



Minutes of a Parish Council Meeting held at 7.30pm on Tuesday 14th February 2023
Dinton Village Hall

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

7 Members of the Public C Lambert (Bucks Herald)

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 Cllrs Vane (prior commitment) and 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

- Cllr Lamkin declared an interest on agenda item 13 – planning application for Starveall Farm. No other declarations of interest made and no dispensations requested.

3. Minutes of the previous meeting 10th January 2023

RESOLVED: To accept and sign the minutes of 10/1/22 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 received.

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 spoke positively about the Starveall Farm planning application but raised concerns that Buckinghamshire Council were insisting that an electrical charging point be installed as well as the applicant paying a further fee of £1,000 per annum for 5 years.
Raised concerns about the speed of traffic on the Oxford Road from and into Stone. Stone with Bishopstone & Hartwell PC have recorded speeds of 90mph in a 30mph limit in Bishopstone.
- Resident spoke in favour of the planning application for Starveall Farm as she visits the property as part of an educational purpose. The continued facilities would be beneficial to her and those visiting the land as they have done for approximately 4 years – hence the retrospective application.
- Applicant for Starveall Farm retrospective planning application spoke in favour of the application and explained the current use and the benefits to

others. Councillors asked various questions relating to access to the site, increase in traffic flow etc. It was stated that Buckinghamshire Council Highways dept had no objections and the applicant will be widening the access to the main drive to assist in clearer vision on leaving and visiting the property.

- Resident spoke about his previous planning application which the parish council had submitted “No Objections” but the planning department has refused permission based on the statements of the Historic Officer, which he stated had been incorrect. He has been advised to re-submit the application and if he does this he requested that the parish council submit a “Support” comment rather than a “No Objections) comment which would be better.
- Resident requested that the parish council engage more in the arrangements of the Ford Remembrance Sunday Service especially in regards to the road closure application which had caused concerns last year. The parish council are intending to make the relevant application to Buckinghamshire Council as requested which should legally cover the service in terms of the correct road closure notice in place.
- Resident from Ford requested the permission from the parish council to add two wooden boxes with shelves, at each end of the parish council notice board. They would be filled with books for local residents to take as the current arrangement was unsuitable. The parish council agreed to this request and the Ford Village Society is paying for the materials and installation.
- Cllr White reported that he visited the workshop of the person requested to repair the stocks and was told that they should be installed mid-March.
- Cllr Heath reported that the grass verge on Westlington Green continues to be further damaged which is causing some concern to many. The Clerk was asked to speak to Mr Webb to see if he can arrange someone else to carry out the work with his supervision.
- Cllr Lamkin reported that the grass verge from the gates of the Church to the entrance gates to Dinton Hall were also being significantly destroyed due to the increase in parking by visitors to the church. There was a discussion on whether the parish council should install parking mesh on the grass to protect the area whilst making it easy for parking. The clerk will check who the owner of the grass verge is as he believes it may be part of the highway even though the parish council have been cutting the grass. Councillors will look at the costs of parking mesh and consider how this would work. Cllr Lamkin also requested that consideration be given to the purchase of a new notice board for Upton as the current one is not fit for repair and is getting worse. He also asked everyone to be encouraged to report all matters for repair by Buckinghamshire Council on their “Fic-my-Street” system as it does work.
- Cllr Usherwood raised the matter of a previous planning application which was now being appealed. The parish council have made their comments and it was agreed that these same comments would also be sent to the planning inspector to make sure they were seen and considered again. He also raised concerns about excess speed on Oxford Road to and from Stone. He suggested the matter be raised at the next Community Board meeting with a view that the board and local police take necessary action where able to do so. He also mentioned that an additional 91 houses were being considered in Haddenham.
- Cllr O’Driscoll reported that he had been asked what, if anything, the parish council or community events team were doing to celebrate the coronation of King Charles III. Ford Village is arranging a coronation event and he will speak to others to see if any other events are being planned. He also

mentioned the discussions previously raised by the unitary councillors about the benefits of a Neighbourhood Plan. Councillors have discussed this on many occasions and are still of the opinion that the costs, work involved and the benefits are not as positive as some may think. Thought has gone into this matter and it is still considered not beneficial for this parish especially, strongly believed by some councillors, in matters relating to planning and the increase in housing development across the Vale as there are many examples of Buckinghamshire Council planning department not taking into account other established Neighbourhood Plans or simply ignoring them completely.

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 be agreed and paid:

• HMRC	Employer Contributions	£930.46	101162
• J Turner	Finance Officer payment	£470.00	101165
• T Sadler	Memory Plaque – Ford	£43.50	101166

RESOLVED: To Receive, accept and agree, the monthly Finance Report from the Finance Officer/RFO along with the Bank, Cash and Investment Reconciliation as at 30th January 2023.

7. Roads & General Maintenance

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

Cllr Lamkin reported that there are still significant repairs needed on parish roads and the parish council agrees that the highway department at Buckinghamshire Council is not managing the process of repairs professionally and repairs do not last very long, causing significant financial payments to be made in road repairs by the tax payer. It seems that no one checks the repairs once carried out.

8. Callie's Solar Farm – Community Grant

The parish council is asked to discuss and consider the community financial offer from the company building the solar farm.

RESOLVED: To adjourn this matter until the council receives clarification from the planning department about the current state of this application. We are told there has been a Judicial Review decision. The clerk has contacted Buckinghamshire Council for confirmation and further information but we have had no reply, as promised.

9. Dinton Stocks

To consider and agree, if appropriate, the quote for the restoration of Dinton stocks. Manufacture of new oak posts with fully chamfered tops also with a sanded finish, cleaning up of planks and reinstalling iron works. Estimate includes removal and replacement using cement. Estimate of work is £770.

RESOLVED: That the stocks should be repaired as suggested and that the parish council accept the grateful donation from the Dinton Beer Festival to pay for the repairs. Because of this kind donation, there is no need for the council to consider the quote.

10. Community Litter Pick

To agree, if applicable, a date for the Parish Community Litter Pick. For have agreed a date for their part of the parish.

RESOLVED: That the Ford Litter pick take place on Saturday 18th March and the Dinton litter pick to take place on Saturday 25th March. Ford Village Society

Secretary to let Cllr O'Driscoll have the address for the litter pick equipment to be delivered to and he will also arrange with the Clerk for the equipment to be collected and used for Dinton.

11. Settlement Review – Local Plan for Buckinghamshire

Buckinghamshire Council is conducting a Settlement Review of all Towns and Parishes within the Council area. This review will form part of the evidence base for the Local Plan for Buckinghamshire and has been split into two parts.

Part one: review of the services and facilities, and Part two: general feedback.

Parish Council to consider the correspondence and review the data from the BC desk-based audit and confirm whether this information is correct, or if BC need to adjust anything.

To provide any additional information as requested.

Part Two:

It would also be useful if you could answer the following questions:

1. Does your Town/ Parish have any issues that the Local Plan might help to solve? E.g., road junction capacity, bus services, school places or localised flooding.
2. What would you most like to preserve or improve about your Town/ Parish? E.g., local green space, historic character, local shops and services. We are also still interested to hear about any sites that we might have missed in the Call for Sites engagement exercises.
3. What are your aspirations for your Town/Parish over the next 20 years?
4. If you have not already done so, do you aspire to produce a Neighbourhood Development Plan? If so, what are your reasons for doing so, or not doing so?

The deadline for response is 28 February 2023.

The clerk issued a further consultation paper called the Local Plan for Buckinghamshire – Infrastructure Baseline to all councillors The date for those comments is 31st March 2023.

RESOLVED: That the Settlement and Infrastructure Baseline consultation comments be dealt with outside the council chamber, by councillors in a working group, and sent to the clerk, who will then arrange for the decisions/comments to be agenda itemed for the March meeting for formal approval as well as forwarding to the planning department.

12. 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.

No further updates from the planning department but it was reported that some residents have made requests to Buckinghamshire Council for an update on this matter.

13. 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.

Cllr Lamkin left the chamber at this point

- **23/00203/APP** **Starveall Farm Buildings, Oxford Road, Dinton**
Change of use of a woodland to a forest school day nursery and retention of 2 sheds, polytunnel and tepee (retrospective).
One cllr abstained and 3 voted for No Objections
RESOLVED: No Objections

Cllr Lamkin returned to the chamber at this point

- **23/00235/APP** **Ford Farm Barn, Ford**
Householder application for demolition of existing car port structure and construction of replacement gym/office building.
One cllr abstained and 4 voted for No Objections
RESOLVED: No Objections
- **22/04240/APP** **The Spinney, Burgess Land, Ford**
Householder application for conversion of existing garage into ancillary residential accommodation.
RESOLVED: No Objection but the following comments are asked to be taken into account:
Whilst the Parish Council have no objections to the overall proposal, we request that the planning department put measures in place to ensure that the annex be used only as ancillary accommodation to the existing house. We draw your attention to the installation of a septic tank in the barn beside the swimming pool and understand this may need planning consent, which we ask you to investigate.
- **23/00136/APP** **Land off Oxford Road, Dinton**
Proposed erection of 1 dwelling
RESOLVED: Object/Oppose

The Parish Council Objects/Opposes this application and will send a representative to a Development Control Meeting to raise the concerns we

have.

There have been eight planning refusals over the years including 79/00824, 86/02211, 00/01578, 11/02318, 12/02675, 13/02395, 14/01580, 22/00533 and appeal dismissed 14/00064/REF.

The enforcement notice was issued in November 2022: 15/00448/CON3.

We object and oppose this application based on the same concerns and decisions previously made by both AVDC Development Control and the Appeals Panel in hearing an appeal (14/00064/REF) for a previous application of a two- bedroom property for this site and the refusal in May 2022(22/00533) for a three bedroom property.

The current proposal is for a three-bedroom property using the same drawing as the application refused in May 2022 and the following objections still stand.

The reasons given for refusing the previous appeal and applications at this site in essence were:

1. The site does not lie within a settlement listed in Appendix 4 of the AVDLP and would be contrary to AVDLP policy RA2 and advice in the NPPF (paragraph 55).
2. The proposal would detract from the character and appearance of this rural area, damaging the adjacent Gibraltar Conservation area and the setting of the nearby listed building.
3. The proposal would intensify the use of an existing access on a section of classified highway which would lead to further conflict and interference with the free flow of traffic on the highway and be detrimental to highway safety and is contrary to NPPF and Local Transport Plan.
4. The proposal or circumstances have not differed such to alter the previous decisions made under 11/02318APP, 12/02675/APP, 13/02395APP, 14/01580/APP, 22/00533APP and 14/00064/REF.
5. An enforcement notice on this site 15/00448/CON3 was issued in November 2022 for alleged unauthorised residential use of a mobile home in the open countryside.

- **TOWN & COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 174**

Site Address: Land Between Hare Folly And Westlington Cottage
Oxford Road Gibraltar Dinton Buckinghamshire HP17 8TY

Breach: Appeal against without planning permission unauthorised change of use of agricultural land to residential and erection of a building for residential purposes.

Appeal by: Peter Timberlake Enforcement Ref: 15/00448/CON3 **Appeal Ref:** 22/00185/ENFNOT Planning Inspectorate Ref: APP/J0405/C/22/3312894

To discuss the above appeal and consider whether any further comments need to be made to the Planning Inspectorate.

RESOLVED: No additional comments need to be made but the above, previously made comments, to be sent to the planning inspectorate.

- **23/00455/APP** **Barngate, Boot Lane, Dinton**
Householder application for erection of part single and part two storey side extensions with correspondent changes to the elevations.
RESOLVED: That a working group of councillors visit the site, with permission from the owner, and to forward any comments to the

Clerk to send to the planning department.

There being no further business of the Council, the Chairman closed the meeting at 9.13pm

Signed: _____ Date: _____