

DRAFT MINUTES

2023/033

CUDDINGTON PARISH COUNCIL
Draft Minutes of the Parish Council Meeting held in the Bernard Hall
TUESDAY 28th NOVEMBER 2023 at 7pm

PRESENT: Ken Brown **(KB)**, Andrew Hughes **(AH)**, Eman Parker **(EP)**, Malcolm Thomas **(MT)**, Lorraine Stevens **(LS)**, Ravern Stevens **(RS)**, Ken Trew **(KT)**, Venetia Davies **(Clerk and RFO)**.

Parishioners: There were 9 Parishioners present including Cllr Ashley Waite **(AW)** and Caolan Ryan, Land and Development Director, St Peter/Rectory Homes.

NB: Action points highlighted.

Parishioners Question Time

Precept. A Parishioner asked the PC to consider a Precept freeze for 2024/25. The PC will consider this request at its budget meeting in December in advance of the precept setting in January.

Planning. Parishioners expressed concerns over **Planning Application 23/03387/APP, Barn South Of Holymans Farm, Frog Lane, Cuddington, HP18 0AU**, as follows:

KT outlined the history of the planning application. The Parish Council opposed the original (23/00944/COUAR) application for change of use from agriculture to residential (i.e. a barn conversion) and commented it wanted to see a reduction in height. However, the application was approved. The developers are now seeking to gain approval on an alternative scheme to the permitted dwelling and have come forward with an L Shape single dwelling building and the demolition of the barn. The Parish Council, as consultee to Bucks, has been invited to consider the new proposals and comment. The applicants' planning consultant had listed the benefits of the new proposal over the barn conversion in his planning statement. The planning 'test' is whether the new proposals would be better than the approved barn conversion. The following concerns were expressed on the new proposals against the approved barn conversion by Parishioners and Councillors:

Relationship to the Cuddington Neighbourhood Plan (CNP):

KT explained that consent came through permitted development rights and not a traditional planning application. Therefore, the CNP could not influence the principle of development in this location. Now that the principle has been established, comments will be on the alternative development and 'swapping one building for the other.' The CNP will only be able to influence this application through matter such as design and effect on important views.

Layout and density of building:

There was concern that the proposed building was very much larger than the consented barn. Even though the roof height would be lower it would still be visible above the wall alongside the farmhouse and courtyard. The 'Farm courtyard style' was considered by some to be out of scale with the adjacent buildings and did not enhance the sense of place. Some felt that the alternative development should be located on the barn conversion site instead. There was a worry that the whole field would be turned into residential, and this was supported by the topographical survey that covered the whole area. Reference was made to the potential impacts on the historic meadow and moat with adverse effects on existing mature trees. A location on the barn site would avoid these issues but others argued that it would bring development too close to residential properties on Lower Church Street.

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www.cuddingtonvillage.com

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Overlooking/loss of privacy:

Both the new proposal and the barn would affect views from neighbouring properties. Attention was drawn to the increased glazing on the alternative dwelling and the higher potential for light pollution.

Effect on listed building and its setting:

The residents on the farmhouse considered that the proposed size of the alternative proposal would be determinantal to the listed building and its setting. They mentioned that the location was far too close to the farmhouse, and this was exacerbated by the higher floor level (approx. 1.5m) and the pitched roof.

Effect on other properties:

Residents to the immediate south/east of the barn were in favour of the alternative location, with the building set amongst the trees, as it would be less visually intrusive.

Traffic and parking:

The alternative proposal has 3 beds instead of 2 and this would lead to more traffic and disturbance. Because of the large scale of the proposals, the building could easily accommodate 4 beds and increase the need for parking and generate more traffic than the barn conversion (2 beds). Construction traffic and impacts would also be significantly greater with the new proposals.

Nature and Historic conservation:

The site is of great historic and ecological value. It is a very sensitive undisturbed site, the old site of a medieval manor with a spring fed moat. There were concerns that the ecological impacts of the barn conversion had not been adequately recognised. The original application was reliant on an inaccurate ecology report, taken in summer only. The new proposals would lead to even greater impacts on the trees (canopy and roots) and the existing habitats that support a variety of birds. Light pollution from the many windows would adversely affect the wildlife. Hedging should be included to provide new habitat and screen the development from properties and wildlife to the south.

Overall:

The meeting concluded that, in principle, it was not opposed to removing the barn and developing a suitable alternative solution; a lower building would be beneficial, but it should have a residential character that would work with, rather than mimic, the agricultural style of the existing buildings. It unanimously opposed the current application.

1. Apologies

There were no apologies.

2. Approval of Draft Minutes

The Draft Minutes of the October meeting were **agreed and signed** as a true record by LS, Chair.

3. Matters Arising

- **Assets of Community Value:** Expiry dates: Cuddington Village Stores and Post Office (15.09.24) and Crown PH (15.09.25).
- **Registration of Parish Council Land with Land Registry.** Logged.
- **Salt Bin - Frog Lane/Lower Church Street.** Clerk has chased. Awaiting installation.
- **Dog Bin – Tibby's Lane.** Awaiting replacement signs for *Tibby's Lane* and *The Green*.

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- **CPFA Lease.** The CPFA has increased its public liability to £10m to mirror the public liability of Cuddington Parish Council. The Lease was duly signed by LS and KT.
ACTION: CLERK to send signed Lease to Solicitors.
 - **Improved Mobile Phone Signal.** Ongoing.
 - **Chairing Skills course.** Postponed until further notice.
 - **Gifted Tree.** To be planted on 15th December 2023 on the playing fields.
 - **Defibrillator.** **ACTION: RS to order new battery for Defibrillator located outside Bernard Hall.**
 - **Rocking Horse Repairs.** Repaired. Thanks were paid to the Crown PH who has raised over £500 towards the repairs.
 - **Village Maintenance.** An order has been raised by Buckinghamshire Highways to clear the unmaintained grass verge from the Crown PH to Holly Tree Lane. Colin Woolford, LAT, is also due to inspect the gully that floods near bus stop.
 - **TPO on Poplar Trees.** Bucks Council has confirmed it would not be expedient to make a new TPO on the poplar trees within the sewage treatment works boundary. *Water companies are classed as statutory undertakers which means that in order to undertake essential works (e.g. meeting new legislative changes), they do not have to apply for permission prior to pruning or removing a protected tree.*
4. **Declarations of Interest**, in accordance with Sections 30(3) and 235(2) of the Localism Act 2011. Andrew Hughes declared an interest in planning application **23/03387/APP**. There were no other interests declared.
5. **Contributions from Buckinghamshire Council Councillors.**
Ashley Waite updated the meeting. Buckinghamshire Council has informed local councils in the former Aylesbury Vale area ('north and central') that it has recently lost its five-year housing land supply position, which now stands at 4.5 years. This has resulted in a shortfall of around 800 units. With the Levelling-up and Regeneration Bill now law (26 October 2023), KT queried if Buckinghamshire Council still must find these numbers. He also asked if Bucks now had the green light to proceed with an assessment of housing numbers for the Bucks Local Plan, based on the new Act. **ACTION: AW to respond.** The new Freight Strategy goes to consultation on 8th January 2024 for 6 weeks. The extension to the Greenway to Waddesdon School Lane, opens on Wednesday, 29th November 2023. The Bernie Hamper Appeal is going ahead again for a third year. The Quanton Lending Library is now open. The H&W Community Board meeting is on Thursday 30th November. **ACTION: KMB to attend.**
6. **Correspondence**
There was none outside the Agenda items.
7. **Planning – please view Planning Applications and full comments via the new [Planning Tracker](#)**
- **23/03387/APP - Barn South Of Holymans Farm, Frog Lane, Cuddington, HP18 0AU**
Demolition of existing barns and erection of dwelling with garden, parking area, and associated works. (Alternative development to permitted dwelling 23/00944/COUAR).
Comments by: 11 December 2023
ACTION: CLERK to return OPPOSES the application to Buckinghamshire Council for the reasons outlined here: [23/03387/APP | Demolition of existing barns and erection of dwelling with garden, parking area, and associated works. \(Alternative development to permitted dwelling 23/00944/COUAR\) | Barn South Of Holymans Farm Frog Lane Cuddington Buckinghamshire HP18 0AU \(aylesburyvaldc.gov.uk\)](#)

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- **23/03441/APP and 23/03442/ALB (Listed Building Consent) - Spicketts Frog Lane Cuddington, HP18 0AX.**

Householder application for a new garden room and replacement garage roof.

Comments by: 13 December 2023

The Design and access statement doesn't explain the rationale behind the design.

There are no yellow planning notices. **ACTION: CLERK to write to Planning Officer and ask for extension to comment deadline.**

- **23/03587/APP - The Old Rectory, Aylesbury Road, Cuddington, HP18 0BG**

Householder application for revised proposal for consented demolition of existing garage building and erection of new pool building. Comment by: 20 December 2023

ACTION: CLERK to return NO OBJECTIONS to Buckinghamshire Council.

8. Road Safety Projects – please also see [Highways and Traffic](#) page of website.

- **Extending 30mph limits.** Buckinghamshire Highways (Neil O'Leary, Network Safety Team Leader) has completed the speed surveys on Dadbrook, Bridgeway and Aylesbury Road. Buckinghamshire Highways will now undertake a separate speed assessment report for each road to determine if a speed limit change is appropriate.
- **20mph zone.** As a result of the many letters of support received from villagers for a 20mph zone, the PC has agreed and commissioned a feasibility study by PJA consultants (£3,950 + VAT). Recommendations are expected by end of the year.
- **Dadbrook safe pedestrian route to bus stops on A418.** The topographical survey and concept drainage designs have been complete and issued to Bucks highways and the landowner. The landowners have discussed the proposals with their land agent and, on his advice, have written to say that they do not wish to participate any further. The Parish Council has responded to the landowners concerns and asked them to reconsider their decision.
- **Kings Cross/A418 crossing Feasibility Study.** The consultant's (PJA) safety report has been issued. A meeting with Haddenham PC, Chearsley PC and PJA is being arranged for December. **ACTION: CLERK to circulate report to all Councillors.**

9. Footpath Project - Replacement of Stiles/Gates.

AH has written an article for Village Voice outlining the achievements of the footpath project. With the support of landowners and rRIPPLE (ramblers Repairing & Improving Public Paths for Leisure & Exercise), there is now a fully repaired low-lying bridge and two new stiles on Footpath 2. When weather permits, three stiles will be replaced towards Nether Winchendon. Two stiles have also been replaced en route to Chearsley by Chearsley PC. **ACTION: LS to organise volunteer working party for some remedial work to gates on Footpath 2. The PC agreed to meet costs. AH to liaise with Allotment Society to discuss replacing stiles on Footpath 8.**

10. Grass Cutting – Children's Playground

The PC Insurers has been advised that *a person using their own equipment and who works under their own supervision, are considered a Bona-Fide Subcontractor, and needs to have their own insurance in place.* **ACTION: CLERK to ask the PC's insurers to modify its employer's liability insurance to cover Neil Waters.** **Village Green Cutting.** It was agreed to extend the cutting season to October, for the village greens on an ad hoc basis/when required.

11. Reports from Councillors attending meetings and outside organisations including CPFA.

LS and KMB attended the H&W Community Board Workshop. Minutes circulated. The CPFA meet on Thursday 29th November.

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12. Local Government Services Pay Agreement 2023.

Councillors agreed the new pay agreement for 2023/24 for Clerks (to be backdated from April 1st, 2023). **ACTION: CLERK to advise JE Accountants who administers the payroll.**

13. Finance

- **Balance from Minutes of previous meeting** (24th October 2023): **£27,044.24**
- **Receipts: £869.70** – Donation, KB Tree (£513.70) and Donation, The Crown (£356.00)
- **BACS Debits: £1,213.80** - Haddenham PC contribution PJA (£897.90), Majestic Trees (£315.90)
- **Less Transfer to Cuddington Parish Council Savings Account: £0.00**
- **Balance of Bank Account: £26,700.14** (as at 15th November 2023)
- **Available Funds: £106,611.31** (balance of bank account plus balance of savings account (£79,687.61 including interest (£223.56)
- a. **Orders for Payment: £3,106.47**
 - **Venetia Davies - £469.72** (£454.72 + £15.00 (Use of Home)
 - **Andy Lockett - £200.00** (for painting of BT Phone Box)
 - **Hugo Fox - £12.99** (£10.83 + £2.16 VAT) (Monthly Planning Tracker support)
 - **Wicksteed Leisure Limited - £2,314.56** (£19,28.80 + £385.76 VAT) (Rocking Horse Repair)
 - **Oxford IT Solutions - £109.20** (£91.00 + £18.20 VAT) (Web Hosting and Email platform)
 - **Also agreed: Simon Brown - £198.00** (£165.00 + £33.00 VAT) (Village Green Cut)4
 - **Venetia Davies - £280.00** (adjusted pay)
 - **BALANCE (Current Account): £23,115.67** (Available Funds less Orders for Payment).
 - **BALANCE (Savings Account): £79,911.17**
- b. **Management Report.** November report circulated.

14. Items for Information

- **Telephone Box.** **ACTION: LS** to thank Andy and Jack Lockett for painting works to telephone box and write article for February's Village Voice.
- **Commonwealth War Grave Sign (CWGC).** The matter of a CWGC sign has been raised by a Parishioner. Cuddington Parish Council, as supporters of the Cuddington Parochial Church Council (CPCC) and the Remembrance Day service, agreed that a sign would be an enhancement to the community and visitors to the village, and support the CMWC Signs Project in its aims to increase awareness of war graves in the UK. All signs will be installed, paid for, and maintained by the Commission on a permanent basis. **ACTION: LS** to contact CPCC to see if the request for a sign and its location could be reconsidered.
- **Tree on Lower Green.** **ACTION: CLERK** to add to December agenda.
- **Tree Asset Register/Inventory** giving PC areas of responsibility for trees, surveys, and works. **ACTION: CLERK** to add to December agenda.
- **Apologies, December meeting** – Andrew Hughes.

15. Date and Time of Next Meeting:

TUESDAY 19th DECEMBER 2023 – at the earlier time of 6pm, in the Bernard Hall

The Parish Council meet on the 4th Tuesday of every month.