

Ivinghoe Parish Council

Minutes of a Meeting Held on Wednesday 3rd September 2014 at The Old School, High Street, Ivinghoe.

Present:

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

County Councillor A Davies

Mrs Maxine Hayes- Clerk

27 members of the public

Items on Agenda		Action by
1. To receive questions from the public.	<p>Concerns were raised over the trees that had recently been felled on the area of land at the bottom of The Lawn and whether permission had been required. They were informed that this was not part of the conservation area and there were no Preservation Orders on these trees. The landowner was therefore able to remove the trees. Discussion was taking place later in the meeting on extending the conservation area.</p> <p>27 residents attended the meeting to outline their objections to the Gladman application for the land off Station Road. Concerns were expressed over the disproportionate increase to the population, increase in traffic, insufficient local amenities to support such a large development, the loss of views along ancient lines. The Council agreed that these views would be taken into consideration when they discussed this application under Planning later in the meeting.</p>	
2. Attendance and Apologies	Apologies were received from Councillors B Dale, P Miles and District Councillor C Poll.	Clerk
3. Declarations of Interest	Councillor C Bennitt declared an interest in Agenda Item 6b 14/02269 and would not take part in the discussion on this item.	
4. To Receive Reports from District and County Councillors	<p>County Councillor Avril Davies explained her position with regard to the proposed Gladman development land off Station Road. She explained that as a member of the SDMC she cannot be thought to have pre-determined the application, so she was restricted in how she could take part outside the SDMC decision meeting.</p> <p>She could give her place at the meeting to a substitute, and speak for 5 minutes as the local member, and take part in for or against campaigns. However, she explained that she had done this with regard to the Cheddington Airfield application and was not on the planning committee. She campaigned against the retrospective application. At the meeting she had been prevented from speaking as by campaigning she was considered by the applicant to have influenced her Lib Dem colleagues on the committee.</p> <p>She did not want to risk being completely silenced and had therefore decided to stay on the committee, which means that she would not be taking an active part in lobbying, advising, or discussing in any way that could be interpreted as having pre-determined the application. She informed the meeting about discussion that had taken place over the Summer regarding children not being eligible for school buses and the introduction of the National School lunch programme.</p>	
5. To approve the minutes of the meeting held on Tuesday 5 th August 2014.	It was PROPOSED SECONDED and RESOLVED that the minutes of the meeting held on Tuesday 5 th August were a correct record and were signed by the Chairman.	Clerk
6. Planning Applications	<p>6.1</p> <ul style="list-style-type: none"> • 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. Discussion took place and a vote was taken to object to the application: <p>4 Object – 1 abstention – OBJECTION CARRIED</p> <p>The Parish Council object to this application on the following grounds:</p> <p>Impact on Conservation area and Listed Buildings</p> <p><i>Relevant Saved Policy: AVDC Saved Policy RA8 GP53 and NPPF para 126 - 141</i></p> <p>The proposed development of 70 houses will have a detrimental and harmful effect on the setting and character of the conservation area which is at the heart of the village of Ivinghoe. Development in this location will take away important views into and out of the conservation area. These views enhance the overall character of not only the conservation area but the village as a whole. This proposal contravenes AVDC's saved planning policy RA8 which seeks to manage development in Areas of Attractive Landscape and Local Landscape areas which includes the view of Cheddington Hill.</p>	All Clerk

The value of the conservation area in Ivinghoe is described in the draft AVDC document 'Historic Town Assessment' report. This document describes the Heritage Values; Evidential, Historical and Aesthetic as 'high' in all cases. Further, the report goes on to recommend that 'consideration be given to extending the conservation area to include the Methodist Chapel and the remainder of The Lawn as far as the point where La dysmith Road meets Station Road'.

To assist in the safeguarding of a conservation area, saved policy GP53 gives details of the constraints of developing in or near conservation areas, which is reinforced by the NPPF (para 126 – 141) which aims to protect heritage assets including listed buildings. In Ivinghoe's case there are 19 listed buildings that would be adversely affected by the proposal.

Intrusion into the Open Countryside

Relevant Saved Policy: AVDC Saved Policy RA2 and RA3 and NPPF para 1, 16, 28, 79 and 125

NPPF para 79 states the great importance that the Government attaches to Green Belts. The fundamental aim of this policy is to protect against urban sprawl by keeping land permanently open. This development would be an intrusion into open countryside on a green field site extending the urban form and irrevocably changing the nature and character of this area, see AVDC saved policies RA2 and RA3 (also see NPPF PPS7 para 1, 16 & 28).

This intrusion would become obvious at night by the light pollution caused by associated street lighting and household lighting. The NPPF (para 125) states that 'planning policies and decisions should limit the impact of light pollution from artificial light on a local amenity, intrinsically dark landscapes and nature conservation. NPPF para 80 goes on to set out five main purposes of Green Belt, those relevant in this case are:

- To prevent neighbouring towns merging into one another
- To assist in the safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns

This proposal contravenes all of these points by encroaching on the countryside, adversely impacting the conservation area of Ivinghoe and joining three settlements, Ivinghoe, Pitstone and Ford End.

Coalescence or Joining of Settlements

Relevant Saved Policy: AVDC Saved Policy RA2 NPPF para 79

As previously stated the Green Belt policy seeks to protect against urban sprawl by keeping land permanently open (NPPF para 79). A development in this location would contribute to urban sprawl and importantly end the distinction between three different settlements thus causing the coalescence of the three settlements; Pitstone, Ivinghoe and Ford End. Each of these settlements has an individual character that should be preserved and enhanced. This proposal would additionally close the open nature of the historic centre of the village which is in contravention of AVDC saved policy RA2.

Unsustainable Development

Relevant Policy: NPPF para 84 and para 37

70 houses in this location are unsustainable; there are no public transport facilities that would allow residents to travel to the major employment hubs from the application site. Large developments such as this should be directed to the edge of larger settlements where the infrastructure exists to support such a dramatic influx of new residents.

The proposal is contrary to several of the saved policies of the Aylesbury Vale Local Plan which seek to guide new residential development to larger settlements within the District that are more sustainable and where the effects on existing resident's landscape, views, historic fabric, and infrastructure will be less. The NPPF (para 84) guidance states, '...local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary...'

The NPPF seeks to protect the historic environment of settlements and seeks to promote sustainable development. This proposal does neither due to the lack of critical infrastructure in Ivinghoe for supporting such a development as there is little or no public transport links to major employment hubs.

	<p>In addition with regards the sustainability of this proposal:</p> <ul style="list-style-type: none"> • There is little or no local employment • The loss of good local agricultural land • Place an unnecessary and significant strain on the immediate local infrastructure • This proposal will cause major harm to the highway network (specifically Station Road/B488) which is currently inadequate for the volume of traffic and for which no mitigation has been proposed therefore contravening NPPF (para 37) <p>Localism Act</p> <p>Ivinghoe Parish Council has recently voted (carried) to proceed with the development of its own Neighbourhood Plan. This application is therefore premature to the Ivinghoe NP and therefore contravenes the Localism Act by preventing local residents from determining and positively shaping their local surroundings as required by NPPF (para 17).</p> <p>6.2 Councillor C Bennitt declared an interest and took no part in the discussion.</p> <ul style="list-style-type: none"> • 14/02269 – Well Cottage Ivinghoe Aston – Erection of pre fabricated timber granny annex for ancillary use – no objections <p>6.3 14/02302/APP Land to south of church farm church road slap ton LU7 9BX Installation and operation of a solar farm and associated infrastructure, including PV panels, mounting frames, inverter, transformer, pole mounted CCTV cameras and fence – it was agreed to hold a site meeting to look at this application further before making comments.</p>	
7. Neighbourhood Plan	7.1 It was agreed that the Parish Council and other members of the parish should be involved in drawing up a neighbourhood plan as a guide to help with future planning applications. Community Impact Bucks were holding a workshop on looking at an 18 week development plan and it was agreed that several councillors would attend. It was agreed that the development of a plan would have a financial impact on the Parish costing up to £10,000. It was agreed in principle that the Parish Council should look at producing a plan with the help of other members of the Parish and to attend the workshop and report back to the October meeting.	All
8. Conservation Area	8.1 It was PROPOSED SECONDED and UNANIMOUSLY RESOLVED to approve the cost of £2658.00 for Aylesbury Vale District Council to undertake an appraisal of the conservation area. Councillor Groom reported that a site meeting was taking place on the 10 th September with Aylesbury Vale to discuss this further.	KG/SB/Clerk
9. Community Green Status/Community Assets Transfer	9.1 Councillor Boersma informed the meeting that the area of land at the bottom of the Lawn could be registered under a community right to bid and would help to protect the area and stop the landowner from selling the piece of land to developers. The owner of the land would have a right of objection to the registration. It was PROPOSED SECONDED and RESOLVED to apply for registration. VOTE: 3 for and 2 abstentions.	CB/Clerk
10. Devolution of Services	10.1 It was reported that maps had still not been provided showing the exact areas of grass cutting with schedule of proposed works. It was agreed to defer this issue until more detailed information had been received.	
11. Highways, Streets and Transport (lighting and speedwatch)	11.1 It was reported that complaints had been received regarding HGV's using Vicarage Lane causing damage to parked vehicles. It was agreed to request a site meeting to ask for a warning sign to be erected showing unsuitability for HGV use. 11.2 All Councils had been asked to submit traffic calming proposals to the Local Area Forum (LAF) for their parishes. It was agreed to circulate ideas and draw up proposals and bring back to the October meeting for approval.	
12. Allotments Report and Update	12.1 It was reported that there were 2 new allotment holders and a quarterly inspection was due next month.	
13. Footpaths, Bridleways, Trees and Playgrounds	13.1 It was agreed to ask the resident in Maud Janes Close next to the footpath to cut back their trees and shrubs which were overhanging. 13.2 Councillor Bexson would apply for Tree Preservation Orders on trees in Station Road to help protect them. 13.3 It was agreed to report the very dangerous badger hole in the middle of the Bridlepath in Ivinghoe Aston and asked for this to be looked at. 13.4 It was agreed that as the electric fence had not been removed from the area alongside the	KG SB/Clerk GS

	play a rea in Ivinghoe Aston the Clerk would write to Mr Ashby giving 7 days notice of removal.	Clerk																																													
14. Clerks Report/Items for Action Correspondence Consultation Documents	<p>14.1 The Clerks submitted the following report to the meeting:</p> <p><u>Litter bin High Street</u> The Clerk reported that the replacement litter bin has been ordered.</p> <p><u>Notice of Office Closure</u> The Clerk reported on the office closure due to annual leave.</p> <p>14.2 The following correspondence had been received and actioned or noted:</p> <ul style="list-style-type: none"> • BALC – Notice of amendment to NALC's standing orders - <i>noted</i> • BALC – updated Legal Topic Notes 1 – Council powers to discharge functions and 5 – Parish and community councils meetings - <i>noted</i> • Transport for Bucks Open evening 1/10 Griffin Lane Depot - <i>noted</i> • A Davies – Notice of Beacon Villages Community Library AGM 20/9 - <i>noted</i> • Kurt Gagen DLP Consultants – Request for site meeting Great Seabrook Farm - <i>noted</i> • Community Impact Bucks notice of conference “Bucks for Bucks” 7/10 - <i>noted</i> • BALC – Notice of Bucks and Milton Keynes Sports Awards - <i>noted</i> • Community Impact Bucks – Introduction to the 18 week neighbourhood plan programme event 23/9 – <i>several councillors had expressed an interest in attending</i> • K Jones – Agenda for LAF meeting 4/9 Stewkley - <i>noted</i> • AVDC Planning Services – notification of changes to the way they communicate with Town and Parish Councils – <i>noted. The Council were not happy with the decision to no longer receive paper copies of plans or the planning bulletin. This decision had been made without any consultation.</i> • Laurie Eagling – Notice of meeting in Cheddington regarding devolved services 10/9 – <i>several councillors would attend this meeting</i> • Community Impact Bucks – e bulletin - <i>noted</i> • NHS Thames Valley Primary Care Agency – Notice of consent for J T Health Ltd to provide pharmaceutical services 19 – 21 High Street, Ivinghoe - <i>noted</i> • Copy Letter Chiltern Society – objections to Application 14/02002/AOP - <i>noted</i> • Letters Scouts – request for grant towards tents and letter requesting help with relocation of scout hut – <i>Councillor Groom explained the problems being experienced by the Scouts and it was agreed to try and think about alternative locations for the Scouts to use. It was agreed that the Parish Council could not agree to a grant for equipment until they were sure about the future of the group.</i> • Request from Christine Bass to put a publicity banner on the railings regarding artists network event 6/9 – <i>It was agreed that permission could only be given to charities to advertise and that this request would be refused.</i> <p>14.3 Beds Fire and Rescue service – notice of public safety plan consultation 2015-2020 - <i>noted</i></p>	Clerk Clerk Clerk																																													
15. Financial Matters Payment of Accounts Balances	<p>The following accounts and expenses were submitted and UNANIMOUSLY approved for payment:</p> <table border="1" data-bbox="347 1518 1214 2085"> <tr> <td>Salaries and Contracts</td> <td></td> <td>Clerks Salary, clerks expenses, office costs, litter clearance</td> <td>electronic</td> <td>£ 535.85</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>£ 300.00</td> </tr> <tr> <td>A J Groom</td> <td></td> <td>Grasscutting IA</td> <td>SO</td> <td>£ 132.00</td> </tr> <tr> <td>Baby Badger</td> <td></td> <td>Domain registration/Hosting</td> <td>electronic</td> <td>£ 64.00</td> </tr> <tr> <td>C Boersma</td> <td></td> <td>Stationery</td> <td>electronic</td> <td>£ 8.00</td> </tr> <tr> <td>Income</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>lawn hire</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Beacon Ads</td> <td></td> <td>£ 444.75</td> <td></td> <td></td> </tr> </table>	Salaries and Contracts		Clerks Salary, clerks expenses, office costs, litter clearance	electronic	£ 535.85	Eon		Street Lighting Power	d/d	£ 75.10	A J Groom		Grasscutting Lawn and other parish lands	electronic	£ 300.00	A J Groom		Grasscutting IA	SO	£ 132.00	Baby Badger		Domain registration/Hosting	electronic	£ 64.00	C Boersma		Stationery	electronic	£ 8.00	Income					lawn hire					Beacon Ads		£ 444.75			Clerk
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	Balances @ 3/9/2014				
	HSBC Community ac		£ 1,210.76		
	BMM ac		62048.88		
	BMM Beacon		1115.8		
			£ 64,375.44		
16. Date of Next Meeting	Tues day 7 th October 2014 7.30pm Ivinghoe Aston Village Hall				

Signed.....

Dated.....