

# DRAFT MINUTES

2015/11

**CUDDINGTON PARISH COUNCIL**  
**Draft Minutes of Parish Council Meeting**  
**held in Cuddington and Dinton School, Infant Site**  
**Wednesday 1<sup>st</sup> April 2015 at 7.30pm**

**PRESENT:** Ken Birkby (**KB**), Matthew Giorgi (**MG**), Jim Hayward (**JH**), Doug Kennedy (**DK**), Stephen Turner (**ST**), Jennifer Schram de Jong (**JSdJ**), Vivienne Birkby (**VB**) – stand in clerk

**Parishioners:** There were 13 Parishioners present.

**NB: Action points highlighted**

**Parishioners Question Time**

- John Moore, Cuddington Village Stores, expressed sincere thanks for all the support, guidance and advice he and Elaine had received during the past three years. **KB** praised the hugely improved range and standards. The shop is a real asset to the village.
- A Parishioner expressed concerns regarding the proposed development and extension to 1 Church Close: the impact on Lower Church St of another modern extension, the effect on natural light for the houses opposite, and overlooking.
- A Parishioner expressed concerns about progress with the footpath issues regarding Donkey Meadow. **KB agreed to follow-up progress and agenda the item for next meeting.**
- A parishioner expressed concern about the boggy footpath in the field near the sewage works. In addition, hard core and rubbish has been tipped alongside the road to the sewage works. **KB agreed to consult the Rights of Way Officer at BCC.**
- **JsdJ** reported fly tipping along the left hand side of the road into Cuddington from Haddenham, and also the blocked ditch on the right hand side. **KB agreed to contact BCC.**
- A Parishioner commented on the barn development at the rear of Frog Lane. **KB** commented that the PC was only considering the application for the barn and that any further applications would have to be considered, if made, in the future. **Cllr ME** reported that AVDC have no plans for development sites for houses in Cuddington.

**1. Apologies for Absence**

Venetia Davies (**Clerk**)

**2. Approval of Minutes – Wednesday 4<sup>th</sup> March 2015**

Draft Minutes were accepted as a true record and signed by Chairman, KB.

**3. Matters Arising**

- **Welford Way tidy. ACTION: 10.00am, 12 Apr, J Moore, M Collins agreed to help KB & JH.**
- **Email to KB: Keith Gray, Carried forward to next meeting**
- Information on **Becoming a Parish Councillor** has been circulated. Parishioners are urged to put their names forward – there is no cost to the applicants.
- **Annual Village Meeting – Wednesday 22<sup>nd</sup> April 2015**  
**ACTION: KB to send out further reminder**

**4. Declarations of interest. None**

**5. Planning**

1. **15/00578/APP – Wychert Barn, Frog Lane, Cuddington,**  
Conversion of agricultural barn to form a single residential dwelling.

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Parish Council **OPPOSES** the application to AVDC for the following reasons; This application is virtually the same as 13/03458/APP, except for alterations in the design of the building to remove the porch. The PC's objections are substantially the same as before. Despite the applicant's assertion that 'the Wychert Barn is 'a significant heritage asset with special architectural and historic interest,' the Parish Council does not concur with this view. The application for conversion of the Wychert Barn to residential accommodation relates to an isolated position, around 100 metres outside the existing village built envelope. The Parish Council believes 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 does 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, particularly in relation to the excavation that would be necessary to lower the ground floor level and provided sufficient depth of sub-structure. With the immediately adjacent stream, the water table needs consideration. It was noted by the PC that the 'Structural Survey' included in the pack did not have the provenance of being written by a qualified structural engineer and consequently was merely a subjective opinion.

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

### 2. 15/00567/APP – 1 Church Close, Cuddington, HP18 0AT

Two storey side extension, single storey side and rear extension, front porch and insertion of dormers to existing roof to provide first floor living accommodation.

Parish Council has **NO OJECTIONS** to this Application

### 3. 15/00637/COUAR – Notification to convert a barn to residential use. Land Off Bridgeway

Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk and flooding for the conversion of an agricultural barn into one dwelling.

KB reported that due to a change in Planning Law, an agricultural building may be converted into a residential dwelling without a planning application, subject to certain constructional and other requirements.

The Parish Council was not invited to respond to this but resolved to point out the distance from the village built envelope and need to ensure a quality of design.

## 6. Correspondence

- Legislation regarding Transparency of information. It was agreed the Clerk would work on this matter to ensure the PC fully complied.

## 7. Contributions from AVDC and BCC Cllrs

Cllr ME reported that discussions with the Secretary of State regarding many housing developments in AV would be on hold until after the Election. Approval had been given for 280 houses opposite TiggyWinkles in Haddenham, subject to Sec 106 conditions, but this had now been 'called-in' for review by the Secretary of State.

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**Cllr ME** reported that in order to save costs, the prospect of a Unitary Council between AVDC and BCC is being reviewed. **Cllr MB** reported that if this were to proceed, people would need to re-apply for their jobs.

### 8. Finance

- **Balance from Minutes of previous meeting (4<sup>th</sup> February 2015): BALANCE: £14,443.27**
  - Receipts: £0.00
  - Debits: £0.00 Plus unrepresented cheques: £0.00
- Balance of Bank Account: £14,443.27 (as at 13<sup>th</sup> March 2015).  
**Available Funds: £14,443.27 (balance of bank account less unrepresented cheques)**

#### a. Orders for Payment: £968.26

- **Venetia Davies - £226.60** (January 22 hours including WWG Meeting & Elections)
  - **Venetia Davies - £11.98** (Laminating Pouches)
  - **Bernard Hall Committee – £61.50** (Annual Village Meeting – Hall Hire and PA System (£30.00))
  - **Tic Toc - £150.00** (Grant towards Play Day on 10.04.15) Note: £75.00 as contribution from **Cllr PI**
  - **AVDC – £173.49 (VAT £34.69) £208.18** (Dog Bin Empties)
  - **Simon Brown - £110.00** (Grass cutting 09.03.15 and 24.03.15)
  - **CPRE - £36.00** (Membership Fee 2015)
  - **Society of Local Council Clerks - £149.00** (Membership Fee 2015)
  - **BALC - £15.00** (Entry for Best Kept Village)
- BALANCE: £13,475.01** - (Available Funds less Orders for Payment)

### 9. Website – Business Directory Listing for Village Voice Advertisers

**ST** reported that advertisers in Village Voice would also feature on the home page of the website at a cost of £50, to be accrued in this year's accounts. One year's notice on either side would be needed to terminate the agreement. This was agreed in principle. The Clerk will draw up a formal agreement. Chris Long has agreed to draw up specifications for further amendments to the home page, and for the website to work on other platforms – Smart Phones, and tablets. Thanks were expressed to all editors, members of the WWG particularly Chris Long, and the PC for their support.

### 10. Nicholas Almond Charity, Trustees Report

**JSdJ** reported that five grants have been given totalling £900.

### 11. Annual Village Meeting – Wednesday 22<sup>nd</sup> April 2015.

**KB** suggested rural housing as a further topic for the agenda, and agreed to contact Jean Fox, the AVDC rural housing enabler, for possible input.

### 12. Items for Information including

Parish Council Elections: **7<sup>th</sup> May 2015**,

### 13. Date and Time of Next Meeting:

**Parish Council Meeting/AGM, 13<sup>th</sup> May, at 7.30pm  
in Cuddington and Dinton School – Infant Site**

**(NOT the first Wednesday in May due to elections)**