

DRAFT MINUTES

2014/01

DRAFT CUDDINGTON PARISH COUNCIL
Minutes of Parish Council Meeting
held in Cuddington and Dinton School, Infant Site
Wednesday 8th January 2014 at 7.30pm

PRESENT: Ken Birkby (**KB**), Matthew Giorgi (**MG**), Jim Hayward (**JH**), Doug Kennedy (**DK**), Jennifer Schram de Jong (**JSdJ**), Stephen Turner (**ST**), Venetia Davies (**Clerk**).

Parishioners: There were 20 Parishioners present.

NB: Action points highlighted

Parishioners Question Time

- John Moore made enquiries concerning planning requirements of a replacement bay window (identical or alternative) in the village shop. It was suggested that Bill Nicholson, AVDC planning officer is contacted.
- A number of Parishioners opposed the planning application **13/03458/APP - Wychert Barn, Frog Lane, Cuddington; conversion of agricultural barn to form a single residential dwelling** and brought to the Parish Council's attention what was believed to be inaccuracies in the application particularly those concerning the first floor structure, the biodiversity of the area, consultation regarding neighbours and concerns around the development of the barn – where it was suggested that, because of its poor state of repair, the conversion could become a rebuild. In summary, the following concerns were voiced:
 - The barn is outside of the curtilage of the village. If permission was granted, the village boundary would be extended.
 - It is in an area of natural beauty with protected listed views.
 - The addition of a domestic porch would extend the property further and would be out of character.
 - The first floor windows would have an impact on privacy for some residents in Frog Lane.
 - Ecology and wildlife would be impacted and threatened. Specifically, the area is believed to have been the home of a pair of barn owls for the past 20 years.
 - A series of additional new buildings would result from a smallholding.
 - Vehicle access would increase.
 - Walkers would no longer be able to enjoy the well-used footpath with its views for recreation and dog walking.
 - If permission was granted, it would open the way for additional planning applications and the development of a new small housing estate.
 - It was felt a landscape plan should have been submitted with the application.

The Parish Council received 12 letters of correspondence opposing this application.

The applicant and agent also outlined their proposals for the barn conversion which included information on the agricultural appearance, building materials, fencing, access, garden/paddock, car parking, lighting (no external), and ecology and biodiversity. They reiterated that there would be no additional development on the site as a result of this application. The existing storage facilities on the remaining areas of the field would remain.

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Whilst recognising the local feeling about a wide range of issues, the Chairman reminded the meeting that only planning considerations for this particular proposal would be considered in determining the Application.

NOTE: Item 4 of the Agenda immediately followed Parishioners Question Time.

1. Apologies for Absence

Cllr Michael Edmonds (**ME**)

2. Approval of Minutes – Wednesday 4th December 2013

Amendment to: Parish Council Christmas Card and Christmas Tree. Christmas Tree purchased and to be erected **w/c** 9th December. Draft Minutes were then accepted as a true record and signed by Chairman, KB.

3. Matters Arising

- **Cuddington Stores:** Draft questionnaire to be circulated to all Councillors for comment prior to distribution to households in February. **ACTION: KB to circulate to Councillors.**
- **Matters Arising: Listing of Assets of Community Value:** **ACTION: KB to liaise with John Moore to complete nomination form.**
- **Children's Playground:** **ACTION: JSDJ/Clerk to follow up requested revisit from Bucks Tree Surgeons (Mrs Jill McBeth).**
- **Planning:** **ACTION: Clerk to ascertain if a Code of Conduct from AVDC exists regarding building control for use of skips, etc.** Cllr PI suggested contacting Stuart Campbell.
- **Play Around the Parishes:** **ACTION: Clerk awaiting confirmation of two sessions for 2014 – Easter and Summer.**
- **Verges.** **ACTION: Clerk to send previously resolved action regarding cutting of summer verges to Stuart Campbell for distribution to new contractors with agreed map.**

4. Declarations of Interest

There were no interests declared.

5. Planning:

- **13/03458/APP - Wychert Barn, Frog Lane, Cuddington, Buckinghamshire**
Conversion of agricultural barn to form a single residential dwelling.
ACTION: Clerk to return The Parish Council OPPOSES the application to AVDC for the following reasons:

The Application for conversion of a wychert barn to residential accommodation relates to an isolated position, around 100 metres outside the existing village built envelope.

The Parish Council believe that this proposal does not accord with the Aylesbury Vale District Local Plan and, additionally, is not in line with the National Planning Policy Framework. Further, it does not believe that the exceptions included in the Framework apply in this case. This building has been allowed to fall into disrepair over the last two decades, has not been used and has never been regarded as a 'heritage asset.' The Parish Council do not feel that a residential development on this site would in any way enhance the immediate setting; quite the opposite.

The proposals, combined with the inherent condition and structure of the existing building, would render the 'conversion' problematic and could possibly end up as a substantial proportion of new build, in addition to the new-build porch. It was noted by the PC that the 'Structural Survey' included in the pack had no provenance.

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For the above planning reasons, we urge the refusal of this application.

It is clear that there is also considerable local objection to the application, for a wide variety of reasons and that the support referred to by the applicant does not appear to be there.

- **13/03396/APP – Heathfield, Frog Lane, Cuddington, Buckinghamshire, HP18 0AU**
Demolition of existing single storey outbuilding and replace with a two bedroom bungalow.
Demolition of existing double garage and form new driveway to serve new dwelling.
ACTION: Clerk to return NO OBJECTIONS to AVDC in principle to the Application. However, the Parish Council would make the following points that it feel should be addressed, before determination of this Application.
 - On the proposed Site Plan the space shown for parking and turning at the proposed bungalow is unworkable as there would insufficient room for the turning manoeuvre with two cars parked. Extra space would be needed and this would therefore encroach on the amenity space.
 - No materials for the new build are specified other than 'Traditional Materials.' Frog Lane is in the Cuddington Conservation Area and, whilst Heathfield and the proposed new build are outside it, the opportunity should be taken to ensure that the build would be more consistent with the local vernacular, rather than reflecting the style of the main house.
 - The proposed location of refuse bins is unacceptable as there would be up to eight bins in full view of the road. Covered provision should be made, ideally at the rear of the house.

6. Contributions from AVDC and BCC Cllrs

Cllr Paul Irwin informed Councillors of the new LAT structure. Paul also spoke briefly about the reduction in services for verge cutting as well as general financial cuts, particularly in education.

7. Correspondence

BCC New LAT Structure (Stuart Campbell) and AVDC Member Seminar on HS2 Petitioning - 16 January 2014. **ACTION: Clerk to contact Stuart Campbell to arrange a Village walk around and inform AVDC that Cllr Doug Kennedy will attend the HS2 seminar.**

8. Finance

a. Balance from Minutes of previous meeting (4th December 2013): **BALANCE: £13,766.40**

- Receipts: £0.00
- Debits: £0.00
- Plus unpresented cheques: 000241 £15.00 (Bernard Hall Committee),
Balance of Bank Account: £13,781.40 (as at 20th December 2013)

Available Funds: £13,766.40 (balance of bank account less unpresented cheques)

b. Orders for Payment: **£579.29**

- **Clerk's Salary - £191.80** (20 hours)
- **Venetia Davies** – Stationery (file dividers) £5.42 (VAT £1.08) **£6.50**
- **Mr Ken Birkby** - Christmas Tree (Derek Turner) **£150.00**
- **Mr Mike Cox** – Electricity Christmas Tree Lights **£25.00**
- **AVDC** – Dog Bin empties (April 2013-March 2014) - £171.66 (VAT £34.33)
£205.99

BALANCE: £13,187.11 – (Available Funds less Orders for Payment)

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c. Budget 2014/15 and Precept (return due 24th January)

Proposed budget circulated by KB. Cuddington Parish Council resolved to set a precept for the 2014/2015 financial year of £10,000. Payments due in two equal instalments (April 2014 and September 2014). **ACTION: Clerk to return Precept to AVDC. Return due 24th January 2014. KB to prepare article regarding Precept in Village Voice.**

9. Items for Information

ST: The backboard of the 'Frog Lane' sign is rotting and needs replacing. Also, 'Spicketts Lane' sign is at a kilter and needs adjusting. **ACTION: Clerk to contact AVDC.**

JSDJ: Highlighted excess surface water as a result of uncleared ditches. Paul Irwin confirmed that ditches are the responsibility of the landowners however BCC can enforce action. **ACTION: Clerk to ascertain from Stuart Campbell (LAT) if there is a standard letter that can be issued to landowners.**

JH: Thanked Ken Birkby for organising the Christmas tree again this year and Mike and Alison Cox for providing the power.

Clerk: Proposed the Annual Village Meeting for 23rd or 30th April. **ACTION: Due to absences on these two dates, KB/Clerk to liaise regarding an alternative date.**

KB: Noted email correspondence concerning dog fouling in the tennis courts. This is thought to be due to a gap in the fence.

10. Date and Time of Next Meeting:

Wednesday 5th February 2014 at 7.30pm in Cuddington and Dinton School – Infant Site