



**Minutes of a Meeting of the Parish Council held at 7.30pm on
Tuesday 13th September 2022, Village Hall, Dinton**

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

1 Resident C Lambert (Bucks Herald) M Dunton (Ford Village Society)

Cllr A Waite (BC) (apologies)

The Chairman called for a minutes silence in memory of Queen Elizabeth II who passed away on Thursday, September 8th September at the age of 96 after reigning for 70 years on the throne.

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) and Cllr Heath (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 12th July 2022

RESOLVED: To accept and sign the minutes of 12/7/22 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.

Nothing specific to report and no questions from councillors.

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.

- Resident reported tree damage on verge, Oxford Road, before you get to Dinton Castle, and requested that Bucks Council inspect the tree so that it can be cut down as it is an eyesore. Some branches have been cut to ensure safety. She also asked the Council if they were commenting on the Boundary Commission changes as she disagreed with the proposals.

- Cllr Lamkin asked if anyone was aware of any building works near Blenheim Farm area. He also referred to a discussion he has had with a resident on adult outside gyms which some parishes have installed. He also reported that he has yet to deliver the Bigg Issue in his area due to other commitments.
- Cllr Vane reported that one of the wooden posts had been knocked and needed repair. She asked if Steve Webb could look at this as well as installation of posts on Westlington Green which council agreed to install.
- Cllr Usherwood shared a discussion with a resident who has placed a mobile home near to her boundary fence and is concerned it could be in place for a long time. He also raised the concerns that many people do not have access to websites/computers and that they need to contact Bucks Council by other means. It was decided that the contact details of the Bucks Councillors for this parish would be displayed in the Bigg Issue. He also updated council on the proposed works for the fire engine shed and was asked to progress chase this work to be completed as soon as possible.
- Cllr O’Driscoll gave an update on the parish field hedge cutting and he will contact Mr Woodford to cut the hedge. He also gave an update on the maintenance concerns relating to Boot Lane as well as the issues raised about the electric wire fence across a public footpath (near Biggin Pond) which people cannot access. The next Community Litter Pick was discussed with a view to organising one around October time.

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

6. Co-option of Councillor

Council to consider the application from Mr J White (Ford resident) to be co-opted onto the parish council.

Proposed by Cllr O’Driscoll and Seconded by Cllr Usherwood that Mr J White be co-opted onto the parish council.

RESOLVED: Unanimously, that Mr J White be co-opted onto the parish council.

Mr White will be sent the Declaration of Acceptance of Office to sign along with other papers. His first council meeting will be on 11th October 2022.

7. Finances and Orders for Payment

RESOLVED: That the following orders and retrospective orders be agreed for payment presented by the RFO and/or Clerk:

• D O’Driscoll	Reimbursement	£40.00	101116
• SWARCO Traffic	MVAS Maintenance	£309.00	101117
• D Smedley	Bus Shelter cleaning	£75.00	101118
• BHIB Ltd	Insurance	£1,960.53	101121
• Impact Signs	Playground plaques	£18.64	101123
• EoN	Parish Field electricity	£9.44	101124
• MRA Garden Serv’s	Grass Cutting	£1,185.00	101125
• R Lamkin	Upton Bench reimbursement	£570.45	101126

RESOLVED: To Receive, accept and agree, the monthly Finance Report from the Finance Officer/RFO. Reports as at 30/8/22 copied to all councillors along with the council’s bank statement showing account information and transactions.

8. Bank Account Signatories

The Clerk to arrange the change in account signatories to allow more councillors to sign cheques, remove names of the other signatories who are no longer parish councillors. Councillors to complete the necessary form provided by the bank.

RESOLVED: That the Clerk to the Council inform the HSBC that the following people are to be cheque signatories for the parish council's bank accounts.

Councillor, Mr Richard John O'Driscoll
Councillor, Mrs Honor Mary Elizabeth Vane
Councillor, Mr Richard Mortimer Lamkin
Clerk to the Council, Mr Keith Gray

RESOLVED: The Clerk to complete the necessary paperwork and councillors to sign accordingly.

9. Grant Application / Request for Funding

Council to consider the request from Ford Village Society (FVS) for a grant for FVS of £1,000.

RESOLVED: Unanimously, that a grant of £1,000 be made to Ford Village Society.

10. Bonfire Night Event – Request for Fireworks on Parish Field

Council to formally approve its decision to allow fireworks at the 5th November event to be organised by the Community Events Team. The permission is granted based on the fact that the organisers have the correct insurance in place and that the fireworks display is managed in accordance with legal procedures as stated by government and relevant insurance cover. The parish council is not responsible for the arrangements, management and any legal requirements or responsibilities for this event.

The event will be held on the parish field. No bonfire is requested. The parish council does not grant permission for a bonfire.

RESOLVED: That the parish council agree for fireworks to be part of the Bonfire Night celebrations on the parish field. The event will only be allowed to proceed if a completed parish field hire form has been submitted to the Clerk to the Council at the agreed time, along with the additional signed agreement to ensure that the event is managed and insured correctly along with a risk assessment report to be copied to the Clerk to the Council. Cllr O'Driscoll to liaise with the Community Events Team.

11. Hire of the Parish Field

Council to consider the current arrangements for the use and hire of the parish field. If required, to make any changes and for the hire agreement form to be amended accordingly.

The Clerk was asked to explain the council's current parish field hire policy. The policy is clear that no one is allowed to use the parish field unless they have completed a hire form, signed and returned to the Clerk to the Council who will then consider whether the request is to be permitted or not. No one is to assume they have permission to use the parish field and no individual councillor has the authority to permit access or grant hire/use without following the policy or without the approval of the Council.

RESOLVED: The policy is to remain in place with no changes to parish field hire/use agreement procedures. The Clerk to write an article in the Bigg Issue to explain how the parish field is managed.

12. Council Precept and Budget

To consider the services and requirements of the parish and begin discussion on the 2023 budget and precept.

Discussions have started and a working group will meet in November/December time to agree the final precept and budget for 2023/2024.

13. Roads & General Maintenance

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

It was noted that some maintenance works have commenced across the parish and reports will still be made via the “Fix-my-Street” system.

14. Hedging in Upton

To receive an update from Cllr Lamkin on his contact with the landowner.

To consider any proposals put forward.

Cllr Lamkin has had difficulties contacting the landowner. He will make further enquiries and report in due course.

15. Road Traffic Mirror

To receive an update from Cllr Lamkin on the proposal for the installation of a mirror previously proposed by Cllr Lamkin. If agreed, to agree specific costs for this installation.

No further action has been taken on this proposal. Further consideration will be given and in the meantime, this item is to be removed from the council’s agenda.

16. Planning Enforcement

To consider the issues and concerns around the enforcement needed from the Planning Department for specific planning applications

- Bigstrup Farm, Dinton
Conversion and restoration of redundant barns to create an Outreach Education Centre and Wedding Venue and alterations to Wychert and Byre Barn to provide self-catering accommodation.

Report from Cllr Ashley Waite (Buckinghamshire Council) Bigstrup Farm

We do have a case on Bigstrup Farm – enforcement ref NC/22/00287/LB. This will not appear on the portal as no formal action has been taken. The case is on hold as there is an appeal against the planning refusal. If this is dismissed, Bucks Council will investigate accordingly.

With regard to the licensing. A premises can have 20 Temporary Event Notices (TEN’s) in a calendar year up to a maximum of 26 days. These limits are currently for 2022 and 2023 they may revert back to the previous limits of 15 TENs and 21 days in a calendar year.

Only the police and Environmental Health can object to a TEN – and only on the grounds of one of the licensing objectives: prevention of crime and disorder, prevention of public nuisance, public safety or protection of children from harm.

Objections must be made within three working days of receiving the TEN

Officers have met the property owner and discussed the TEN’s. I understand they will be nowhere near these limits. I understand they are also working with Environmental Health and have developed a noise policy for the premises.

Not having planning permission does not stop anyone from applying for Temporary Event Notices (TEN’s).

Information about TEN’s on our website:

- 15/00448/CON3 – Land between Hare Folly and Westlington Cottage, Gibraltar.

**Report from Cllr Ashley Waite (Buckinghamshire Council)
15/00448/CON3,**

March 2022, a completed planning contravention notice (questionnaire) was returned to Bucks Council. This notice response indicates that the mobile home has been removed (Sep 2021) and that the building being used was a historic building which was renovated. There are no facilities inside apart from a toilet and no overnight stays have occurred. They also state that the containers were brought to the land over 10 years ago and that they are used for personal storage.

**Report from Cllr Ashley Waite (Buckinghamshire Council)
Path off Boot Lane**

I met with Colin Woolford last week and we discussed the path, without looking for myself, he reported that it is a very complex piece of work and he is struggling to get a contractor assigned. He envisages that the job will be assigned in the next 2 weeks

17. 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.

Applications commented on during August recess:

22/02264/APP

Wychert Cottage, Dinton

First floor rear extension and alterations

RESOLVED: No Objection to this application but would like there to be discussion with the applicants neighbours to address the concerns raised about:

(a) party wall matters and access details

(b) security issues arising from the proposed new access

(c) construction timing and method together with any amelioration measures.

22/02326/APP

Pond Cottage, Cuddington Rd, Dinton

Demolition of existing house and erection of new 5 bedroom house with new garage block.

RESOLVED: No Objection but the parish council's preference would be for the garage to be smaller in size so it does not dominate the land area and we would request that trees are planted to screen the proposed garage building which would be beneficial and more acceptable to view.

**22/02388/VRC
17/01052/APP**

Stocks, Boot Lane, Dinton

Removal of condition 8 (pd rights) relating to application 17/01052/APP (demolition of existing detached bungalow and outbuildings. Erection of new 4 bedroom detached bungalow).
RESOLVED: No Objection

22/02313/APP

Upways, Oxford Rd, Dinton

Householder application for single storey side extension to form annexe.

RESOLVED: No Objection

- 22/02555/APP** **Land Adj Rose Barn, Gibraltar, Dinton**
Erection of 1 dwelling and associated works (amendment to unit 1 approval 21/04866/APP).
RESOLVED: No Objection
- 22/02861/APP** **The Spinney, Burgess Lane, Ford**
Householder application for proposed swimming pool.
RESOLVED: No Objection
- 22/03008/ALB** **The Spinney, Burgess Lane, Ford**
Listed building application for internal alterations and replacement of rear windows and doors in rear extension. Reinstatement of front door and adjustment of window cil.
RESOLVED: No Objection
- 22/02957/APP** **The Cottage, Boot Lane, Dinton**
Householder application for demolition of conservatory and lean-to-greenhouse, erection of rear extension with dormer extension, linked infill dormer, front porch, fenestration changes and extension of existing paved patio areas.
RESOLVED: No Objection
- 22/03006/ALB** **Old Post Office, Biggs Lane, Dinton**
Listed building application for removal and renewal of lathe and plaster on the bedroom ceiling,
RESOLVED: No Objection
- 22/00986/APP** **Callie's Solar Farm, Owlswick Rd, Ford**
Construction of a solar farm together with all associated works, equipment and necessary infrastructure.
RESOLVED: Objection Oppose

The Dinton with Ford and Upton Parish Council continues to object to this application based on the original objection in April 2022, identifying four areas of objection – (1) siting, (2) visual impact on AONB, landscape area and PROWs, (3) construction and decommissioning and (4) impact on the setting of Heritage sites.

The parish council feels this large scale industrial intrusion into this tranquil, historic, rural landscape conflicts with National and VALP policies. We confirm we will call in this application and are prepared to voice our objections when this application is called to committee.

The parish council objects to this application on several grounds. Some of these are akin to those expressed in regard to a rejected application for a wind turbine on the same site (12/01806).

This was also refused, again, by the Planning Department on application 21/02310/APP Owlswick Road, Ford - Construction of a solar farm together with all associated works,

equipment and necessary infrastructure.

1) Siting

The development of a solar farm in an area of the Vale of Aylesbury would be detrimental to the Area of Attractive Landscape.

The land is agricultural in usage and of grade 3a,3b and some grade 2. This is at odds to government policy recommending usage of brownfield sites for solar farms.

The proposed site seems to have been largely chosen on the availability of an electricity substation adjacent to the A4129 Rd. It is already alongside a solar farm at Bumpers farm.

A further proposal at Whirlbush farm has been agreed, and if Callie's Solar Farm was approved it would create a very large area of solar farms and occupy an area of true countryside and agricultural land thus turning it into an industrial site.

2) Visual Impact

The proposal in this application is within proximity to several Conservation Areas and to the Chiltern ANOB and thus be clearly visible from the Chiltern Ridge and not hidden by trees and hedges as claimed.

The nature of the solar farm with Solar panels 3 metres high and fencing along foot paths (3) of up to two metres high with CCTV and alert systems would be intrusive. The changes to PROW s are not in keeping with the countryside and will not enhance the biodiversity of the area.

3) Construction and decommissioning

The claim is that the disruption to the villages and the small roads of the area would be carefully managed. Our experience of the impact of building HS2 suggests otherwise, as does the extra traffic diverting around Aylesbury. The bussing in of 100 construction workers would not improve this traffic problem

Although the term of this scheme is 40 years there is published evidence to suggest that decommissioning, contamination and restoration of the land scape is extremely difficult to achieve without harm to the environment and the land

4) Impact on Heritage sites

The National heritage sites at Waldrige Manor, Aston Mullins, Aston Sandford and Ford are long recognised and the impact will be as great as expressed by the previous decisions about a wind turbine on the same site made by the Secretary of State in rejecting an appeal.

Ridge and furrow fields of the immediate area have been along appreciated features and represent an ancient association to the past agricultural usage. Despite the comments made in the application an applicant environmental impact assessment (EIA) is needed.

This is a potentially large scheme if considered in the context of the existing Bumpers farm and the Whirlbush farm scheme. For this reason alone the application should be considered by the strategic planning committee .

We would strongly ask that this application is rejected and are prepared to speak to our objections when it is called in to committee

We will send a representative to a Development Control Meeting to oppose this application and also "Call In" this application.

There being no further business of the Council, the Chairman closed the meeting at 9.05pm

Signed: _____ Date: _____