show the steps taken to make sure that the home is appropriately located.

Left with our limitation, the Parish Council believe that, by calling in the planning application, the application would require the proper scrutiny and that Nashe UK would need demonstrate to the Planning Committee that the change of use is appropriate.

4. Date and Time of Next Meeting:

Monday 20th March 2023 at 7.30pm in Ashendon Village Hall