



## AGENDA

**Tuesday 11<sup>th</sup> February 2020**  
**Dinton Village Hall 7.30pm**

### **1. Apologies for Absence**

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

### **2. Declarations of Interest**

To receive any pecuniary or non-pecuniary declarations of interest

To grant any requests for pecuniary declaration dispensation as appropriate

### **3. Minutes of the previous meeting**

To accept and sign the minutes of 14 January 2020 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 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.**

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

### **6. Finances and Orders for Payment**

To agree and authorise orders for payments and retrospective orders for payment presented by the RFO and/or Clerk

- D Smedley                      Bus shelter cleaning/windows                      £75.00

To receive, and agree, the monthly finance report from the Finance Officer & RFO.

### **7. Co-opted Vacancy**

Council to consider an application from Mr A Gordon (resident of Dinton) for the position of co-opted councillor.

### **8. Community Led Plan**

To receive any updates and agree/support any proposals/actions from the plan.

### **9. Assets of Community Value**

Council to consider listing the Dinton Hermit Ph as an "Asset of Community Value".  
Proposal by Cllr J Horn.

### **10. Parish Tree Warden – Spinney Maintenance 2020**

To discuss the future requirements of the spinney maintenance and matters relating to the role of Tree Warden.

### **11. Litter Management**

Council to discuss the issues/concerns over litter across the parish and in specific areas. Recent concerns raised over regular litter being left near parish field.

### **12. Devolved Services**

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

### **13. Marquee Group**

To discuss, if needed, any further proposals from the Marquee Group.

### **14. Roads & General Maintenance**

Cllr Kidner to give feedback (if required) on matters relating to road maintenance concerns raised with the County Council and other stakeholders.

### **15. 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.

- **20/00030/ALB**      **Dinton Hermit Ph, Water Lane, Ford**  
Removal of existing LBG tanks and installation of new tank with new fencing (part retrospective).
  
- **20/00059/APP**      **Bigstrup Farm, Aylesbury Road, Haddenham**  
Conversion and restoration of redundant barns to create an Outreach Education Centre and Wedding Venue, plus the demolition of a former silage barn and erection of a replacement restaurant/kitchen building and formation of associated new access drive and car park, plus change of use of Wychert and Byre Barn to self-catering accommodation.

# Community Right to Bid

## Assets of Community Value

**The scheme gives eligible community groups the right to identify land/property and ask the council to list it as being of value to the community.**

### **What is the Community Right to Bid?**

If an asset is listed and then comes up for sale, a community group is allowed time to prepare a bid for the property.

Listing a property as an asset of community value does not give the community group any right to buy or acquire any interest in the land/property. There is no obligation on the landowner to dispose of the land to the community group. Nor does it preserve the land/property for community use or any other particular purpose.

### **Who can bid?**

- local parish councils
- community groups (an unincorporated group with at least 21 members who are registered to vote in the district)
- local neighbourhood forums
- industrial or provident societies
- companies limited by guarantee
- charities
- community interest groups

### **What does 'land of community value' mean?**

A building or land in Aylesbury Vale district is land of community value if in the District Council's opinion:

an actual current use of the building or land (that is not an ancillary use) furthers the social wellbeing or social interest of the local community, and

it is realistic to think that there can continue to be a non-ancillary use of the building or land which will further the social wellbeing or social interests of the local community

Social interests include (a) cultural interests; (b) recreational interests; (c) sporting interests. Social well-being relates to social interaction and engagement. It is a sense of involvement with other people and their communities.

### **Can any building or land be listed as having community value?**

The following are generally excluded from the community right to bid:

- residential property
- holiday dwelling
- hotel
- operational land of statutory undertakers (e.g. transport infrastructure)
- licensed and some unlicensed caravan sites

### **How can my community group nominate an asset?**

Please complete our [nomination form](#).

We aim to assess any nominations within 8 weeks of receipt.

Following consultation with the owners and interested parties, and if we feel a nominated property does have community value, we will add it to the [register of assets of community value](#).

Assets will remain on the register for 5 years and a restriction and local land charge will be registered against them.

If we refuse the nomination, reasons will be given, and the property will be added to the 'list of unsuccessful nominations for assets of community value' and will remain there for 5 years.

### **Is there an appeals process?**

Property owners have the right to request a review of our decision, and there is an appeals process to an independent body. Further guidance will be provided to the owner of the property at that time.

Nominators are not able to appeal the decision made. However, a complaint can be made using our complaints procedure if you feel we have not followed the correct procedure.

### **How can we make a bid?**

Once a property is listed as an asset of community value, the owner must notify us of his intention to sell it.

We will publicise this on our website and let all known interested parties know in writing.

Any community group wishing to bid must write to us within 6 weeks of receiving our written notification confirming its expression of interest to purchase the property.

The group will have 6 months to place its bid. If there is more than one community group interested in purchasing, we would encourage those groups to work together. The 6 months runs from the date the owner notifies us of their intention to sell the property.

The community group can negotiate with the property owner at any time over the 6 months provided the owner is willing to do this. The community group must, however, keep us informed of developments.

At the end of the 6-month period, the owner has the option to sell to the community group or to sell it freely on the open market.

### **More information**

[Part 5, Chapter 3 Localism Act 2011](#)

[Assets of Community Value \(England Regulations\) 2012](#)

[Community Right to Bid: Non-statutory advice note for local authorities](#)

[Government's webpage on community right to bid](#)

[My Community Rights website](#)

[Register of assets of community value](#)

[List of nominated assets of community value](#)

[List of unsuccessful nominations for assets of community value](#)

[Expired Assets of Community Value](#)