

THORNBOROUGH PARISH COUNCIL

MINUTES of MEETING

Monday 7th August 2017 at 7.00p.m.

Present: Cllr Andy Spurr (Chair), Cllr Charlotte Moore, Cllr Melanie Staff, Cllr Mary Taylor, Cllr Ray Goodger, Maggie Beach (Clerk), BCC Cllr Warren Whyte, AVDC Cllr Sir Billy Stanier.

Public: 8 members of the public

Item	Minute	Action
1.	Apologies: Cllr Stuart Mitchell, Cllr Deborah Hosein,	
2	Public Participation Session – Members of the public attended for specific items on the agenda	
3	Declaration of interest in items on the agenda: none	
4	Minutes of the meetings of 26th June and 3rd July 2017 –Agreed	
5	<p>Review of Action Points</p> <p>Item 6a & b Planning – responses sent Item c, no information about Winslow Station Car park received yet.</p> <p>d) De-mystifying Planning Training event - presentations circulated</p> <p>Item 8 Marquee – Cllr AS reported that this has now been disposed of.</p> <p>Item 11 Various village issues</p> <ul style="list-style-type: none"> i. Fallen trees – In hand ii. Bridge at ford in Back Street – in hand, Cllr AS has asked Denis King to replace the strut. iii. Abandoned car – This has now been removed. iv. Pond - The severely overgrown edges of the pond have been cut back. Cllr AS is getting a quote for clearing the pond from Mr Madkins. <p>Item 13 Road and Drainage issues – on agenda</p> <ul style="list-style-type: none"> ii. A421 junction at Lone Tree –the Pre-school sign has been removed. iii. Relevant Closures. The Clerk has contacted Transport for Bucks several times both by phone leaving voice mail messages and by e-mail but has had no response concerning several issues including giving information to all affected residents about the closure of the High Street for road works. The closure has now happened without the information being distributed as requested. The lack of response is now being dealt with by Buckinghamshire County Council. <p>Item 14 Street lighting – Several lights have now been reported as needing repair and the Clerk continues to monitor the situation.</p> <p>Item 15 Finances,</p> <ul style="list-style-type: none"> b) Audit recommendations – on agenda c) Payments: Cheques all sent 	
6	<p>Planning:</p> <ul style="list-style-type: none"> a) <u>Ref.17/02481/COUAR</u> - Land Rear Of High Street, Thornborough, - Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into one dwelling and for associated operational development. Several members of the public had attended to express their opinions and concerns about this application. There was a discussion about the issues, including the outcome of the previous application, the state of the barn and the difficulty of using it as the basic structure for a new build, the access and various statements made in several of the planning application supporting documents that were believed to be untrue. Thornborough Parish Council agreed to object to the application as follows: 	

Thornborough Parish Council OBJECTS to this second application. TPC submitted the objections to Ref.16/04114/COUAR and the council's position on this application has not changed. The reasons for the objection are as follows

1 Transport and Highways – the access on the High Street will have to now accommodate a further 4 plots' access on top of Willowford House which has always had access from the High Street at this point. Previously the access was used by one residence and very occasional agricultural access to two fields. We note that statements made in the supporting reports re the amount of agricultural transport using the site are totally erroneous, as evidenced by all the neighbours' statements. We also note that the **Buckinghamshire County Council Highways report** states they would approve provided the following conditions are met:

Condition 1: Prior to the occupation of the development, the new access to High Street shall be upgraded in accordance with the approved plans. The access shall be constructed in accordance with; 'Buckinghamshire County Council's Guidance note, "Private Vehicular Access Within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

Condition 2: Prior to the occupation of the development or within one month of the new access being brought into use the means of access to the development shall be from High Street only. For the avoidance of doubt the existing access onto Back Street shall be permanently closed and stopped up.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

Thornborough Parish Council are concerned about the increase in traffic that will result and fully support Buckinghamshire County Council's conditions. We are aware that the proposed residence has no owned access and is dependent on the owners of the accesses it has either a right or easement to use, but there is no requirement for these accesses to be upgraded from the tracks they currently are. Both accesses proposed for the residence in the COUAR application are grass tracks and the access from the High Street includes a bridge across a stream that is thought not to be designed to take the construction traffic necessary for the conversion of the barn to a residence. The access gate is only wide enough for pedestrians or a small car. Unless the owners of the land on which the proposed application is for can come to an accommodation with their neighbours about a) upgrading the access and b) buying land to widen their access to accommodate traffic, condition 1 cannot be met and as all three of the other owners of adjacent properties with rights of access at the High Street have objected to this development that seems very unlikely.

Thornborough Parish Council also agree strongly with Buckinghamshire County Council's second condition concerning the alternative access from Back Street, that it would add significantly to traffic on Back Street, a one vehicle wide lane and the track leading off to the various plots of land including this plot is on a bend. Back Street cannot accommodate any increased traffic resulting from development and we therefore agree that it should not be used for this purpose.

2 Flooding There is a flood issue across the area and possible flooding of the stream which would impact on the planned access across the stream.

3 Contamination Despite reports that may say that there is no contamination at the sight, Thornborough Parish Council believe that there has been in the past as there have been reports over the previous years of various rubbish and rubble being buried on the site and have not seen any evidence that this has been cleared away. Contamination should be further investigated

4. Locality issues include the following:

- The building is located in a Protected View and Aylesbury Vale District Council have labelled this parcel of land as a 'Green Tongue' in previous refused applications for building on the several plots comprising this parcel of land of which the plot with the barn is part of.

	<p>- The barn was actually a Dutch barn with open sides until 1992. The sides were added but essentially this is an open agricultural construction. The assumptions made in the structural report are probably erroneous, and the proposed construction would still prove to be an almost total rebuild, not a 'conversion'.</p> <p>- The barn has not been in active use despite there being equipment left there years ago and so could be classed as abandoned and therefore unable to benefit from a COUAR application.</p> <p>Thornborough Parish Council are pleased to have Richard Staff as a parishioner who as a former Chartered Building Surveyor, a former Chartered Builder, a former Building Engineer and a former Registered Expert Witness has expertise and experience in commenting on such planning issues. Thornborough Parish Council supports and concurs with the several statements that Mr Staff has made in his objections to this development. Thornborough Parish Council would also like to draw Aylesbury Vale District Council' attention to the many other objections from residents in the vicinity.</p> <p>Thornborough Parish Council are concerned, as detailed in 1 and 4 above, about the validity of many statements made in several of the supporting reports for this application.</p> <p>Thornborough Parish Council believe that it is important to assess the site in situ and ask that Aylesbury Vale District Council officers make a site visit to look at the various issues associated with this application.</p> <p>Thornborough Parish Council urges Aylesbury Vale District Council to uphold the initial refusal to the first COUAR application and refuse this current COUAR application.</p> <p>b) <u>Ref. 17/02610/ATP</u> – Birchdale, High Street, Thornborough, MK18 2DF - Willow to have a 25% crown thinning, including removal of a large limb hanging over garage. NO OBJECTIONS</p> <p>c) <u>Ref. 17/02680/APP</u> - Old Kilns, Back Street, Thornborough, B MK18 2DH - Demolition of redundant building and erection of one dwelling with detached outbuilding. – DEFERRED to 21st August 2017 planning meeting.</p>	<p>Clerk to make responses</p>
<p>12 iii</p>	<p>Coombs Speed Limit Review (Taken early for resident present to comment.) The Clerk has now finally received the speed tube data collected las summer, August 2016. It shows that between 72% and 78% of traffic is keeping to the speed limit as it goes through Coombs. This means that over one fifth of traffic going through Coombs is exceeding the 50mph speed limit. It was noted that the speed tubes had been in place during the summer holidays which will not give an accurate picture of car usage for term time traffic. Agreed that the Clerk will ask whether there are any plans as a result of this data. Agreed TPC ask Cllr WW to find out the criteria that was used to introduce a 30 mph limit for Singleborough when there had been no speed limit before other than the national speed limit. Agreed that the Clerk will pass the data on to Coombs residents.</p>	<p>Clerk to action</p>
<p>7</p>	<p>Playground update- Cllr MT reported that Kompan should be on site in 7 weeks, hopefully about 17th -18th September to start the work. The work will cost £3,000 more than we were originally quoted but as this was Kompan's mistake they have discounted the cost by £3,000. We will be receiving £50,000 from WREN for the work. Cllr MT will continue to take this forward.</p>	<p>Cllr MT to continue to action.</p>
<p>8</p>	<p>Allotments The Clerk has been asked by an allotment holder if he can put up a greenhouse on his allotment. She has looked at the licence we hold with Buckinghamshire County Council for the allotments and we cannot give permission for sheds or greenhouses to be erected without written permission from Buckinghamshire County Council. TPC would also need to indemnify and guarantee removal of any erections. Agreed that this was too complicated to allow. The Clerk will explain this decision to the allotment holder and suggest he use cold frames or temporary plastic 'greenhouses'</p>	<p>Clerk to action</p>

9	<p>Chestnut tree –future plans The tree has been felled but the trunk remains. There was discussion about what to do with the trunk and the stump. Agreed that the trunk was not good enough to use as a seat so would be removed. Other trees were also discussed. Merrin’s tree has had a branch break off in the wind recently. Agreed that that it needed to be tidied up. The willow at the ford was also overgrown and needs to be cut back, It was thought that this would be the responsibility of the land owner as the tree is growing in the hedge.</p>	<p>Cllr AS will Take action on all three and trees</p>
10	<p>NBPPC – 28th June 2017 - Minutes noted and attached as Appendix 1</p>	
11	<p>Parish Liaison Mtg. – 13th September The date for the next Parish Liaison Meeting was noted and the request for any agenda items addressed. TPC has none to suggest.</p>	
12	<p>Road and Drainage issues</p> <p>i. Current Issues - The Clerk has been trying to contact TfB concerning several issues but initially had no response. She is now communicating with other departments about several issues. There is now a contact form to complete for reporting to TfB but this only covers three basic issues, and does not allow any questions about progress or do anything else other than report pot-holes, street lights or drainage and flooding issues. The Clerk has asked how to request updates or make comments on various issues to do with roads. Her current questions concerned the leafletting with information about closing the main road through the village, the new drive onto the A421 and the Speed tube data from Coombs from 2016. There are still several large pot-holes throughout the parish delineated with white lines but not repaired although there has been patching work completed on the High Street. Cllr MT reported a very large pot-hole in Bridge Street that is causing traffic to drive on the wrong side of the road to avoid it on a bend, and this could be very dangerous. Cllr WW explained that there were two teams, the Capital Work Team (which will have been working on the High street) and the Revenue Team, responsible for the odd patching of pot-holes. They do not work together which is why the pot-holes have not yet been filled. Contrary to public opinion, there is no set time limit in which identified pot holes have to be filled.</p> <p>ii. Service Charging - The National Planning Policy Guidance specifies that statutory consultees should not charge for pre-application advice on the likely scope of information necessary about highway issues to enable them to provide a substantive response at application stage. The Local Government Act 2003, Section 93 legally allows for Councils to charge for pre- application advice beyond this initial response and Buckinghamshire County Council are now planning to charge.- Noted</p> <p>iii. Coombs Speed Limit Review – this item covered earlier in the meeting</p> <p>iv. Drive at A421 junction with Bridge Street – some concern has been expressed about the opening up of a formerly closed access from Old Priory Farm onto the A421 immediately opposite the Bridge Street junction. The access has not been used for many years, and there are now concerns about safety with the location of this access. Planning Application 16/02881/AOP for Old Priory Farm, Bletchley Road, in 2016 for outline application with access and layout to be considered and all other matters reserved, for the demolition and replacement of existing outbuilding with residential development comprising a single dwelling was refused by AVDC on the following grounds: (Item 3 specifically refers to access issues)</p> <ol style="list-style-type: none"> 1. The proposal would conflict with policy GP35 of the Aylesbury Vale District Local Plan and would not constitute sustainable development. It would constitute an isolated dwelling in the countryside well beyond the built up limits of Thornborough village and further from the main settlements of Buckingham and Winslow contrary to the overarching principles for sustainable development in the NPPF. It would not 	

	<p>comprise one of the special circumstances listed in paragraph 55 of the National Planning Policy Framework and would introduce residential development which would detract from the rural character of the area. The failure to comply with the core planning principles of the NPPF and the harm caused significantly outweighs any benefits of the proposed development.</p> <ol style="list-style-type: none"> 2. The proposed means of access to the site is inadequate by reasons of its location to serve the proposed development with safety and convenience. The development is contrary to the National Planning Policy Framework and the aims of Buckinghamshire's Local Transport Plan 4. 3. The development if permitted would intensify the use of an existing access on a section of a classified highway. The slowing and turning of vehicles associated with the use of the access would lead to further conflict and interference with the free flow of traffic on the highway and be detrimental to highway safety. The development is contrary to the National Planning Policy Framework and the aims of Buckinghamshire's Local Transport Plan 4. The refusal is currently being appealed. <p>v. Relevant Closures. The High Street has been closed and patching work has been completed although TPC had expected the road to be completely re-done. It was also noted that despite several requests no relevant notices of the closure were sent to residents in several of the roads used by diverted traffic. Cllr WW will look into this.</p>	
<p>13</p>	<p>Buckinghamshire Minerals and Waste Local Plan: Draft Plan for Consultation</p> <p>Buckinghamshire County Council are consulting on the Buckinghamshire Minerals and Waste Local Plan Preferred Options. The consultation is from Wednesday 2nd August for an 8 week period until 27th September 2017. The Draft Plan and supporting evidence is available to view and comment on at www.buckscc.gov.uk/mwlocalplan.</p> <p>There are several explanatory exhibitions planned around the county. The nearest to Thornborough is in Buckingham at the Community Centre on 29th August open between 2.00 and 2.00 p.m.</p> <p>A large area in the north of the county, stretching north-south from Maids Moreton to Great Horwood, and east-west from Thornton to Buckingham, has been identified "which could be an acceptable location for future mineral working." A part of this falls within the northern part of Thornborough parish. This is part of Bucks County Council's ten-yearly review to identify gravel, aggregate and mineral resources, which each county is obliged to do by the government to provide construction materials; the current one runs from 2006-16, and currently being considered is the 2016-26 review.</p> <p>Councillors discussed this issue. It seems unlikely however that the farmer concerned will be putting the land forward for this as he now apparently has other plans. Agreed that the Clerk should inform Buckinghamshire County Council that part of this lies within the parish of Thornborough and that they have omitted to mention this in the draft plan.</p>	<p>Clerk to action</p>
<p>14</p>	<p>Finances:</p> <p>a) Bank Reconciliations – July 2017. Current Account £16,571.65 Business Reserve Account £14,175.20 Current liabilities: £1,068.91 Unbanked cash: £1,057.50 Receipts 2017-18: £11,354.52 Payments 2017-18: £8,578.95 Current Total: £30,735.44</p> <p>b) Internal Audit recommendations and Audit update</p> <p>The Clerk is acting on the 3 recommendations made by the internal auditors with regards to the VAT claim for 2016-17 and the council's assets. This has also</p>	

been an issue with the External Auditor who has returned the audit for amendment, requiring that because of the re-valuation of several of the property assets, last year's figures for these assets need to be re-stated and an explanation for the difference provided as there is no capital expenditure to explain the difference. The Clerk explained that she had acted in good faith on her understanding of the new instructions that Mazars had issued in their letter of 12th September 2016 about the 2016-17 audit and the assessment of assets and that she had also obtained advice from BALC on the matter. However, she had failed to completely understand the instructions given by Mazars. After discussion with the External Auditor she has now been given instructions on how to amend the audit to comply with the regulations, and as Mazars agreed that their instructions had not been clear Thornborough Parish Council will not be fined for failing to produce a satisfactory audit on time. The Clerk apologised for the situation. Proposed Cllr MT seconded Cllr MS that Thornborough Parish Council accept and approve the amended audit for the Clerk to submit to the External Auditor, agreed unanimously. The Clerk will action.

c) Clerk's Salary – 2016-18 National Salary Award stated that new pay scales for 2017-18 were to be implemented from 1st April 2017. Proposed Cllr CM, seconded Cllr RG that the pay rise be awarded to the Clerk in line with SLCC and NALC guidance increasing the Clerk's hourly pay rate from £10.632 an hour to £10.739 per hour back dated to 1st April 2017.

d) AVDC for PATP 2017

The Clerk explained that although the invoices for PATP had always been received after the event, (the invoice for 2015, together with the invoice for 2016 had not been received till January 2017), this year the invoice for the summer event had been received over two months before the event. She has questioned this change of policy with Aylesbury Vale District Council.

e) Payments:

i. The Clerk gave an explanation of several other current issues with payments. A new department combining gas, electricity and water has taken over the billing of Anglian Water and they have been sending the bills to the supply addresses (Allotments and Sports Field) rather than the billing address and several bills have therefore gone missing. The clerk has spent some time trying to remedy this situation and the water bills have therefore not been as regular as they should have been. This has also impacted on Thornborough Pre-school's payments of their share of water use.

ii Changing electricity supplier for the Sports Pavilion has caused some problems as the new supplier (npower) have sent a bill for over £1,500 for the first three months, due to inaccurate and estimated readings which the Clerk has been unable to correct online. They have also charged 20% VAT (instead of 5% for local authorities and Climate Levy Charge which local authorities are exempt from. The Clerk has written to npower to explain the situation and is waiting for a reply.

iii. There is also an issue with the accuracy of current payments for street lighting which might be under-estimated, incurring a bigger charge eventually to take account of this, as the Clerk is still waiting for an updated schedule to take account of the new lights to pass on to Western Power for their calculation for the unmetered supply of electricity for street lighting in Thornborough.

Mrs Julier, - TPC storage	£15.00	Standing Order
Stuart Mitchell (Domain Fees)	£19.18	Cheque No 831
E-on (unmetered supplies)	£24.39	Cheque No 832
Anglian Water - Allotments	£24.22	Cheque No 833
Local Landscapes (for felling the Chestnut tree)	£525.00	Cheque No 834
Philips Print	£52.32	Cheque No 835
Clerk's Salary – August	£368.52	Cheque No. 836
HMRC - Clerk's Income Tax	£92.20	Cheque No. 837

Clerk to action

Clerk to send information to Payroll provider

Clerk to raise cheques

	(PAYE Ref. 475/SA75351 Accounts office Ref. 475PE00369213) Total £1,120.83 f) Receipts Thornborough Pre-school Electricity £263.88 Thornborough Pre-school Rent £666.66 Thornborough Pre-school Water £124.96 Village Hall rent £2.00 Total £1,057.50	
15	A.O.B., other correspondence and any other Councillors' Issues. Councillors' Issues i. AVDC News for the Parishes and Cabinet Remits ii. Greenspace Map of Great Britain iii. SuperHomes Open Days across Buckinghamshire iv. Source Care request v. Returned From the Front All noted, Source Care to be publicised through Thornborough News. Cllr MT raised the following issues: i. Lamp cover swinging loose on street light in Bridge Street (The Clerk has already reported this issue) ii. Large and very dangerous pot hole in Bridge Street. Cllr WW will look into this. Cllr RG raised the issue of the kerbing on Back Street at Old Kilns/Aspen Rise. Cllr WW will look into this too.	Clerk to action
16	Date of next TPC meeting: 4th September 2017. The meeting closed at 9.05pm	

Appendix 1

North Bucks Parishes Planning Consortium Minutes of Annual General Meeting held on Wednesday 28 June 2017 at Winslow Town Chamber commencing 7.30 pm

Apologies for absence: Maggie Beach (Thornborough PC), Mike Galloway (Newton Longville PC), John Gilbey (Great Horwood PC), Chris Leech (Great Brickhill PC), James O'Rourke (Calvert Green PC), Brian Robson (Bierton with Broughton PC), Mary Saunders (Great Horwood PC), Rob Symonds (North Marston PC)

Present: Paul Hirons (NBPPC Chairman/Buckingham TC), Carl Blakeley (Calvert Green PC), David Carter (Nash PC), Trish Cawte (Winslow TC), Mark Cowdrey (Little Horwood PC), Geoff Culverhouse (NBPPC Secretary), Mike Long (Padbury PC), Llew Monger (Winslow TC) from 7.50 pm, Gill Morgan (Stewkley PC), John Riches (Middle Claydon PC), Graham Stewart (Whaddon PC), Roy Van de Poll (NBPPC Treasurer/Winslow TC).

Declarations of Interest: None

Minutes of last Annual General Meeting held on 29th June 2016 and matters arising
The minutes were accepted as a true record of the last AGM. There were no matters arising that are not covered within tonight's agenda.

Chairman's Report

A copy of this report is attached to the minutes. Not all members in attendance had received a copy in advance so the Chairman read out his report with some elaboration on certain points and in particular the current position re the South West Milton Keynes (Salden Chase) planning application and a building development in Buckingham where the developer has

attempted to change the mix of houses because the smaller units had failed to sell. The members present were happy to accept the Chairman's Report.

Treasurers Report

The Statement of Accounts for the 2016/17 financial year were circulated in advance of the AGM and a copy is attached to the minutes. They have been examined and approved by Tim Scurlock who is happy to continue undertaking this task for NBPPC. The Treasurer explained that as part of his analysis of the accounts he had recorded 28 membership payments on the assumption that Newton Longville PC would be paying their fee directly into NBPPC's bank account but there has been some confusion with bank account numbers and the fee concerned has yet to be received. However, Newton Longville's Parish Clerk has promised to resolve this issue. There was the usual AGM discussion about the size of NBPPC's bank balance and the importance of keeping this in reserve in case there was a need to utilise part of it in future. Consequently it was agreed that we should maintain the membership fee at the modest level of £20. The members present accepted the Treasurers Report.

Election of Officers: Paul Hirons indicated his willingness to continue as Chairman. As proposed by Roy Van de Poll and seconded by Graham Stewart and on a unanimous show of hands his election was approved. Geoff Culverhouse indicated his willingness to continue as Secretary and as proposed by Mark Cowdrey and seconded by Gill Morgan, the meeting was happy to endorse his appointment for a further 12 months. Roy Van de Poll indicated his willingness to continue as Treasurer and as proposed by Gill Morgan and seconded by Trish Cawte, the meeting was also happy to endorse his appointment for the next 12 months.

Any Other Business

Llew Monger was asked by the Chairman to explain the current position regarding the Vale of Aylesbury Local Plan (VALP). Llew explained that the VALP Scrutiny Committee were next due to meet on 12 July and VALP outline proposals were expected to be received a week before that. Llew feels that as Cabinet recommendations are not scheduled to be considered by the Council until 18 October and with a public consultation to follow afterwards, finalisation of the VALP is unlikely to happen until late February/early March 2018. This will then be followed by the Examination in Public which could take place in late Spring/early Summer 2018.

Given the above timetable it was agreed that NBPPC should next meet on 4 October 2017 by which time the finalised VALP will be available for assessment and NBPPC can formulate comments for submission during the consultation process.

Carl Blakeley asked Llew Monger whether it would be worthwhile Calvert Green pursuing a Neighbourhood Plan for their parish – Llew suggested that a Community Led Plan might be a better option but thought that it might be best to await the outcome of the VALP before deciding what to do. In any event Llew strongly recommended that a knowledgeable consultant should be employed to help shape the best way forward.

Roy Van de Poll read out an email he had received from Mike Galloway concerning the current position re Salden Chase and in particular Mike's view that MKC are some way off from considering the application and how this is being affected by AVDC's need to fully determine the application following the existing approval by way of committee resolution. Llew thinks that full AVDC determination is unlikely to be delayed but there could be complications if Newton Longville PC join forces with West Bletchley PC to pursue a Judicial Review - this issue was briefly discussed by Llew and Graham Stewart.

Mark Cowdrey highlighted a development within his parish which has raised concerns whether AVDC can ever fully carry out enforcement action if the builder fails to complete a project. It seems that AVDC planning are not really interested in getting involved if the applicant does not legally own the land being developed and consequently Little Horwood PC

have decided that clarification should in future be sought from applicants seeking planning permission to develop a site based on the following questions:-

1. Does the applicant own all of the land relating to the application?
2. Can the applicant provide a text description of the development including all of the proposed planting and how the surrounding ground will be left?
3. Is the industrial unit to be used by the applicant or leased?
4. If it is to be leased what controls will be put in place to ensure the correct use of the unit?

Mark explained that Philip Dales and his colleagues had been consulted about planning breaches in relation to the application concerned and had visited the site but this has failed to resolve the issue.

Next ordinary business meeting: Wednesday 4 October at Winslow Town Chamber commencing 7.30 pm

The Annual General Meeting closed at 8.25 pm