

**Notes of a Public Meeting for the Village of Drayton Parslow to discuss planning application
17/01429/APP (Land adj to North Close – 24 dwellings)
on Monday 22nd May 2017 at 7:00 pm in the Sports & Social Club**

Present: Cllr. D. Perry (Agreed to chair the meeting); Cllr. M. Thum; Cllr. S. Colborne-Baber
Cllr. H. Harvey; Cllr. P. Moore; Cllr. S. Spavins; Clerk: D. O'Brien
The Rt. Hon John Bercow; County Cllr Janet Blake; District Cllr Neil Blake
Approximately 100 residents

The meeting followed an exhibition and consultation given by the Guinness Partnership between 4:00 - 7:00pm.

David Perry welcomed the attendees and agreed to chair the meeting. A question was raised regarding the consultation expiry date and residents were advised that the PC has been granted an extension of time until 20th June by the Planning Officer. Cllr Neil Blake also reiterated that all public comments would be received and considered by the planning officers even if they are 'last minute'.

John Bercow addressed the meeting and started by stating that this is an important local issue which could affect a significant number of people. Housing in general is subject to national policies (National Planning Policy Framework (NPPF)) followed by the Local Plan. He had been to view the proposed site and so was aware of the potential concerns. As a smaller village, Drayton Parslow is scheduled for 6 more new homes under the emerging Vale of Aylesbury Plan (VALP) and yet this proposal is for four times that number which appears speculative on the developer's part.

Mr Bercow commented upon the lack of improved infrastructure to accommodate such a plan – this is a small village, with no shop, GP's surgery, and no further school places. There is a problem with parking for existing homes and the school bus actually uses Bates Gardens as a turnaround to facilitate pickup and drop-offs. He failed to see the attraction of the location for such a proposal. He mentioned the 'pumping station' which he doesn't feel will solve the flooding issue; bus services are irregular with timetables that are unsuitable for commuting; some of the properties are 2.5 stories in height and measure above the average for a 3bedroom house nationwide.

He understands that a petition of objection has been taken with over 200 signatures; there are some 50+ objections showing on the planning portal. He stressed that objections must be made on planning grounds, not emotive reasoning. One of AVDC's saved planning policies from the Aylesbury Vale District Local Plan (AVDLP) is RA3 which would be the prime reason for objection. He stated that both sustainable development and affordable housing are needed.

Mr Bercow will support and assist the village if public opinion indicates that the village wishes to object. (He has previously successfully supported several other local villages), He advised all in attendance to submit their objections to the Planning Department at AVDC either online or by writing. Residents responded with a round of applause.

David Perry thanked John for his comments and asked Cllr Neil Blake to explain the procedures and processes employed by AVDC's planning department in determining an application.

Neil advised that the most important factors for a planning officer to consider are whether or not the application meets planning policies. Objectors must reference the policy issues (although the actual policy numbers are not required). Aylesbury Vale needs housing – 26,800 homes; it currently has its 5 year housing supply which can be used as an argument at appeal. He noted that the AVDC Ecologist's consultancy for the application has commented upon the lack of detailed information. Bucks Highways dept. must also consult and consider local information in its findings. Neil also confirmed that the NPPF and saved policies from the AVDLP will be given weight in determining the application and he also referenced policy RA3: *Proposals for the extension of residential and other developed curtilages beyond the built-up area of settlements that would adversely affect the character and appearance of Rural Areas will be resisted. Where such proposals are permitted, planning conditions may be imposed to regulate the use of the land and any associated building development.*

Neil explained that the planning officer (in conjunction with the planning team) has delegated powers if the Parish Council's comments and officer's decision agree. However, if there is a conflict, the matter then goes to either Development Management Committee or Strategic Development Management Committee for determination. At this stage the Parish Council and any other objectors have the right to

speak (for a pre-determined length of time) to argue their case. If the application is refused, the applicant has the right of appeal to the Planning Inspectorate at Central Government. If the application is approved, objectors' only form of appeal is by Judicial Review but they would have to demonstrate a legal error.

Neil also explained AVDC's 'Call for Sites' which was done to locate suitable housing sites within the Vale. Drayton Parslow as a smaller settlement was determined to only need 6 new homes so 24 are not required to meet AVDC's housing requirement.

A resident asked if this proposal were to be granted, would it set a precedent for future development in the village. Neil responded that every application is treated on its own merits. He also stated that information submitted by the applicant would be verified by the planning officers.

Mr Bercow advised against the use of 'template' letters of objection.

Another resident felt that the developer seems to be rushing the application through without due consideration. Apparently one of the visiting developers earlier in the afternoon had not visited the site to date.

Cllr Janet Blake advised that residents can say whatever they wish when making comments but that the planning officer will only give weight to comments with planning policy considerations. She also stated that it is important to get Highways input as soon as possible and would check to see if this was imminent.

Comments from other residents included the lack of access for emergency services as well as deliveries during construction. It was also noted that the traffic consultation was conducted during half-term when fewer vehicles were in transit.

David Perry asked the residents collectively to supply anecdotal stories and photographs regarding traffic congestion and speeding. In addition, the Parish Council has had a traffic analysis conducted as part of a traffic calming study performed by TfB.

Residents were given information regarding the Parish Council website and Clerk's contact details, together with leaflets from AVDC 'Planning Applications – guide to making comments'.

David Perry thanked everyone for attending and advised that the Parish Council will make its formal decision on 19th June. This will take into consideration the wishes of residents in conjunction with planning policies and guidelines.

Minutes of a meeting of Drayton Parslow Parish Council held at the Sports & Social Club on Monday 22nd May 2017 at 8:15 p.m. (following Public Meeting)

Present: Cllr. D. Perry (Chairman)
Cllr. S. Colborne-Baber
Cllr. P. Moore

Cllr. M. Thum (Vice-Chairman)
Cllr. H. Harvey
Cllr. S. Spavins

Also present: Deborah O'Brien, Parish Clerk ; one resident (part meeting)

The resident enquired about speeding generally through the village and in particular from the crossroads to the 30mph zone. Is it possible for a 40mph zone to be introduced before the 30mph 'village gateways'? There are several traffic calming measures suggested by TfB which the village will need to review. This matter can be raised again. In addition, the resident enquired about the non-recognition of the crossroads by Sat Nav equipment.

Parish Council meeting commenced at 8:25pm

1.0 Election of Chairman **RESOLVED to** re-elect David Perry as Chairman for 2017/18. Cllr Perry signed his acceptance of office

2.0 Election of Vice-Chairman **RESOLVED to** re-elect Michael Thum as Vice-Chairman for 2017/18. Cllr Thum signed his acceptance of office

3.0 Apologies: Members accepted Cllr Alan Batley's apologies

4.0 Declarations of Interest:

- Cllr Thum declared an interest in agenda item 11.3 relating to a new devolved services technician.

- Written requests from 6 Councillors for dispensations to participate in discussion and voting on agenda item 7 - Planning application 17/01429/APP and subsequent related matters in accordance with the Localism Act 2011 s33a) and s33c). 6 Dispensations granted by the Clerk/Proper Officer. These will be kept on file with registers of interests. (Cllr Batley absent)

5.0 Minutes: RESOLVED to receive the minutes and confirm the recommendations therein of the meeting of the Parish Council held on: Monday 24th April 2017 DPPC/10/1617.

6.0 Appointments to outside bodies and working groups:

RESOLVED to appoint/confirm representatives to the following:

- Local Area Forum
- North Bucks Parishes Planning Consortium
- Neighbourhood Planning Committee (min. 2 members)
- School Liaison
- Sports & Social Club
- Data Protection Officer

7.0 Parish Council Business

- 7.1** Broadband – Members noted that explanations regarding delays have been received and will appear in the village newsletter. Cllr Perry to request assistance from John Bercow regarding licence fees for access at reduced costs. Clerk to write to Mr Mills/AVBroadband inviting him to attend the next PC meeting.
- 7.2** Village Post Office/BT line – subsequent to the agenda it has been determined that the spare telephone line is in fact the Broadband support line. Clerk to investigate a 1 year contract to see if it reduces costs.
- 7.3** Transfer of sliver of land by Carington Estates to the Parish Council – Upper Recreation area - **RESOLVED** to confirm the expenditure of £1,818.00 (£1518 + £300 VAT) in respect of final charges by Parrott & Coales. It is anticipated that the transfer should be complete within a week.
- 7.4** MVAS – members noted that a request for volunteers has been included again in the newsletter.

8.0 Planning <https://publicaccess.aylesburyvaledc.gov.uk/online-applications> Members noted:

8.1 Planning Applications:

- 17/01429/APP – Residential development of 24 dwellings with parking, garaging, landscaping and associated works | Land Off North Close – members noted that AVDC has given an extension for consultation until 20th June 2017. The Parish Council will consider all input and views from residents and will also seek advice from a planning advisor. Clerk to send copy of AVDC ‘saved policies’ to all councillors.

8.2 Planning Decisions from AVDC:

- 17/01123/APP – 29 Main Rd - Creation of equestrian ménage – Approved by AVDC

8.3 Enforcement

- 16/03274/APP - Land at Bletchley Road – Change of use of land – siting of mobile home (Retrospective) – Withdrawn by applicant – still awaiting AVDC Enforcement Officer to issue a planning enforcement notice. (Delays in Enforcement Department)
- 17/00100/CON3 – Lorry/advertising at crossroads – Planning enforcement is investigating
- Members noted that the Environment Agency is investigating reports from residents that something is being pumped in to the brook in the lower part of the village. No update

8.4 Appeal

- 17/00022/REF - Land At Chapel Lane – this refers to 16/03614/AOP - Land at Chapel Lane Drayton Parslow – construction of up to 5 homes – Refused by AVDC, sent to Planning Inspectorate – Awaiting decision

8.5 Other planning issues – Members noted:

- Neighbourhood Plan – The next steering group meeting will be on 12th June. Cllr Perry has completed analysis of approx. 105/160 responses.

- S106 agreements – members noted that the Clerk wrote to potential landowners on 4th May to establish viability of a land purchase. No response to date.
- 15/00314/AOP - Land South Of The A421 West Of Far Bletchley North Of The East West Rail Link and East of Whaddon Road Newton Longville – members noted that this was due to go to Strategic Development Committee on 17th May but has now been postponed, t.b.c. 7/6 or 28/6

9.0 Correspondence Circulated via e-mail – Members noted:

- Newton Longville - Traffic Calming (Neighbourhood Plan) consultation event 24/4
- Bucks & Milton Keynes Local Association of Councils Newsletter - Matters Arising 2017
- Change of date for the Great Brickhill, Wing & Ivinghoe Local Area Forum – now 17/7
- CPRE Bucks Planning Roadshow - last few tickets remaining
- Development Management and Strategic Development Management Committee dates May and June 2017
- minutes of NBPPC meeting held on 19th April 2017 - amended version
- Police and Crime Commissioner launches Victims First website
- Bucks County Council unitary engagement sessions for town and parish councils
- MyBucks - May 2017
- GBWI Traffic Calming mtg agenda 10 May
- Strategic Development Management Committee - 15/00314/AOP notice
- Newton Longville request for support - URGENT Salden Chase (South West Milton Keynes) - 15/00314/AOP
- AVB Update for Drayton Parslow
- Strategic Development Management Committee - Wednesday 17 May - Application 15/00314/AOP - Land south of the A421 Newton Longville – withdrawal from agenda
- Legal Briefing Note from NALC on Data Protection Legislation
- VALP – Parishes Seminar – date for your diary 17/7/17

10.0 Recreation Field/Play Area – Members noted:

- The Annual RoSPA inspection has been confirmed for May.
- Painting of blue swing frame and staining of bench – has been completed.
- Pressure washing of play area equipment and matting – has been completed.
- A request has been received to renew the luminous kerb painting outside Greenacre Hall – **RESOLVED that** the Clerk should order materials up to £200. Cllr Perry to paint.
- MUGA netting – replacement goal mouth netting has been replaced.
- Hedging clearance/upper rec. has been performed by Mr Goss. Mr Norman is obtaining quotes for the ditching.
- Annual lease payments by Greenacre Hall – **RESOLVED that** a one-time payment of £83 is agreed which will cover until the end of lease in 2099.

11.0 Highways, Footpaths, Footways & Street Lighting:

- 11.1** LAF Traffic Calming Feasibility Study – Clerk has been advised by TfB that they cannot perform any work beyond maintenance and repairs due to budget constraints. All requests for work must be actioned through LAF to activate the ‘Scheme Delivery Team’. To apply for LAF funding (50%) a request must be made by 31st August for delivery in the 2018/19 year. If funding is not sought then it is still preferred that we go through the Scheme Delivery Team as they will have to approve the work and could be less expensive. (LAF budget for 2017/18 is £22,790 between all 12 parishes in GBWI)
- 11.2** The missing sett stone on the pavement at Carrington Hall Rd has been replaced. Clerk has requested quotes from two contractors (Dowdy & Ashford) for dropping the kerbs at 3 locations – Carrington Hall Rd and Highway. Clerk to prepare LAF request for work.
- 11.3** Members noted that a new devolved services operative has been trained – William Thum.

12.0 Finance

- 12.1** **RESOLVED to** note that the balances for the Lloyds Bank accounts are as follows:

Treasurers Account	£ 5,630.30	(as at 30 th April 2017)
BIA Account	£44,944.94	(as at 30 th April 2017)
Poor Land Treasurers Account	£ 1,850.41	(as at 30 th April 2017)

Poor Land Call Account £ 8,101.27 (as at 30th April 2017)

Members noted that a bank transfer of £4,000.00 was made between the savings account and current account on 4th May 2017. (to accommodate payments due)

12.2 Payments – RESOLVED to make the following payments:

Parrott & Coales LLP - £1,818.00 (£1,518.00 + £300.00 VAT) – final fees for completion of sliver of land transfer – cheque 0599

To be paid at meeting:

Deborah O’Brien - £444.77 (May salary £389.25; less £5.20 PAYE; Website 1yr £28.71; stationery £7.98; printer ink £38.40; Key £6.65 VAT £7.69) – cheque 0600

HMRC – £5.20 - May PAYE – cheque 0601

Aylesbury Mains - £136.80 (£114.00 + £22.80 VAT)= repairs o/s 16 Prospect Close – cheque 0602

Alan Burden - £48.00 – April play area, S & S mowing – cheque 0603

E. Carter-Gates - £15.00 – poster lamination – neighbourhood plan – cheque 0604

M. R. Rose - £21.65 – Internal Audit 2016/17 – cheque 0605

MK Security Ltd - £138.00 (£115.00 + £23.00 VAT) – CCTV service – cheque 0606

Came & Company - £797.30 – Annual Insurance renewal – cheque 0607

W. R. Goss - £42.00 (£35.00 + £7.00 VAT) – hedge clearance – Rec area – cheque 0608

Great Outdoors & In - £456.00 (£380.00 + £76.00 VAT) –pressure wash play area – cheque 0609

12.3 Income – RESOLVED to note the following income:

Interest: DPPC BIA a/c £1.36 (Apr); Poor Land Call a/c £0.36 (Apr);

HMRC VAT refund £2,098.49; Annual rent (Poor Land treasurer’s account) DW Gurney £1,330.00

12.4 RESOLVED to approve the Income & Expenditure Reports, Bank reconciliations and Budget YTD analysis dated 30th April 2017.

12.5 Internal Audit

Members noted that the Internal Audit was conducted on 3rd May 2017 and all was in accordance with the Accounts and Audit Regulations 2003 and 2006, the Local Audit and Accountability Act 2014 and Smaller Authorities (Transparency Requirements) (England) Regulations 2015/494 and as directed in “Governance and Accountability for Local Councils in England & Wales: A Practitioners’ Guide”. The Exercise of Electors Rights will commence on 19th June 2017 and complete on 28th July 2017.

12.6 Annual Return & External Audit

12.6.1 RESOLVED to agree and sign Section one ‘Annual Governance Statement’ of the 2016/17 Annual Return

12.6.2 RESOLVED to approve and sign Section two ‘Accounting Statements 2016/17’ of the 2016/17 Annual Return.

13.0 Allotments

- Members noted that there are four allotments available at Manor Gardens and one at Stackyards. A notice has been placed in the village newsletter.
- Members noted that the Trees Officer has granted permission to remove the failing conifer tree in the allotments. Mr Lynch to attend. (Hedge trimming to also be performed)
- **RESOLVED to approve** the risk assessment document for allotment holders.
- Members noted that an aggressive dog incident had taken place at the allotments 21/5/17.

14.0 Date of next meetings – Drayton Parslow Parish Council RESOLVED to note (7:30 pm start):

- Monday 19th June 2017 – Change of date to accommodate planning decision 17/01429/APP
- Monday 24th July 2017
- No meeting in August
- Monday 18th or 25th September 2017
- Monday 23rd October 2017
- Monday 27th November 2017 - No meeting in December

Meeting closed at 9:00 pm

Signed Date

Chairman