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CUDDINGTON PARISH COUNCIL
Draft Minutes of Parish Council Meeting held in The Bernard Hall
Monday 12th September 2016 at 7.30pm

PRESENT: Ken Birkby (KB), Ken Brown (KMB), Lorraine Stevens (LS), Ken Trew (KT), Andrew Vickers (AV), Venetia Davies (Clerk and RFO).

Parishioners: There were 15 people present including Cllr Judy Brandis, Tim Northey and George Bethell from Rectory Homes.

Parishioners Question Time - Various objections were put forward by Parishioners to the planning application **16/02977/APP** and were considered in the Parish Council's comments opposing this application, below.

NB: Action points highlighted

1. Apologies for Absence

Barbara Buckley (BB), Stuart Anderson (SA), Michael Edmonds (ME)

2. Approval of Minutes: Monday 11th July 2016 and Monday 8th August 2016

Draft Minutes of both the above meetings were accepted as a true record & signed by Chairman KB.

3. Matters Arising from previous Minutes (Monday 11th July 2016)

- **Dog Fouling.** ACTION: KB to relocate dog bag green dispenser near to red dog waste bin in Frog Lane.
- **Village Notice Boards.** ACTION: KB to attached Notice Board on wall of burial ground.
- **Dinton Crossroads to Cuddington Speed Limit Review.** Cuddington Parish Council will be providing £1608 toward taking the scheme forward. TfB has anticipated that the scheme will be completed during this financial year, pending no complications through the consultation process. ACTION: CLERK to monitor.
- **Surface of Road at King's Cross.** ACTION: CLERK to request attention is paid to exit from Dadbrook to crossroads (A418) from Cllr Margaret Aston (responsible for this part of the road).
- **Pedestrian access to the 280 bus service.** ACTION: KB/SA to survey.
- **Pruning of Cherry Trees along Dadbrook.** ACTION: KB to assess.
- **Water in Church Street.** Job raised by TfB to install a new gully and clean in Lower Church Street. ACTION: CLERK to monitor.
- **Parish Council Contractors.** Confirmation received from Came and Company that contractors are covered under Public Liability within Parish Council insurance. ACTION: KB to issue Risk Assessments to Simon Brown and Carl Small.
- **Standing Orders and Code of Conduct.** ACTION: KMB/CLERK to finalise. CLERK then to agenda review of above at AGM 2017.
- **Vale of Aylesbury Plan.** Comments submitted online by KT and filed. ACTION: CLERK to upload on website. Judy Brandis confirmed the next stages of the VALP as follows: All comments received (including approximately 1500 individual responses) will be analysed and taken into account. The evidence and sustainability appraisal will be finalised. The final version of the plan will be prepared for December 2016. This to then be considered by AVDC's councillors and a statutory six week public consultation period to take place in New Year. The plan should then be submitted to the government's planning inspector in early March 2017. It is anticipated that a public examination will be held on the plan soon after that, with adoption of the plan taking place in mid-2017. However, after submission, the timetable will be in the hands of the government's planning inspector. Another VALP Parishes Event will be held in November. Date to be confirmed. All VALP queries to localplanconsult@aylesburyvaledc.gov.uk

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- **Neighbourhood Plan.** **ACTION: KB** to research Buckinghamshire Parishes within the Neighbourhood Plan process to take forward decision making about whether to create a Neighbourhood Plan.

4. Declarations of Interest

There were no interests declared.

5. Planning

- **16/02977/APP - Paddock at Rear Of Great Stone House, Aylesbury Road, Cuddington**
Erection of 7 dwelling houses including alterations to the existing access and associated landscaping works. Case Officer: Mrs Jennie Harris. Comments by: 27th September 2016
ACTION: CLERK to return **OPPOSES** the application for the reasons given (as drafted and circulated by KT and subsequently agreed by Councillors, as below).

The Parish Council object to the proposals by Rectory Homes for the Land to the North of Aylesbury Road. The Parish Council does not object to the principle of sensitive residential development on this site (as set out in the draft VALP) and welcomes a mix of 2, 3 and 4 bedroom houses.

The objections are:-

1. The proposal for a gated community is out of character with the conservation area and is contrary to social sustainability objectives to integrate new housing with the existing village.
2. The design and layout is insensitive to its setting and does not include adequate measures for safe pedestrian access or sufficient parking for visitors.
3. The proposed scheme does not sufficiently safeguard the amenity of the neighbouring properties on the northern boundary.
4. The retention and enhancement of the existing hedgerows should be safeguarded by excluding them from private gardens

Objection 1: The proposal for a gated community is out of character with the conservation area and is contrary to social sustainability objectives to integrate new housing with the existing village.

Cuddington is a small village with a population of 569 people. There is a very strong cohesive identity which manifests itself in the high level of volunteering and social activities across many areas such as drama for young people, activities and care for older residents, footpath maintenance, an annual renowned fete and many other things. The village was recognised for its high level of community activity by being awarded the Savills sponsored Community Award in 2015. The creation of a separate 'secure and exclusive' gated community containing 20-30 people, in the centre of the village goes completely against the ethos of village life. Crime statistics and security problems for Cuddington barely register.

Objection 2: The design and layout is insensitive to its setting and does not include adequate measures for safe pedestrian access or sufficient parking for visitors.

The proposals do not reflect the character of the conservation area or the historic features of the village. Ref GP 34:-

GP.34 In determining planning applications the Council will seek to protect or improve the traditional building characteristics of towns, villages and the countryside. Development proposals should respect the local distinctiveness and environmental qualities of their setting and surroundings. Permission will not be granted for poor designs that harm these important visual and historic interests.

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4.114. Closely spaced buildings or buildings placed close to flank boundaries can erode local character in a village or edge of settlement situation. This is also true in countryside locations where space about buildings is a fundamental requirement of the rural setting.

- a) The proposals feature Plot 5 as the main dwelling with *'an informal courtyard of a generally less scale'* (planning statement para 4.3).

The proposed house 5 stands on the largest and most prominent site on the east corner of the development and is quoted as being 'similar in style to many of the Regency buildings in the village.' There are no similar buildings similar to this in the village. It is compared with Cowleas, which is a very large mid 20th century property, standing in considerable private grounds with outbuildings and screened from the roadside. It is further described as *'enhancing Cuddington's architectural characteristics, and fitting in well with the scale of the surrounding properties.'* We believe this is over-dominant with massive and excessive chimneys, overbearing elevations and its pastiche in no way preserves or enhances the conservation area in which it is positioned.

- b) The northern block of houses is positioned close to the boundary in a continuous line of development. This form of massing is not characteristic of the village and presents a continuous wall of development to neighbouring properties to the north
- c) The proposals do not provide for adequate parking or servicing. Ref

GP.21 In considering the highway aspects of planning applications the Council will have regard to: a) the need to secure public transport links and improvements related to the development; b) the need for safe and convenient access for road users, including cyclists, pedestrians and disabled persons; c) the adequacy of the highway network involved; d) the requisite level of car parking; e) the contents of any associated travel plan; and f) the satisfactory design and layout of any proposed road system.

GP.54 In Conservation Areas where normal car parking standards could adversely affect the special character of the area, the Council will be prepared to modify the ordinary requirements of the plan in relation to car parking standards.

Development proposals will not be permitted that would impact adversely upon the character or appearance of the Conservation Area, through increases in vehicular movements or new car parking arrangements.

The proposed creation of a gated 'courtyard development' would create a central court with a high level of vehicle use. Whilst the proposed houses have the 'required' number of parking spaces, garages are likely to be used (at least in part) for storage and there is not adequate provision for visitors, tradesmen or deliveries within the site.

Cuddington already suffers from a shortage of on-street parking and any additional parking numbers would exacerbate the situation. Any extra cars and visitors would park on Aylesbury Road or in the access road to the site, both of which would create potentially hazardous situations.

The proposals also include the proposal for a private refuse collection with a small vehicle, without any apparent specification for recycling. The village is currently serviced

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by a small refuse vehicle because of the narrow streets; there is no reason why this could not access the development.

There does not seem to be adequate access for large emergency vehicles.

d) The proposals do not provide for safe pedestrian access to and from the site. Ref:-

GP.28 The Council will safeguard existing pedestrian routes from adverse effects of new development. Development proposals will not be permitted that do not provide for direct, convenient and safe pedestrian movement and routes, connected where appropriate to the existing pedestrian network. In deciding planning applications the Council will use planning conditions or legal agreements to secure the provision of new footpaths and the improvement of existing routes.

Pedestrians would need to cross the busy Aylesbury Road to reach the footpath on the south side in order to access the playing fields, school, shop and Church etc., unless a footpath is provided on the north side of the Aylesbury Road with access to Spurt Street. The access to the site is close to the 30mph sign and vehicles regularly exceed the speed limit as they enter and leave the village. The Developer should fund any highway improvements that are necessary to enable safe access to the new dwellings. Consideration should be given to the need for traffic calming in this location.

Objection 3: The proposed scheme does not sufficiently safeguard the amenity the neighbouring properties on the northern boundary.

The density of development has resulted in a continuous building along the full length of the site, 5 metres from the northern boundary. Units 1 and 2 (4 No dwellings) would back onto the properties on Great Stone and present an over-dominant feature on the skyline. This effect would be emphasised by the use of dark materials and/or cladding.

Objection 4: The retention and enhancement of the existing trees and hedgerows should be safeguarded by excluding them from private gardens

The retention of the hedge and trees could be jeopardised by their inclusion with the private gardens of the proposed dwellings. Legal arrangements to promote their retention often carry little weight and are difficult to enforce. It would be better if the hedges were completely outside the property curtilages and managed independently.

Conclusion

The proposals represent an uncharacteristic form of development within the Cuddington Conservation Area and would neither preserve or enhance the area. The layout has sought to maximise development at the expense of social and environmental objectives and is essentially an over-development of the site. In these respects, it cannot be regarded as a sustainable development.

Mitigation measures needed to address the northern boundary, Plot No 5, parking, access and hedgerow issues are likely to result in a development of 6 No houses which is consistent with AVDC's assessment in the draft VALP.

- **16/02883/APP - 35 Bernard Close, Cuddington, Buckinghamshire, HP18 0AJ**

Part two storey, part single storey side extension and single storey rear extension.
Case Officer: Mr Naim Poptani. Comments by: 30th September 2016

ACTION: CLERK to return NO OBJECTIONS to AVDC but comment that the parking provision for a 5-bedroom house would appear to be inadequate.

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6. **Traffic Survey to collect speed and volume data**, summary of results from Chris Blumer. Chris Blumer reported on the headline findings of the recent survey. Traffic volumes have increased by 16.25% but traffic speeds have reduced by 5-6% apart from those in Dadbrook. This may indicate that the VAS has a good effect. Full findings will be reported soon in Village Voice. An autumn TAG meeting was suggested.
7. **Correspondence**
Enquiry to ownership of strip of land adjacent to footpath received by KB. **ACTION: KB to respond.**
8. **Contributions from AVDC and BCC Cllrs**
Cllr JB informed Councillors that applications can be made for the New Home bonus and reminded Councillors of the Unitary update which will take place at the LAF Meeting, as below under Items for Information.
9. **Finance**
- a. **Balance from Minutes of previous meeting** (8th August 2016): **BALANCE: £18,174.43**
- **Receipts:** £1,185.15 (CPFA Mower Fund)
 - **Debits:** £0.00
 - **Plus unpresented cheques: £345.00** (Carl Small £120.00 and £60.00, Bernard Hall Committee £30.00, JRB Enterprise Ltd £135.00)
 - **Balance of Bank Account: £19,704.58** (as at 18th August 2016).
- Available Funds: £19,359.58 (balance of bank account less unpresented cheques)**
- b. **Orders for Payment: £1,647.57**
- **Venetia Davies - £336.96** (August)
 - **Simon Brown - £165.00** (Grass cutting – 3 cuts @ £55.00: 08, 23, 30.08.16)
 - **Carl Small - £75.00** (Children's play area – 2 cuts @ £30.00: 1 cut & £30.00: 13.08.16, 3 hour hand weed & £45.00)
 - **Bernard Hall Committee - £15.00** (August)
 - **Came & Company - £1,055.61** (Parish Council Insurance - long-term agreement which expires on 30th September 2018)
 - **BALANCE: £17,712.01** (Available Funds less Orders for Payment)
- Note:**
Also agreed:
- Mr Mend - £63.00 (Leslie Jole replacement plaque)
- Parish Council Insurance renewal.** In line with the risk assessment, Andrew Vicars was appointed Councillor responsible for reviewing Insurance policy. **ACTION: AV to review. Insurance of War Memorial to be addressed following valuation in September.**
10. **HGV meeting in conjunction with neighbouring villages (4th August) and BCC (31st August 2016), update from KB.**
KB reported that the villages of Ashendon, Cheersley, Cuddington and Westcott had met again to review the results of survey conducted by volunteers. He explained that the main problem is the number of tippers going through the villages. A meeting is arranged to talk to operators of landfill tip to use larger, more appropriate roads (although this cannot be regulated). With the proposed new

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settlement and new estates, this will mean more vehicles which is of obvious concern. At the recent TfB meeting, it was announced that a conference for Parishes will take place in November.

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11. Best Kept Village competition, to note report.

The Village is judged on principal features (Cemetery, playing fields, children's play area, natural conservation areas, village hall and general environmental features (hedges, verges, ditches, pond, stream, pump) as well as other features (area around shop, pub, bus shelters, notice boards, war memorial, overall appearance, lack of litter and evidence of community effort. As a winner of the Best Kept Village 2015, Cuddington was entered into the Tindall Cup category – the cup winners category so some very tough opposition! Cuddington was awarded 80 out of 100 possible marks with very good comments. Thanks were paid to everyone who worked hard to prepare the village in time for judging. The report and marking sheet is attached. **ACTION: CLERK to upload report and marking sheet on website.**

12. BCC workshop Community Infrastructure Levy and Section 106 Agreements, to note presentation and consider highlighting Cuddington's current infrastructure priorities.

ACTION: KT to prepare a draft of Cuddington's infrastructure priorities and circulate to Councillors for comment. CLERK to submit to Andrew MacDonald. Submitting priorities will ensure BCC is better informed early for Section 106 negotiations.

13. Items for Information

- **LAF Meeting, Thursday 15th September, the Walter Rose Room, Haddenham. ACTION: KB to attend.**
- **Representatives of Bucks County Council to be present at meeting (12/12/2016) to discuss proposals for streamlining/modernising local government in Buckinghamshire. ACTION: CLERK to allocate 30 minute time slot and inform representatives.**
- **Damage to grass triangle at top of Holly Tree Lane. ACTION: CLERK to instruct Simon Brown to seed and level.**
- **Bernwode Bus - Community Transport Scheme. ACTION: LS to complete survey in liaison with Liz Davies (Sunshine Club).**
- **Surveys from BCC and AVDC.** KB stressed that AVDC and BCC should be aware that Parish Councillors are inundated with surveys which are time consuming and lengthy. **ACTION: CLERK to keep Cllr JB informed of volume.**

14. Date and Time of Next Meeting:

Monday 10th October 2016 at 7.30pm: BERNARD HALL