



**Minutes of a Meeting of the Parish Council held at 7.30pm on
Tuesday 8th February 2022 in Dinton Village Hall, Dinton**

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

No Members of the Public
C Lambert (Bucks Herald)
M Dunton (FVS)

Cllr A Waite (Bucks Council)
Cllr M Caffrey (Bucks Council)

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 Horn (illness) and Vane (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 11th January 2022

RESOLVED: To accept and sign the minutes of 11/1/22 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.

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 Waite (Bucks Council) gave an update on the Haddenham Community Board procedures and changes and also spoke about the Haddenham Repair Shop proposal. He also mentioned the works associated with the collection of food items for Food Banks and most the collected items go to the Aylesbury Vineyard. Mention of Bucks Council launching business grants of up to £1,500 and answered questions from parish councillors on the concerns and real need for planning enforcement across the parish. Ashley also talked about the lending library being set up in Quainton to be open to all from April . Also the collecting box for donations to the food bank in Aylesbury will be placed centrally in the Village.

- Cllr Caffrey reported that Bucks Council was finalising its precept and budget for 2022/2023 and that there is also a need for certain parts of Buckinghamshire to have government assistance in “levelling up”.
- C Lambert raised concerns about leaves piling up in the bus shelters and asked for an update on arrangements for the Queen’s Platinum Jubilee. She also asked the parish council to raise an issue about the need for a replacement speed camera that was burned and no longer in use.
- M Dunton raised concerns about the technical hitch concerning the payments of council tax and that no correspondence had taken place as to the reason.

Cllrs M Caffrey and A Waite left the chamber at 7.50pm and did not return

- Cllr Cottman mentioned the recent award won by the manager of the Seven Stars public house in Dinton.
- Cllr Lamkin raised possible concerns about a business being operated near him and he would report any issues that may arise from this.
- Cllr Usherwood mentioned the recent changes to community board funding and that there are some concerns in the parish council sector about the transparency of grant awards from the community boards. He mentioned that NAFAS would no longer need the parish field for parking this year. He reported on the recent Parish Council Liaison meeting he had attended and on matters relating to the parish charter. He also raised the matter of Bucks Council wanting parish councils to notify them of possible Brownfield Sites for future building.

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

6. Finances and Orders for Payment

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

• Parrott & Coales	Legal Advice	£360.00	101066
• A P Howard	Orchard Survey	£479.40	101067
• HMRC	Payments	£2,224.96	101070

RESOLVED: To receive, accept and agree, the monthly finance report from the Finance Officer & RFO as at 31st December 2021.

7. Internal Auditor

To agree that Mrs D Cole carry out the parish council internal audit for 2021/2022 accounts.

RESOLVED: That Mrs D Cole carry out the role of Internal Auditor for the Parish Council accounts and end of year returns to the External Auditor for 2022/2023.

8. Footpath & Bridleway Maintenance

Council to be reminded of the agreement in place for the strimming of the footpaths and bridleways in the parish. The Devolved Services Agreement is for one cut each year by strimming the sides of the footpath. The main access responsibility is for the landowner to ensure the public can safely use the footpath and bridleway.

Councillors spoke, at length, about the arrangements and responsibilities under the Devolved Services Agreement. There is concern about the funding from Bucks Council for these services and it just covers the work being done. If the parish council wanted more works on bridleways and footpaths then it would either need to change its current work and grass cutting schedule or fund additional works to take

place. At the moment, the parish council is satisfied that the works currently being carried out are sufficient and no work schedule changes need to be made on public footpaths and bridleways. Landowners need to take more responsibility for the safe and easy access across their land for walkers. Some landowners are to be contacted and asked if they will inspect their footpaths and carry out work to ensure better access.

RESOLVED: No change to the current works schedules to be made and no additional, parish council, funding to be provided for devolved services works across the parish.

9. Queen's Platinum Jubilee – Parish Events

Council to discuss plans for possible celebration of the jubilee. To receive any reports from Cllrs on various discussions with others on what could be proposed.

Reports were received from Cllrs Cottman and O'Driscoll about the Events Committee plans for the jubilee. It had been agreed that the events committee would arrange a parish jubilee picnic on the parish field with possible BBQ etc. Further plans are to be shared once the committee agrees the necessary arrangements.

RESOLVED: The parish council not to arrange a separate parish event but will support the plans from the Events Committee and will allow the parish field to be used for this proposed event.

RESOLVED: The clerk to forward the parish field hire form to Cllr O'Driscoll so he can pass this to the relevant person in the Events Committee to complete.

10. Platinum Jubilee – Commemoration

To consider the installation of benches and or trees to commemorate the jubilee.

RESOLVED: That Cllr Lamkin investigate a suitable bench and plaque, to be installed near the church.

11. Community Orchard

Cllr Heath to give the parish council a further update on the plans and future management and maintenance of the community orchard.

A list of suitable trees, associated items and costs were copied to all councillors.

RESOLVED: That the proposed costs and trees be accepted and that the parish council contribute £1,788 towards the costs.

12. Devolved Services

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

- Nothing specific to report

13. Hs2 – Traffic Management

Cllr Lamkin to give an update.

Disappointing correspondence from Bucks Council highways team was shared. No changes to report and this item to be removed from the agenda.

14. Roads & General Maintenance

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

Correspondence was shared from Bucks Council highways on various matters. Cllr Lamkin is to investigate the process for additional signs on the highways but will not proceed with installation without parish council approval. He will also invite the Local Area Technician to carry out a parish walk-a-bout as previously done with other councillors.

15. 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.

1. Ford field, Main Road, Ford - 19/00304/C0N3

- Formal planning notice would be made

2. Land between Hare Folly and Westlington Cottage, Gibraltar, 15/00448/C0N3

- No further updates

16. 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.

- **22/00154/APP** **Foxglove Farm, Gibraltar, Dinton**
Householder application for erection of garages/outbuildings
RESOLVED: No Objections
- **22/00168/APP** **Land adj Endsleigh, Oxford Rd, Dinton**
Erection of Dwelling
RESOLVED: Object/Oppose

The Parish Council has considered this application in detail and considers that the same concerns and objections should be made as per the previous planning application.

1) The site is within the Dinton, Westlington, Upton and Gibraltar Conservation Area and forms the western boundary of the Gibraltar Conservation area.

The application does not provide any details of the proposed construction beyond the barest details of a large modern dwelling substantially at odds with the existing mix of construction including the nearby and adjacent listed and heritage buildings in this conservation area.

2) Whilst highways have raised no objections to the proposal, subject to certain conditions regarding the establishment of suitable access, the Parish Council, aware of the number of serious accidents on this stretch of road, feels strongly that there are significant dangers associated with the access and egress of vehicles associated with this application, as it is situated on a particularly dangerous bend unsighted to the east and opposite the access for Westlington House which will have shared access. We think that the Highways Department should look again at this aspect

3) The design and access statement seems to be based on complying with the Hampshire Fareham Council Local Plan Review planning policies and is therefore not relevant to this site situated in the Conservation Area of Gibraltar in Buckinghamshire.

4) The minimal details provided show a large modern dwelling which

would detract from the character and appearance of the existing conservation area and would not respect the historic layout, scale and forms of buildings in the conservation area. In this respect the proposal is in conflict with Policies GP8, GP35, GP38 and GP53 and does not comply with BE1, BE2 and D3 of the emerging VALP. The Heritage Officer should be consulted regarding the detrimental effect the current proposal would have on the existing settlement.

5) The site, including the frontage, has lain undisturbed for a number of years and has reverted to nature and currently contributes to the special characteristics of the conservation area and this should be taken into account, especially the proposal to provide 2 metre high wooden fencing around the proposed dwelling. The site is situated in an Area of Attractive Landscape and any proposed development should respect the landscape character under Policy RA 8.

- **22/00205/CPE**

The Cottage, Gibraltar, Dinton

Application for a certificate of lawfulness for existing use of caravan on site.

The caravan is movable with axles and hub's ready to receive wheels, and a tow bar at one end.

The caravan was bought to the car park of the bottle and glass pub on the back of a lorry and then pushed by hand to site. This would be the likely method of removing the caravan from the site when the time came. The caravan axles rest on wooden blocks that are free-standing on the garden floor surface, (see photos).

The caravan is not fixed to the ground.

For the reasons above and advice from Elizabeth Nobbs (21/04196/APP), we consider the caravan to fall under the definition of a caravan as set out in Caravan Sites Act 1968, and therefore doesn't require planning permission.

RESOLVED: Object/Oppose

This is a Shepherds hut and not a small modern caravan or a caravan described in the Caravan Sites Act 1968. The height of the hut is sufficient to make it have a negative impact on surrounding properties and therefore should be investigated as previously requested and consideration be given to its need for planning permission. It cannot be easily removed or re-sited and this does not, we believe, fall under the definition of a caravan as set out in the Caravan Sites Act 1968.

- **21/04906/APP**

Land off Owlswick Lane, Ford

Demolition of class E(g) commercial building with replacement class E(g) commercial building with associated works.

RESOLVED: A site meeting had been arranged and discussion took place with the property owners.

Parish Councillors agreed to object to the application

with the following comments for objection to be forwarded to the planning department.

RESOLVED: Object/Oppose

1. There is an existing approval for a similar application by the same applicant, so why is a second application necessary.

2. The application form indicates that the premises are not vacant but this appears to be incorrect and the building appears to be unused.

3. The application form also states the building has an established use for Class E(g) purposes most recently and currently as a pottery studio. This is clearly not the case as the building is open on at least one long side.

4. The application provides no details about the provision of services. The requirement for a kiln would suggest significant power requirement and there is none on site at present. Also, the plans indicate a lavatory and shower facilities but no foul drainage provision.

5. The proposed orientation would render the new building more visible to the public rights of way and the materials in the form of metal cladding, will not blend as well into the rural scene as the existing wooden structure. Any development should contribute to, and enhance, the natural character and beauty of the countryside. In our opinion, this does not fulfil that requirement.

6. We note that the Economic and Development team have indicated their support on the grounds that this is reuse of a brownfield site and refers to policy D6 in connection with employment development.

We have concerns on both counts as this is not a brownfield site and the prospect of a commercial business would have implications for highways on what is a busy rural road.

As part of the Parish Councils deliberations, we requested a site visit to verify some of the above and to discuss with the applicants agent the concerns we have. This took place on Thursday, 20th January.

We understand that a septic tank will be installed although no details are available. Power is likely to be by generator initially but the nearest point of connection to the grid is at a significant distance.

There being no further business of the Council, the Chairman closed the meeting at 9.35pm

Signed: _____ Date: _____