



**Minutes of a Meeting of the Parish Council held at 7.30pm on  
Tuesday 12<sup>th</sup> September 2023, Village Hall, Dinton**

**Present:** Cllrs O’Driscoll (Chairman), Heath, Vane, Lamkin and White  
K Gray (Clerk to the Council)

8 Members of the Public

Cllr A Waite (Bucks Council)

The Chairman opened the meeting by announcing that Monica Dunton from Ford had sadly passed away. Monica was, for many years, the correspondant for Village/Parish News for the Bucks Herald Newspaper as well as a member of the Ford Village Society. She attended all parish council meetings for many years and was a keen supporter of both Ford, its village society as well as the Parish.

**1. Apologies for Absence**

To receive and accept apologies for absence notified to the Chairman or Clerk.

**RESOLVED:** To receive and accept apologies for absence from Cllr Cottman (prior commitment).

**2. Declarations of Interest**

To receive any pecuniary or non-pecuniary declarations of interest

To grant any requests for pecuniary declaration dispensation as appropriate.

- No declarations made and no dispensations requested.

**3. Minutes of the previous meeting 11<sup>th</sup> July 2023 (Annual Meeting of the Council)**

To accept and sign the minutes of 11<sup>th</sup> July 2023 as a true record.

**4. Clerk’s Report**

To receive a report from the Clerk on matters dealt with and taking forward for the parish council.

- Update from the Clerk on future Devolved Services Agreement.

The clerk gave an overview of the clerk’s working group and the discussions that took place on reviewing the current and future Devolved Services Agreement.

We await further discussions on the 2024 DS Agreement.

There have been 8 devolved services grass cuts across the year.

***RESOLVED: The Chairman to adjourn the meeting to receive questions from the public and receive any reports/questions from cllrs on matters relating to council business.***

**5. Questions from the public & any reports/questions from Councillors on matters not already listed on the agenda.**

- Cllr Lamkin requested that he proceed with the purchase of the new notice board for Upton, which was approved by council. He is to be reimbursed for the agreed amount.

- Resident requested that the parish council consider the purchase of some notices for installation on the highway to alert drivers to be more careful about horses using the roads. It was agreed that costs and further information would be sent to the Chairman/Clerk and the parish council would consider the request.
- 5 Residents spoken on their objection to the planning application for Meadow Barn raising concerns about access to the site, negative impact on the adjoining listed buildings as well as the current number of shipping containers on the site as well as the negative impact on the street scene and surrounding area.
- Cllr Waite (Bucks Council) reported on concerns raised about the Kimblewick Solar Farm planning application, which the parish council has objected to.

8.10pm - Cllr Waite and 2 members of the public left the meeting at this point.

**RESOLVED: The Chairman to re-convene the meeting under Standing Orders**

## 6. Finances and Orders for Payment

Agree orders and retrospective orders for payment presented by the RFO and/or Clerk.

RESOLVED: That the following orders and retrospective orders be paid.

|                       |                               |           |        |
|-----------------------|-------------------------------|-----------|--------|
| • Luke Powell         | Squarespace domain/website    | £19.20    | 101193 |
| • T Kudzin            | Repair of playground gates    | £60.00    | 101194 |
| • Dinton Village Hall | Room hire                     | £60.00    | 101195 |
| • SWARCO              | MVAS 3yr maintenance contract | £1,047.50 | 101196 |
| • MRA Garden Services | Grass Cutting                 | £790.00   | 101197 |

RESOLVED: To Receive, accept and agree, the monthly Finance Report from the Finance Officer/RFO – Bank, Cash and Investment Reconciliation as at 31<sup>st</sup> July 2023.

## 7. Co-option of Parish Councillor

The council to consider any applications for the position of parish councillor.

An applicant has made enquiries about joining the parish council and councillors requested that a letter and or CV be sent to the Clerk for distribution to the council for consideration.

The Chairman was asked to speak to the interested applicant.

## 8. Purchase of Strimmer

Proposal from Cllr Heath, that the parish council purchase a grass strimmer.

RESOLVED: That a strimmer, with the necessary safety equipment, be purchased as proposed by Cllr Heath. He strimmer will be used for maintenance of the orchard and some other parish council owned land areas, if required.

## 9. Tree Ward Report

The Council to receive and accept the Observation Report (No2 – Mid May to Mid-Summer 2023) from Mr Alan Floy. To consider any proposals and make necessary decisions regarding the Spinney, Orchard and trees which fall under this report.

The report was copied to all councillors.

RESOLVED: That the report be received and agreed. There was some discussion on the need for possible works to be carried out on Buckinghamshire Council owned trees and this should be reported on the Fix-my-Street system.

## 10. Roads & General Maintenance

Any specific matters for discussion relating to road maintenance concerns raised with the County Council and other stakeholders.

It was reported that good road repairs had been carried out in Ford and there was a lot of patching work taking place on the parish roads.

## 11. Planning Applications

To receive, comment and to either object, support or oppose the following planning applications. To accept and consider late applications presented by the Clerk.

To note any applications (decisions made and to be made) delegated to Councillors.

To Note Decisions/Comments made by the Council during August recess:

- **23/02133/APP**                      **Marble Cottage, 4 Biggs Lane, Dinton**  
Householder application for replacement outbuilding to provide ancillary accommodation to the main house, a home office and workshop/external storage space  
**RESOLVED: No Objection**
  
- **23/02219/APP**                      **La Chouette, High Street, Dinton**  
**23/02220/ALB**  
Change of use of Restaurant to single dwelling house. Listed building application to Change use of Restaurant to single dwelling house.  
**RESOLVED: No Objection**
  
- **23/02299/APP**                      **Land to the South of Creslow Way, Stone**  
Erection of 45no. residential dwellings (Class C3) together with associated landscaping, open space, parking, drainage infrastructure and the construction of a new access road off Creslow Way with associated works.  
**RESOLVED: Object/Oppose**  
The proposed new housing will be built right up to the parish boundary and will impact on the open countryside as well as negatively affecting the view from the Upton Conservation Area. This is an example of the developers “creeping” up onto a neighbouring parish and this could lead to these two separate, historical communities being joined up by development which will have a negative impact on the historical and protected areas of Stone and Upton. We ask that the planning officers, conservation and historical officers look at this very carefully. We also fully support and agree with the comments of objection raised by Stone with Bishopstone and Hartwell Parish Council concerning this application.
  
- **23/02077/APP**                      **Kimblewick Solar Farm**  
Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 40MW(AC), including mounting framework, investors, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 50 years.  
**RESOLVED: Object/Oppose Environment.**  
This will have a negative effect upon views across the vale from the Chilterns AONB. This will also have a negative effect upon the public's enjoyment of Rights of Way across and near the site.  
This is a beautiful and unspoilt area of Buckinghamshire countryside. There are two nationally important long distance paths which would be hemmed in by such development, destroying the pleasure of walkers and riders who would be corralled between panels and surveyed by cctv when enjoying Swan’s Way, a 65 miles long

distance bridle route which runs from Salcey Forest in the north to Goring-on-Thames in the south, and The North Bucks Way which runs from Pulpit Hill to Wolverton and connects to other routes such as the Ridgeway, Cross Bucks Way, Grafton way, and Ouse Valley Way? To say nothing of the Aylesbury Ring footpath running along the southern boundary of the proposed development. Facilities such as these need protection.

Older maps, including the enclosure map show two other rights of way, one across field 1 and the other across field 3. These are the subject of a DMMO and need to be taken into account.

The site, which is immediately in front of the woodland known as Michael's Peace, would be clearly visible from Coombe Hill and other vantage points of the Chilterns ANOB, and on this aspect alone this application should be refused.

**Access and traffic:**

We strongly object to the proposed construction route. 490 huge lorries travelling, presumably in both directions, from the A418 past the church narrows, past the junior school, across the dangerous Four Wind junction and through the village of Ford passing a busy pub, a crossroads with blind exits, and using the narrow road throughout is simply unacceptable.

If this application must be approved, and the route is to be used, then the applicant must be required to pay for the installation of traffic calming at key points along the route and a 20MPH limit past the school and through Ford village.

The Construction Traffic and Management Plan is best summed up by its statement "To minimise disruption to local residents and communities, information notices will be erected at the boundary of the site prior to commencement of activities on site and throughout the construction period". This does not solve the problem.

The local roads are completely unsuited to the traffic envisaged in the construction. Moreton Road itself is no more than a simple narrow track. The volume of traffic stated is disingenuous "a maximum of 245 deliveries (490 two-way movements) could be made by construction traffic" as this does not include transport for the 40 construction workers to say nothing of the 86 deliveries 1800m of matting and 1000 cubic metres of stone required, their subsequent removal, the hardcore for the construction compounds and its removal. And all this from 7am in the morning with some access before this.

**Access is completely unsuited to this scheme:**

The applicants state that that "no access point currently exists" [Construction Traffic and Management Plan 4.4.6] and they propose to create one off Moreton Road into field 3 and that "For the duration of the temporary construction period, it is proposed all construction traffic will be routed via this access." [Planning Statement 4.4.3].

**How will the other fields be accessed for the construction?**

There is no indication of how the stream will be crossed to get from field 3 to fields 1 and 2, and how the power from field 3 is to access the substation across the stream, a consideration that caused a nearby application to fail.

The site plan indicates a proposed access to the completed arrays in field 1 from the bridleway and hence crossing the bridle way and deep drainage ditch to field 2, and separately from the bridle way to the proposed substation. It is a bridleway and while it may be argued that the occasional tractor could use it, it is not permissible for other vehicles, it is not a commercial rat run.

This access contravenes PROW legislation.

Important considerations such as these are missing, the applicants are much more interested in flannel such as wildflowers, bat boxes, bee hives and bug hotels.

In contrast there appear to be no plans for the substation.

**Community Involvement:**

The large majority of this application site is in the parish of Dinton with Ford and Upton, a consideration that appears to have escaped the notice of the applicants. In fact it appears it is a deliberate artifice as the aerial view designed to show the rural nature [figure 19 Planning Statement] expunges both Ford and Dinton.

Virtually no consultation seems to have occurred in this parish, all references in the document seem to be directed to Great & Little Kimble cum Marsh Parish Council.

**Loss of agricultural land:**

This application will result in the loss of 100 acres of productive agricultural land, which is desperately needed. Photovoltaic panels need to be confined to brownfield sites and rooftops, with the added benefit that their albedo effect will be greater.

Comments such as “To manage the grassland around the panels and continue to produce an agricultural output from the land, sheep will / could be grazed within the stock proof fence.” just show the disregard the applicants have for this issue.

We note that there were two applications made in August 2021 (ref. 16855 ADH and 16955 ADI) for upgrade of public rights of way affected by the application. These have yet to be decided but should be prioritised to ensure that the upgrades are accommodated by the development.

**23/02687/APP                    1 Starveall Farm Cottages, Oxford Road, Dinton**

Application for single storey courtyard extension to link outbuilding to the main house.

**RESOLVED: No Objection**

**23/02605/APP                    2 Starveall Farm Cottages, Oxford Road, Dinton**

Application for part single, part storey side extensions.

**RESOLVED: No Objection**

**23/02519/APP                    Meadow Barn, Chapel Road, Ford**

**23/02520/CPL**

Certificate of lawful development of a new entrance road adjoining Chapel Road, Ford.

Change of use from (sui generis) stable yard to (sui generis) storage yard and the siting of 11 containers for storage and work-shop use.

**RESOLVED: Object/Oppose to both applications**

**23/02520/CPL:**

The Dinton with Ford and Upton Parish Council **OBJECT** to this application for a certificate of lawful development of a new entrance road adjoining Chapel Road, Ford.

- 1) Whilst Chapel Road is not a classified road it is very busy with heavy traffic going to and from the existing commercial units at Kemps Farm. Highways need to be satisfied that the entrance is safe to use.
- 2) The proposed road represents increasing industrialisation of the surrounding countryside and will deleteriously affect the setting of a number of adjacent listed buildings.
- 3) Although the application does not say so, we suspect that the road is intended to be used for commercial storage and business purposes as well as for access to the property, office, and treatment room. If planning law allows this to be developed as ‘permitted’ it should be restricted to the declared uses only: access to the office and treatment room ONLY.
- 4) The property served by the proposed road is outside the developed footprint of the village as defined by Policy D4. Note that the property and curtilage to be served by this road is a converted agricultural building where the land relates more to the surrounding countryside than to the built up area of the village.

It should be noted that a recent application (20/03386/APP 22/00065/REF) in Water Lane

that was also situated outside the developed footprint was rejected for this reason, inter-alia, a decision which was upheld at appeal.

**23/02519/APP:**

The Dinton with Ford and Upton Parish Council **OBJECT** to this application for change of use of a stable yard to storage yard and the siting of 11 containers for storage and workshop use.

- 1) The proposal represents increasing industrialisation of the surrounding countryside and will deleteriously affect the setting of a number of adjacent listed buildings.
- 2) Although the application does not say so, the council suspects that the proposed containers are intended to be used for commercial storage and business purposes.

It is our opinion that Ford Village does not have a local requirement for more storage or workshop facilities. There are already 7 units at Bridge Farm and up to 20 at the Kemps Farm. The latter has caused much unwelcome traffic along Chapel Road already. This development would cause more.

If permission for change of use is given, it should be restricted to **only private uses associated with the property itself.**

- 5) The property is outside the developed footprint of the village as defined by Policy D4. Note that the property and curtilage to be served by this road is a converted agricultural building where the land relates more to the surrounding countryside than to the built up area of the village.

It should also be noted that a recent application (20/03386/APP 22/00065/REF) in Water Lane, Ford that was also situated outside the developed footprint was rejected for this reason, inter-alia. A decision which was upheld at appeal.

This development is inappropriate in a village such as Ford where there is already plenty of such facilities. It represents further unwelcome industrialisation of the rural landscape and community and the additional traffic it would bring to the village would further increase the risk to the public.

**Further Notes:**

- 1) It should be remembered that this property was originally part of Manor Farm. It was one of several barns associated with the farm, presumably used as storage, workshops, and stabling. These barns were converted to houses as they were no longer needed for their original purpose (storage, workshops, and stabling for the farm).

In 2004 the owner applied for and was granted permission to erect stables (04/03241/APP) to replace those that had been converted into houses. This, in itself, is ridiculous enough. Now they want to create a storage yard on the site, when that was the original purpose of the buildings in which they now live.

- 2) The owner converted a stable into an office and treatment room without planning permission. They used this room illegally for in excess of 10 years. Today there are already a number of containers on the site. Presumably without permission. If permission is refused consideration should be given to enforcement action to remove these existing containers.
- 3) If permission is granted for private use as requested. The council must be vigilant should they become used commercially and urgently proceed with enforcement action. Ford does NOT need the additional traffic associated with additional commercial storage operations and commercial workshops.

- 4) The application uses the phrase 'sui generis' to describe the uses it wants permission for. These are clearly B2 and B8. If permission is granted these uses must be accurately defined as 'sui generis' is a catch all that might include, scrap yards, car breakers yards etc. and other totally unacceptable industrial uses.

There being no further business of the Council, the Chairman closed the meeting at 8.50pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_