

## THORNBOROUGH PARISH COUNCIL

### MINUTES of MEETING

**Monday 2nd October 2017 at 7.00p.m.**

**Present:** Cllr Stuart Mitchell (Chair), Cllr Andy Spurr, Cllr Charlotte Moore, Cllr Mary Taylor, Cllr Ray Goodger, Cllr Deborah Hosein, Maggie Beach (Clerk),

**Public:** None

Item	Minute	Action
1.	<b>Apologies:</b> Cllr Melanie Staff, BCC Cllr Warren Whyte, AVDC Cllr Sir Billy Stanier.	
2	<b>Public Participation Session</b> – None	
3	<b>Declaration of interest in items on the agenda:</b> none	
4	<b>Minutes of the meetings of 4th September 2017</b> –Agreed	
5	<p><b>Review of Action Points</b></p> <p><b>Item 6 Planning</b> – responses sent</p> <p>Vale of Aylesbury Local Plan - Parishes Seminar – no-one was able to attend.</p> <p><b>Item 7 Playground update-</b> On agenda</p> <p><b>Item 8 Allotments</b> – cutting back the hedge – in hand.</p> <p><b>Item 11 Thornborough Bridge</b> - On agenda</p> <p><b>Item 12 LAF Report and Consultation</b> - The clerk has publicised the consultation on supporting children and families earlier to prevent them needing help from social care services in the latest Thornborough News.</p> <p><b>Item 13 Road and Drainage issues</b> – on agenda</p> <p><b>iii. Coombs Speed Limit Review</b> – no response received yet.</p> <p><b>Item 15 Coombs Farm development and Section 106 money-</b> on agenda</p> <p><b>Item 16 Finances - b) Payments:</b> Cheques all sent</p>	
6	<p><b>Planning:</b></p> <p>a) <u>Ref.17/03371/APP</u> - Land Adj. New Inn High Street Thornborough - Erection of dwelling and double garage with associated parking and amenities. After discussion it was agreed to submit the following comments:</p> <p>“With reference to application 1703371APP - Land Adj. New Inn, High Street, Thornborough, Buckinghamshire - Proposal: Erection of dwelling and double garage with associated parking and amenities, Thornborough Parish Council wish draw Aylesbury Vale District Councils attention to all of the comments submitted by Mr Richard Staff; Mr Ian Davies; Mr Leslie Davies; Mrs Susan Hare, Mrs Rebecca Larkin and Mr Wesley Harrison.</p> <p>Thornborough Parish Council endorse all these comments and object to the application.</p> <p><u>The reasons for objecting to this application:</u></p> <ol style="list-style-type: none"> <li><u>The history of the land.</u> This plot is part of a group of fields that were once a substantial small holding known as Brookfield and recently sub-divided into 6 smaller plots by the executors for the purposes of an auction in 2016 after the owner’s death. The land has been labelled by Aylesbury Vale District Council as a Green Tongue on the edge and extending into the village and this has been given as a reason for refusal of the many applications made in the past concerning Brookfield and refused by Aylesbury Vale District Council. (More details about the previous unsuccessful applications are detailed in the Objection submitted by Mr R Staff and are on record in your office.)</li> <li><u>Conservation Area.</u> The whole of the Brookfield small-holding, including the plot for this application is immediately adjacent to the Thornborough Conservation Area, and there are Conservation Views along the High Street across the whole area including this plot, This has been used in the past on</li> </ol>	

several occasions by AVDC as the reason for refusal of applications for the area and near the area, and in the past neighbouring houses have had to re-submit alteration plans taking these reasons of Conservation Area and Conservation View into consideration.

3. The use of the land. This plot has been described as a garden in this planning application. This is wrong, as the land has always been an agricultural field, most recently cultivated for hay. Any development here would be an encroachment onto open agricultural countryside. This has also been a reason for refusal by AVDC for past applications on the Brookfield site.
4. Housing in Thornborough. Thornborough Parish Council has already identified and supported several more appropriate developments within the village and the parish which increase the housing stock in the parish as part of the VALP, making this development unnecessary.
5. The footpath along the eastern side of the field. The actual placing of the footpath is uncertain as the neighbour at The New Inn has recently apparently delineated the boundary of his property as beyond his straight garden fence. Thornborough Parish Council note that this point is also made in the objection submitted by Mrs R Larkin. The exact position of the footpath should be checked. Thornborough Parish Council note the initial comments of the Strategic Access Officer Jonathan Clark, makes several points of concern about the development. In a further communication that he says that he has communicated with the applicant's architect and that he now doesn't object, however he has only been given assurances about one of the points he made and none of his other points have been addressed, specifically that 'The proposal to fence along the eastern boundary creates an unattractive corridor effect, which is sometimes intimidating for walkers.' The footpath currently has open views over both the plot and the larger field beyond, part of the Brookfield small-holding. Thornborough Parish Council believe that this development together with its proposed 1.8m high fence would be detrimental to these views and a loss to walkers.
6. Design Issues. The applicant's architect has stated that the development will fit in with the design of houses in the local area. The house immediately opposite is a modern red brick house, thankfully completely outside the Conservation Area. If this house was designed to fit in with local houses in the immediate area, the New Inn and Sturdy Cottage are of a considerable age and their architecture reflects this.
7. Access issues. The access to this plot is by a right of way over the adjoining driveway which is part of the Willowford House property. The applicant has right of way but no right to upgrade the access. As other objectors have noted that the access opens onto the High Street, the busiest road in the village and is almost directly opposite the Infant School. The access is shared by the owners of the drive and three other properties that have either easement or right of way over the drive, but no right to upgrade the drive or access. Thornborough Parish Council note that the Highways Consultant has stated that 'No part of the development shall begin until the existing means of access has been altered/ upgraded to comply with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits 2013 .... In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.' However it should be understood that the owners of the plot in the application have no way of upgrading the access and as the owners of the drive have already objected to the application it is unlikely that they will ever be able to do the necessary work to comply.
8. Flooding there has always been a risk of flooding with this plot which is often very boggy being adjacent to the stream running through Brookfield. Thornborough Parish Council agree with the statement made by Mr I Davies in his objection submission that there is a continuing need to protect the countryside for its own sake, as well as safeguarding farming land and the quality of life of residents of the countryside.

	<p>Thornborough Parish Council ask that Aylesbury Vale District Council will take all these views into account and refuse the application.”</p> <p>TPC noted that Jonathan Clark, the Strategic Access Officer had referred to a document Rev D in his submission but this document does not appear on the AVDC website. The Clerk will ask for this document to be made public, and the consultation period to be extended as a result.</p> <p>b) <u>Ref.17/03456/ACL</u> - Western Green Farm, Bletchley Road, Buckingham, MK18 2AA -Application for certificate of lawfulness for existing minor amendments to dwelling house. NO COMMENT</p> <p>c) <u>Ref 17/03679/ATC</u> School House, High Street, Thornborough, MK18 2DF - Chestnut in rear garden to be felled, reason being it's in an unhealthy state, customer says its damaging drainage. They are also building an extension and tree would be too close to building. TPC have no concerns about the chestnut tree which is old and probably does need felling. However there is a concern about an extension, which TPC have no knowledge of. The Clerk has found that there was an application for an extension made in 2003 with an outcome of “Informal – closed” listed on the web site. A related case is listed as an extension to Thornborough Infant School and it appears that the planning department has confused two properties as this is a completely separate property. Also there are several previous applications for The School House which don't come up as related. The Clerk will check out the situation with the related cases, the outcome to the 2003 application and why the Thornborough Infant School extension has been included.</p> <p>d) Updates – Brookfield - The Clerk reported that she has been contacted by a local resident who is currently corresponding with AVDC about the Brookfield site and why the Enforcement was not actioned. She has provided him with access to documents held by TPC and will continue to do so as agreed with the Chair.</p> <p>- Barn plot - The application 17/02481/COUAR - Determination as to whether prior approval is required in respect of transport &amp; highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into one dwelling and for associated operational development -Land Rear Of High Street, Thornborough, Buckinghamshire. This application has been refused on the grounds that there cannot be two COUAR applications for the same site, and for this purpose the Old Kilns site and the Brookfield site have been taken by AVDC as one smallholding. Noted.</p>	<p><b>Clerk to action</b></p> <p><b>Clerk to make response</b></p> <p><b>Clerk to action</b></p>
7	<p><b>Playground update-</b> Cllr MT reported that current work had come in at considerably less than originally anticipated. The gazebo, the final piece for the Playground, should be put in place at 11.00am on 13<sup>th</sup> October. It would be useful if the Playground Inspection deferred from May could happen at this time too so that any issues raised by the inspection can be addressed by Kompan. The Clerk will contact RoSPA to ask for an inspection at this time and date.</p> <p>There will be an official opening ceremony on 20<sup>th</sup> October at 4.00pm</p>	<p><b>Clerk to action</b></p>
8	<p><b>Play Around the Parishes for 2018</b></p> <p>The Play Around the Parishes sessions this summer were again well attended and very successful.</p> <p>Agreed that Thornborough Parish Council will book another 3 hour session for next summer 2018 at the rate for 2017 sessions as offered in the letter received from Play Around the Parishes.</p>	<p><b>Clerk to action</b></p>
9	<p><b>Thornborough Bridge</b></p> <p>The Clerk has had response from Buckinghamshire County Council concerning this issue but the response refers to Thornborough Bridge as ‘redundant highway’ and does not offer any reassurance that BCC will be more proactive in the management of this scheduled ancient monument and Grade 1 listed property. The Clerk will reply to this effect.</p>	<p><b>Clerk to action</b></p>
10	<p><b>BCC Waste &amp; Minerals consultation – Buckingham Town Council response</b></p>	

	<p>The Clerk has received a copy of the Buckingham Town Council's response to this consultation for information which she has circulated to Councillors. – Noted.</p>							
<p>11</p>	<p><b>Road and Drainage issues</b></p> <ul style="list-style-type: none"> <li>i. <b>Current Issues</b> – Spring Lane drainage – the Clerk has responded to the e-mail from Buckinghamshire County Council asking us whether we would like them to clear the stream saying that we would.</li> <li>ii. The Clerk has reported the temporary flooding caused by the drains being tarmacked over on the High Street and has had a response from Transport for Bucks saying that they would be cleared of tarmac in due course as part of the work.</li> <li>iii. The missing 30mph limit repeater signs have been reported but not yet replaced</li> <li>iv. <b>Stakeholder Conference</b> – 12th September. The Clerk was unable to attend.</li> <li>v. The Clerk still has not yet received a response about the issue of the kerbing on Back Street at Old Kilns/Aspen Rise which Cllr WW is also looking into.</li> <li>ii. <b>Coombs Speed Limit Review</b> – The Clerk has sent an e-mail response asking whether there are any plans as a result of this data but has not yet received a reply. The Clerk has passed the data on to Coombs residents. The Clerk has not yet had a response from Cllr WW about the criteria that were used to introduce a 30 mph limit for Singleborough when there had been no speed limit before other than the national speed limit. She will chase this up.</li> <li>i. <b>Drive at A421 junction</b> - Old Priory Farm, Bletchley Road, MK18 2DZ (APP/J0405/W/17/3173277). The appeal for this application has been heard and the original refusal upheld so the house that the drive is for will now not be built. The dangerous nature of the drive opening on to the A421 where it does was one of the reasons given. However, there is no enforcement action to remove the drive.</li> <li>iii. <b>Relevant Closures.</b> None locally</li> </ul>	<p><b>Clerk to contact Cllr WW</b></p> <p><b>Clerk to chase</b></p>						
<p>12</p>	<p><b>Coombs Farm development and Section 106 money</b></p> <p>The Clerk has received an answer from Joe Houston, Parks &amp; Green Infrastructure Officer in the Environment Team, Regulatory Services, Customer Fulfilment at Aylesbury Vale District to the questions raised at the last meeting:</p> <ul style="list-style-type: none"> <li>• Is this is an amount specifically earmarked for the parish of Thornborough as the development is in the parish? - Yes but we need to respond with a definite project that we will use the money for.</li> <li>• What time frame do we have for its use? We have 10 years to use the money</li> </ul> <p>The rules for using Section 106 money have changed and parishes were notified about this in 20011 although the Clerk has no record of the letter. Plans for Projects must be submitted as part of the initial planning process.</p> <p>Proposed Cllr AS seconded Cllr SM that the £15,399 off-site sport/leisure financial contribution (Section 106) from the Coombs Farm, Padbury Road development (17/01599/APP) be divided between the Village Hall and the Sports Pavilion improvements. Agreed unanimously. The Clerk will ask the Village Hall Committee and Thornborough CC for the top priorities for improvements, quoting what they would each do with: £3,000, £5,000 £9,000 and £12,000 if the development proceeds so that we can put a submission together.</p>	<p><b>Clerk to action</b></p>						
<p>13</p>	<p><b>Finances:</b></p> <p><b>a) Bank Reconciliations</b> – September 2017.</p> <p>Current Account £16,849.04          Business Reserve Account £14,175.20          Current liabilities: £2,509.20          Unbanked cash: £9,105.00          Receipts 2017-18: £23,894.65          Payments 2017-18: £14,234.48          Current Total: £37,620.04</p> <p><b>b) Payments:</b></p> <table border="0" style="width: 100%;"> <tr> <td>Mrs Julier, - TPC storage</td> <td style="text-align: right;">£15.00</td> <td style="text-align: right;">Standing Order</td> </tr> <tr> <td>Mrs K Warner, duck food</td> <td style="text-align: right;">£25.00</td> <td style="text-align: right;">Cheque No 845</td> </tr> </table>	Mrs Julier, - TPC storage	£15.00	Standing Order	Mrs K Warner, duck food	£25.00	Cheque No 845	
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	<p>E-on (unmetered supplies) £25.59 Cheque No 846                  Anglian Water - Allotments £6.74 Cheque No 847                  Anglian Water – Sports Pavilion £49.67CR                  Philips Print £55.81 Cheque No 848                  Printing Ink £57.58 Cheque No 849                  Clerk’s Salary – October £394.60 Cheque No. 850                  HMRC - Clerk’s Income Tax £98.60 Cheque No. 851                  (PAYE Ref. 475/SA75351                  Accounts office Ref. 475PE00369213)</p> <p style="text-align: right;"><b>Total £678.92</b></p> <p><b>c) Receipts</b>                  Precept £9,105.00  <b>Total £9,105.00</b></p>	<b>Clerk to raise cheques</b>
14	<p><b>A.O.B., other correspondence and any other Councillors’ Issues.</b>  <b>Councillors’ Issues</b></p> <ul style="list-style-type: none"> <li>i. Cllr AS reported that he is still waiting for the quote to clear the pond of bull-rushes and mace.</li> <li>ii. Cllr AS has had the annual Fire Prevention review for the Sports Pavilion. He gave the certificate for the file and the invoice for payment to the Clerk.</li> <li>iii. Cllr SM told the meeting that he intended to resign from Thornborough Parish Council at the end of the financial year..</li> </ul>	<b>Cllr AS</b>
16	<p><b>Date of next TPC meeting: 6th November 2017.</b>                  The meeting closed at 8.45 pm</p>	