



**Minutes of the Parish Council Meeting held at 7.30pm on Tuesday 14<sup>th</sup> September 2021  
in the Village Hall, Dinton**

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

5 Members of the Public      Cllr A Waite (Bucks Council)      C Lambert (BH)  
M Dunton (FVS)

**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 Heath (illness).

**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 13<sup>th</sup> July 2021**

RESOLVED: To accept and sign the minutes of 13<sup>th</sup> July 2021 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.

The Clerk reported on the concerns raised with Bucks Council about the lack of engagement over the current Devolved Services Agreement for maintenance works. These need to be agreed before parish councils enter into contracts for machinery leases for 2022 and also for consideration on matters relating to the budget and precept for 2022. The clerk has contacted Bucks Council on a number of occasions to raise the matter and clerks across the county are also raising concerns.

***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 requested that the parish council refurbish the playgrounds and make them more attractive for both younger and older children. Stone village playground was stated as an exemplary site and the recently installed zip-wire and other equipment is well used. The clerk was asked to contact the parish clerk of Stone for details of equipment and cost.

- Resident informed the council that the Bridleway from Westlington Green is overgrown and needs cutting back. Explanation was given on the responsibilities of the landowner as well as Rights of Way Team at Bucks Council.
- Resident asked if the Community Orchard project could consider trees being purchased as memorials with a plaque. Discussion is to take place on how the orchard will be managed.
- Resident raised concerns about speeding and an increase in vehicles using Dinton village roads. Concerns were raised especially about the stretch of road from the church, past the hall leading to the parish field and past Dinton Village Hall. This is a tight bend and children use the playground and village hall on a daily basis. Animals have been injured and a request was made to reduce the speed to 20mph. This request was supported by other residents attending the meeting.
- Resident also raised concerns about the lack of a “Right of Way” arrow needed at the narrow part of the road near the church leading to the school.
- Cllr Ashley Waite (Buck Council) explained the procedure of reduced speed requests and the difficulties in obtaining a reduction in speed. Many villages are requesting a 20mph limit reduction for their communities. He will discuss the matter with TfB and mentioned that the Haddenham Community Board was a platform for possible funding for consultation for a speed reduction.
- Cllr Horn and a Resident also stated that a reduction in speed to 20mph was also required for the rest of the parish, especially Ford.
- Resident asked the parish council to object to the Homestead Farm planning applications.
- Cllr Vane reported that the village stocks needed to be looked at, and possibly removed or replaced. She also reported that the grass on the bank of soil near the church wall had not been cut and it was overgrown. She also reported the damaged kerb posts needed repairing or replacing.
- Cllr O’Driscoll reported that the Beer Festival had been a successful event. He also reported that the path leading to the school from the top of Boot Lane was still not repaired and this has been raised with the Local Area Technician.
- Cllr Horn stated that a Ford resident was requesting that dog bags be provided near dog bins to encourage people to pick up dog mess. He also raised concerns about the adverts in the “Nextdoor” website about community events and asked that the Events Committee (not parish council led) be contacted to remind them that the parish field belongs to the parish council and it must not be assumed that it is available for any community event. Contact must be made with the Clerk to the Parish Council to request use of the parish field and check if the field is available, as well as completing the relevant paperwork. He also asked Cllr Waite questions in relation to the procedures for the Community Board and will send Cllr Waite specific questions for clarification and for the minutes to record the discussion at the Community Board meeting.
- Cllr Usherwood reported that the parish council will be establishing a Working Group to discuss the request from the Village Hall Committee and consider future management of the village hall.  
He also requested that information be made on the governments call for public paths and bridleways to be registered and checked. Cllr Horn assured the council that he had already done this and had checked all the paths across the parish and all are listed correctly. Cllr Usherwood reported that the application for another solar farm had been made for Bishopstone and this was the 4<sup>th</sup> application for a solar farm in and near to the parish. He also reported that we have been

advised by the planning department enforcement team that any concerns over breaches of planning should be reported directly to them. This was in relation to noise levels and possible breach of planning from a local area. He also asked if there was a need for another community litter pick and this will be considered. He reported that the tree surgeons would be starting work soon in the Spinney. He also encouraged people to reply to the consultation on how many councillors should be on the Bucks Council as well as drawing people's attention to the Vale of Aylesbury Local Plan (VALP) report from the planning inspector. He also reported on the discussion between parish councils on the need for maintenance costs for the sentinel which is used by Ford Village. This was a matter for Haddenham Parish Council to decide as they are the owners of the sentinel. Remembrance Sunday service will be on 14<sup>th</sup> November and Cllr Usherwood is to contact the church for further information on their input. The clerk will send an email to the bugler to check if he is available.

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

**6. Finances and Orders for Payment**

RESOLVED: To agree to pay the following orders and retrospective orders for payment presented by the RFO and/or Clerk

• BHIB	Insurance	£1,771.59	101019
• Castle Water	Field Utilities	£13.71	101022
• Impact Signs	Playground	£17.48	101023
• Bucks Council	Election Cost	£140.68	101024
• M Audley	Grass Cutting	£1,190.00	101027
• Rialtas	Accounts Package	£148.80	101028

RESOLVED: To receive, and agree, the monthly finance report from the Finance Officer & RFO dated to July 2021.

**7. Community Led Plan**

To receive any updates on the plan.

Discussion took place on the Community Orchard plans and further discussion is required on the future management and maintenance of the community orchard. The clerk was also asked to contact the Events Committee for some information.

**8. Co-option of Councillors – 2 vacancies**

To consider the following applications:

- Mr Richard Lamkin
- Mr Nick Cottman

RESOLVED: That Mr Richard Lamkin and Mr Nick Cottman be co-opted onto the Parish Council.

Mr Lamkin was in attendance and signed the Declaration of Acceptance of Office and joined councillors for the remainder of the meeting.

**9. Speed Restrictions**

Council to discuss the concerns over speed in Dinton village and consider speed restrictions.

Discussion took place on the need of a speed reduction across the parish, set at 20mph on specific roads.

RESOLVED: The Parish Council supports the requests from residents that there be a speed reduction on specific roads across the parish.

RESOLVED: Cllr Lamkin is to begin investigating the procedures for speed reduction and contact the relevant officers at Transport for Bucks (TfB ) and Bucks Council for advice and assistance. To report back to the Parish Council at the October meeting.

#### **10. Haddenham Community Board**

To discuss matters relating to the Community Board and consider any specific proposals/actions by the parish council.

Discussion took place on the need for funding and applications need to be made to the community board. It was also agreed that there needs to be more engagement from the community board with parish councils and more meetings need to take place to ensure parish councils concerns were raised and considered in a timely manner.

#### **11. Devolved Services**

To receive any reports, if available, and agree any specific actions in relation to devolved services.

Councillors agreed that Bucks Council need to quickly make decisions on the current Devolved Services Agreement. The clerk will ask the maintenance team to cut the grass on the church bank. Cllr Horn agreed to clarify with the clerk what further works were to stop and MRA Garden Services to take on. Discussion also took place on the need for tree branches to be cut back on outside the 30mph limit – private land ownership responsibilities discussed.

#### **12. Roads & General Maintenance**

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

Water leak has been reported to the water board.

#### **13. Councillor Code of Conduct**

Council to formally receive and agree to abide by the Code of Conduct managed by Buckinghamshire Council Monitoring Officer.

RESOLVED: To agree to sign-up to the new revised Code of Conduct.

#### **14. Buckinghamshire Council – All Councils Charter**

Parish Council to receive, accept and agree to the BC All Councils Charter.

RESOLVED: To note and agree the All Councils Charter. It was also noted that, at the moment, Bucks Council are not keeping their part of the Charter in terms of engagement and communication.

#### **15. Parish Field Gate Opening – Keys**

Request from Rosemary Jackson that the Church Wardens have a key so they can open, and lock, the parish field for car parking when church events take place.

RESOLVED: That the request be refused and that no further keys be handed out.

The following people have authorised keys: Dinton Cricket Club for use for parking vehicles only and also Cllrs Usherwood, Horn, O’Driscoll and the Clerk.

Keys must not be copied for the use of other people without the consent of the Parish Council.

#### **16. Planning Enforcement**

Council to receive an update on the enforcement, by Buckinghamshire Council Planning Enforcement Officers, of specific planning breaches raised by the Parish Council. RESOLVED: That the above continue to be monitored by Cllr Ashley

Waite, as agreed with him, and that it be noted these matters have been un-resolved for over 12 months or more.

1. Ford field, Main Road, Ford - 19/00304/C0N3
2. Land between Hare Folly and Westlington Cottage, Gibraltar, 15/00448/C0N3
3. Shepherds Hut, Gibraltar - 20/00456/C0NB

RESOLVED: That the above continue to be monitored by Cllr Ashley Waite, as agreed with him, and that it be noted these matters have been un-resolved for over 12 months or more.

### **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.

*Cllr Richard Lamkin declared an interest in the following applications (21/03436/APP and 21/03437/APP) did not take part in the discussion or decision..*

- **21/03436/APP Homestead Farm, Homestead Close, Dinton**  
Householder application for erection of detached double garage  
RESOLVED: Object  
Concern that this building could become part of the owner's business and/or residential amenity in due course as we understand the building will be used as a utility facility and presumably with drainage, plumbing and electricity. The building allows for a considerable amount of storage for bicycles and other equipment. Should planning permission be granted in full or part then there needs to be a condition in place that the builders work vehicles are kept off Homestead Close and parked on the owner's land while any building work is carried out.
- **21/03437/APP Homestead Farm, Homestead Close, Dinton**  
Householder application for conversion of the existing loft void with flat roof dormer and front and rear roof lights  
RESOLVED: Object  
The Parish Council objects to this application guided by the Planning Officer's decision to refuse this application previously because the proposed dormer window and associated openings on the rear elevation of the dwelling house, including current amendments of windows non-opening below 1.7m would result in significant, direct overlooking of the neighboring dwelling to the north-east, which would be unduly harmful to the amenities of the neighboring occupiers. As a result, the proposal would be contrary to policy GP8 of Aylesbury Vale District Local Plan, emerging policy BE3 of the VALP and NPPF.

**RESOLVED: To note, and formally agree, the decisions/comments for the following applications:**

- **21/02310/APP**

**Owlswick Road, Ford**

Construction of a solar farm together with all associated works, equipment and necessary infrastructure.

RESOLVED: Object/Oppose

The parish council object 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).

**1) Siting**

The development of a 200-acre 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. If a further proposal at Whirlbush farm were agreed, it would create a very large area of solar farm 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.

The northern edge of the site is immediately adjacent to Ford village and will impact upon the resident's amenity and outlook

**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 Waldridge 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.

**5) Community Consultation**

The application claims to have approached all those living within a two-mile radius. There is no evidence that this was achieved for the majority of the Parish given the small numbers of people to whom documents were sent and thus any conclusions must be potentially invalid.

On the planning portal a very large majority of people oppose the application which is

in keeping with the majority viewpoint as determined by the applicant's questionnaire.

This is a potentially large scheme if considered in the context of the existing Bumpers farm and if the WhirlBush farm scheme is expedited. 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.

- **21/02552/APP**      **Homestead Farm, Homestead Close, Dinton**  
Loft conversion with rear dormer and detached double garage.  
RESOLVED: To arrange a site meeting and speak to the applicant due to the number of residents who are objecting to the application. Council will then send its comments to BC.  
  
RESOLVED:  
Loft Conversion – No Objection  
RESOLVED:  
Detached Double Garage - Objection

There is no clarity for the orientation of the building

A lack of information on the plans which need to be more specific on size and measurements, particularly the height.

No details on the alignment of the garage particularly in relation to the boundary fence and the doorway into the garage.

Distinct lack of information regarding the boundary wall and the arrangements for parking at least 6 vehicles at the property.

Concern that this building could become part of the owner's business and/or residential amenity in due course as we understand the building will be used as a utility facility and presumably with drainage, plumbing and electricity. The building allows for a considerable amount of storage for bicycles and other equipment.

Should planning permission be granted in full or part then there needs to be a condition in place that the builders work vehicles are kept off Homestead Close and parked on the owner's land while any building work is carried out.

- **21/02972/APP**      **Land at Wootton Lane, Dinton**  
Demolition of Wychert barn and the erection of a replacement building to be used as a dwelling house, access, parking and associated landscaping  
RESOLVED: Object

## **Background**

There have been two pre-application discussions in 2018 (17/047/PREMTG) and 2019 (19/01169/PREMTG)

Application: 21/02972/APP, received on 20 Jul 2021 for the demolition of Wychert Barn and the erection of a replacement building to be used as a dwelling house, access, parking and associated landscaping

Address: Wootton Lane Westlington Buckinghamshire HP17 8UR. We believe this address is incorrect

## **Building Condition**

A survey (10/5/19) concluded that the barn was not in imminent danger of collapse and could be restored for agricultural use

A new survey (July 2019) concluded that the building would need to be demolished and rebuilt, if it was to be used for any purpose

There is a clear conflict of professional opinion and the Heritage Officer concluded that this needs to be resolved before further consideration because the loss of “Building of Local Note” is a direct effect at the upper most end of the scale of harm

## **Footprint**

The proposed building will be the same footprint as the existing barn. However, a smaller single-story extension will be added, adjoined to the main building via an opaque glass wall and a turning circle and parking for two cars will be added to the rear

This will impact the immediate neighbours, living at Peckers and Meadway

## **Environmental Impact**

The building is defined as “a Building of Local Note”, a non-designated heritage asset within the conservation area

Although greatly overgrown, the barn stands in a prominent position at the end of The Green (names as Wootton Lane) and can be seen from the footpaths that run alongside and perpendicular to it

The Heritage Officer stated that the loss of this building would have a detrimental impact to the local character of the area. Furthermore, no convincing justification had been made that this local heritage asset could not be restored

## **Access**

The Highways Officer states that an access serving up to three dwellings must be a minimum of 3.2m in width. The current building according to the plan would in places be below this

The Parish Council objects to the demolition of a wychert barn that is “of local note” that has stood for c.200 years. Furthermore, it is in a prominent position within the conservation area. The council would like to see the existing building repaired and re-used as an agricultural amenity. We would like it called to be assessed by a planning committee.

- **21/03000/APP**      **2, The Green, Dinton**  
**21/03001/ALB**      Demolition of existing outbuilding and rear porch. Proposed new single storey rear extension including new opening into the extension and reinstating a previous door (Previous application 20/03433/APP and



20/03434/ALB)  
RESOLVED: No Objection

- **21/02868/APP**      **Marble Cottage, 4 Biggs Lane, Dinton**  
Single storey front extension  
RESOLVED: No Objection

There being no further business of the Council, the Chairman closed the meeting at 9.30pm

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