



**Edlesborough Parish Council**  
**Minutes of Meeting held on Thursday 16<sup>th</sup> February 2017 at Northall Village Hall commencing at 7.30pm**

AGENDA ITEM		ACTION
<p><b>Open Forum</b></p>	<p>Parishioners:</p> <ul style="list-style-type: none"> <li>● Raised concerns about the prospective CALA Homes application for 89 new homes on the Swallowfield site.</li> <li>● Highlighted a recent court case in Suffolk where an application was turned down due to an emerging Neighbourhood Plan.</li> </ul> <p>Cllr Williams and Wilkinson responded:</p> <ul style="list-style-type: none"> <li>● Currently CALA Homes have not submitted their application to AVDC. Once this is submitted EPC will respond and if necessary will call an extra-ordinary meeting should the deadline for a response fall before the next scheduled EPC meeting.</li> <li>● EPC will respond to the application citing planning issues.</li> <li>● The application can take approx. three months from submission to determination date.</li> <li>● Parishioners and EPC have 21 days to respond to the application once it is submitted.</li> <li>● AVDC have been consulted on the Edlesborough Neighbourhood Plan Pre Submission Plan. AVDC have responded to this plan and this response is currently being analysed.</li> <li>● Currently the Edlesborough Neighbourhood Plan Pre-Submission Plan carries no weight as it is in the Consultation phase. AVDC are not obliged to consider the plan at present when deciding current planning applications. As the plan continues through the process it will gather more weight at each stage.</li> <li>● AVDC’s own plan is currently only in draft stage and this is subject to change following the new White Paper.</li> <li>● Due to AVDC’s current position they are obliged to allow sustainable development.</li> <li>● Edlesborough Neighbourhood Plan Pre-Submission Plan is compliant with the Draft VALP.</li> </ul> <p>EPC’s current strategy is to push on with the Edlesborough Neighbourhood Plan.</p> <ul style="list-style-type: none"> <li>● The steering group and EPC’s consultant are currently analysing all the responses to the Edlesborough Neighbourhood Plan Pre-Submission Plan.</li> <li>● The Steering Group and consultant will meet on 23<sup>rd</sup> February to discuss the responses, consider and agree changes to the plan where necessary.</li> <li>● The plan will then be submitted to EPC for approval at the latest for the March EPC meeting.</li> <li>● If necessary EPC will call an extra ordinary meeting to approve the plan.</li> <li>● EPC will then submit the plan to AVDC for approval and then to an independent government inspector.</li> <li>● If approved the plan will then go to referendum.</li> </ul>	



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	<p>Parishioners drew EPC's attention to the gate into the field on the corner of Pebblemoor opposite the junction with Ford Road. Parishioners have been informed by the builder that this gate will be used as an access point to the McCann development on the High Street and to store materials for this development. Parishioners are concerned about the safety issues with this usage and location.</p> <ul style="list-style-type: none"> <li>• The Clerk has already contacted Clare Grey to the Planning Officer for the High Street development to find out whether this activity is permissible.</li> <li>• The Clerk has informed the local Transport for Bucks Local Area Technician of this situation.</li> <li>• Residents who raised concerns with the Clerk earlier in the week have been advised to contact AVDC Planning and Bucks Highways with regards to this matter.</li> <li>• County Cllr Avril Davies will also speak with the local Transport for Bucks Local Area Technician about the issues in addition to discussing the resurfacing at the top end of Ford Road.</li> <li>• Currently EPC are not aware of any site logistics plan citing this access point or field being used for storage the High Street development.</li> </ul>	
<p><b>The Chairman formally opened the Parish Council meeting at 8.00pm.</b></p>		
<b>Present:</b>	Cllr Williams (Chair), Cllr Wilkinson (Vice Chair), Cllr Nevard, Cllr Mrs Owen, , Cllr Mineikis, Cllr Mrs Thomas, District Cllr Chris Poll County, County Cllr Avril Davies, Penny Pataky (Clerk), 14 parishioners.	
<b>Apologies:</b>	Cllr Cabbage, Cllr Mrs Woodhouse, Cllr Pratt & PCSO Jackie Dodson	
<b>Declarations of Interest</b>	Cllr Mrs Owen declared an interest in the redecoration of EMH.	
<b>Minutes of previous Meeting</b>	The Minutes of the Parish Council Meeting held on 19 <sup>th</sup> January 2017 were ratified and signed with no amendments.	
<b>Matters Arising</b>	None	
<b>Thames Valley Police Report</b>	<p><i>PCSO Jackie Dodson</i> submitted the following report via email:            During the past week and a half PCSO Dodson has carried out School patrols and a survey of the parking issues on the High Street outside Edlesborough School.            She noted that the Pebble moor car park is often almost full in addition to cars being parked on the High Street.</p>	



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	<p>Residents of the High Street have complained about parents blocking their driveways.</p> <p>Parking issue on the pavement and grass verges on the Leighton Road near Sparrowhall Farm has also been addressed.</p> <p>Crime figures from 1<sup>st</sup> September 2017:  Criminal Damage = 1  Theft from motor vehicle, = 4  Burglary = 5  Burglary non-dwelling. = 1  Burglary attempt = 1  Hare Coursing = 2</p> <p>TfB have advised EPC that the High Street will be resurfaced in February (weather permitting) and all the white lines will be refreshed at this time.</p>	<p>County Cllr Davies</p>
<p><b>District &amp; County Councillors Reports</b></p>	<p><b>District Cllr Chris Poll</b> gave the following report:</p> <ul style="list-style-type: none"> <li>• Following the publication of the Government White Paper there could be restrictions on development in green belt areas. This new approach could have major implications for AVDC's housing numbers. The paper mentions a new formula but does not state what that formula is.</li> <li>• In Cheddington a resubmission of an application for a larger number of new homes was denied as it did not meet the criteria of the Neighbourhood Plan.</li> <li>• I attended a Bucks CC HGV/Freight meeting which is very much needed. Initially a scoping meeting I was nonetheless encouraged the issue is being looked at on a county wide basis.</li> <li>• AVDC have submitted a 3.9% increase on the 2017/18 Council tax. This equates to an increase of 10p per week on a band D average property.</li> </ul> <p><b>County Cllr Avril Davies</b> gave the following report in addition to the quarterly report she had provided in January: The first launch meeting of the Bucks HGV Strategy had been held and was well attended. This strategy needs the backing of the Cabinet Ministers.</p>	



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	<p>A meeting will be held on Monday bringing together Herts, Beds and Bucks all have been asked to bring their maps showing the locations for the signage for the HGV strategy. The aim of the meeting will be to ensure the signs are placed in the most effective locations. Herts and Beds are both introducing 7.5T exclusion zones on their stretches of the A4146.</p> <p>Cllr Davies stated that Bucks had been one of the leading counties for achieving Gold Stars for their Travel to School strategies. Cllr Davies will investigate whether the Edlesborough School Safer Routes to School Group is still operational. In the past Edlesborough School was a leading school in this area and has received awards for their hard work in relation to how children travel to and from school.</p>	
<b>Parish Amenities (As reported by the Manager, Penny Pataky)</b>	<i>The Clerk, Manager and RFO had, prior to the meeting, provided all Councillors with detailed reports on the Memorial Hall, Pavilion, Green, Playground, Car Parks, Sports Clubs, Allotments, Cemetery, Churchyard, Street Lighting, Bus Shelters, Notice Boards and general Parish Council matters</i>	
<b>Defibrillators</b>	Nothing to report.	
<b>Memorial Hall</b>	<p>The new Monday morning Pilate's class has decided not to continue due to lack of numbers.</p> <p>The heating failure on 14<sup>th</sup> February was due to a faulty fan in one of the heaters. Council considered a quote from JRH Electrical for the repairs and agreed that this work should proceed.  <i>Action: Clerk to accept quote and instruct JRH Electrical to proceed with repairs.</i></p>	<p>Manager</p> <p>Clerk</p>
<b>Pavilion/New Pavilion</b>	<p>Cllr Mrs Owen advised the Council that tickets for the Summer Ball are selling quickly.</p> <p>Cllr Nevard informed the Council that he was currently exploring the option of a Public Works Loan for the New Pavilion project.</p>	<p>TO</p> <p>CN</p>
<b>The Green &amp; Playground</b>	<p><b>Play Area</b></p> <p>Council have now received confirmation that the RAPRA approved matting meets the relevant safety requirements. MW Agri has been instructed to proceed with the following play area improvements;</p>	



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	<ul style="list-style-type: none"> <li>● Removal of the central fence</li> <li>● Removal of the bark from the play area</li> <li>● New topsoil to replace the bark chippings, RAPRA Approved safety matting installed and grass seed sown</li> <li>● Installation of the new gate (this is currently on order).</li> <li>● Installation of the new gate upon receipt.</li> </ul> <p><i>Clerk to inform parishioners through Focus report, website, Facebook page and local school of the temporary closure of the play area.</i></p> <p><b>Roundabout</b> Luton Steels have confirmed that the repairs to the roundabout are almost complete and that the roundabout will be reinstated shortly. <i>Action: Clerk to oversee reinstatement and photograph the event. Clerk to contact LBO &amp; Dunstable Gazette to publicise the restoration of the roundabout.</i></p>	Clerk
<p><b>Sports Clubs</b></p>	<p>ECC requested that the trees in the corner be pruned to allow installation of the cricket nets. The Clerk had contacted two companies for quotes. Council agreed MW Agri Ltd.'s quote. <i>Action: Clerk to instruct MW Agri to proceed and inform ECC when the work is completed.</i> ECC have advised the Council that they are aware of some feedback from allotment owners who are concerned about cricket balls being hit out of the nets that end up in the allotments. ECC will add more roof netting such that the issue is resolved. ECC have been invoiced for the 2017 season. ETC have been invoiced for the 2017/18 ground rent.</p>	Clerk
<p><b>Allotments</b></p>	<p>Vacant Plots: Northall: 0 plots Dagnall: 3 plots Cow Lane: 3 plots The Green: 0 plots – this site now has a small waiting list.</p>	Clerk



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<b>Cemetery</b>	The Christmas wreaths have been cleared from the graves. The Clerk has received applications for two interments of ashes.	Clerk
<b>Churchyard</b>	Nothing to report.	Clerk
<b>Bridle Path</b>	Nothing to report.	Clerk
<b>Bus Shelters</b>	Nothing to report.	Clerk
<b>Litter Bins, Dog Bins &amp; Car Parks</b>	Nothing to report.	Clerk
<b>Noticeboards</b>	Nothing to report.	Clerk
<b>Streetlights</b>	Currently there are no reported failed lights.	Clerk
<b>Bucks CC Devolved Services</b>	MW Agri has begun work on the siding out of pavements and has made good progress. He is currently awaiting a new machine to complete the work. EPC & MW Agri have received praise for this work via email and the EPC Facebook Page. MW Agri was also approached directly by parishioners thanking him for the work and stating that some of the pavements had not received attention for over 14 years. Council commended MW Agri on the excellent work to date on the pavement siding out. <i>Action: Clerk to chase Bucks CC for clarification on the responsibilities re the grass cutting and siding out at the Travellers Rest roundabout.</i>	Clerk
<b>FINANCE &amp; PLANNING (Reported by Cllr Nevard and Clerk)</b>		
<b>Accounts</b>	The Accounts for month ending 31 <sup>st</sup> January 2017 having previously been circulated to Councillors were discussed and agreed.	Full Council
<b>Authorisation of direct payments &amp; cheques (incl. VAT)</b>	EMH	£606
	Pavilion	£269
	Green	£490
	Open Spaces	£158
	Bucks CC Devolved Services	£456
	Allotments	£53
		Clerk/JW



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Street Lights	£124
Cemetery	£86
Churchyard	£261
Dagnall Rec	£159
Special Projects	£466
Staff	£1,250
Office Costs	£32
Other Expenses	£6
Total	£4416

The February payment and cheque run was agreed.

***Budget/Project Allocation 2017/18***

Cllr Nevard advised the Council that consideration needs to be given to the project allocation on the budget.

*Action: Cllr Nevard to circulate recommendations via email to the full council for discussion and agreement at the next meeting.*

***Employment Working Party***

Cllr Wilkinson proposed that the previously circulated recommendations of the Working Party be approved. Cllr Mrs Owen seconded the proposal. All agreed.

Clerk

CN

AW

**Neighbourhood Plan**

Cllr Wilkinson and EPC's consultant are currently analysing all the responses to the Pre-Submission Plan. The Steering Group will meet on the 23<sup>rd</sup> February to discuss and agree changes to the Neighbourhood Plan in readiness for approval at the March EPC meeting.

All Councillors and the NP Steering Group can view all the responses in Dropbox.

*Action: Cllr Wilkinson will share the summary document with the full Council and Steering Group.*

JW



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**Planning**

The following new application was discussed and it was agreed to submit the response below to AVDC

Application No.	Address	Description	Parish Council Response
17/00142/APP 26 <sup>th</sup> January 2017	Ivanhoe, 7 Eaton Bray Road, Northall	New pitched roof over single storey rear extension with rooflights	No objections
17/00204/APP 26 <sup>th</sup> January 2017	3 South End Lane, Northall	Single storey side extension	No objections
17/00232/APP	Elm House, 7 Brook Street, Edlesborough	Removal of existing garage and conservatory. Construction of new detached carport, garage, utility room and garden room extension.	No objections
17/00264/APP 3 <sup>rd</sup> February 2017	Meadows End, 3 Eaton Bray Road, Northall	First floor front extension	No objections
17/00320/APP 8 <sup>th</sup> February 2017	Tall Trees, Church End, Edlesborough	Demolition of garage and construction of a two-storey side extension	No objections
17/00384/APP 8 <sup>th</sup> February 2017	Eynhallow, 9 Tring Road, Edlesborough	Erection of a front garage	No objections
17/00432/APP 15 <sup>th</sup> February 2017	Brae House, 3 Beacon View, Northall	Two-storey side extension, single storey rear extension and alterations to existing detached garage including side extension and raising of roof to provide first floor storage area.	No objections but with a proviso regarding the amenity of the neighbouring property





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The following decisions had been received from AVDC

Application No.	Address	Description	Parish Council Response	AVDC Decision
16/04286/APP 9 <sup>th</sup> December 2016	1 Bethshan, Dunstable Road, Dagnall	Erection of 2 storey rear extension and conversion of two existing dwellings into one dwelling – Amendment to approved application reference 16/01581/APP	No objections	Permitted
16/04546/APP 23 <sup>rd</sup> Dec 2016	Apple Dell, Dunstable Road, Dagnall	Single storey side and rear extension. Loft conversion with dormer windows to the rear elevation.	No objections	Permitted

**Street Name for Land off Cow Lane**

Letters from Mrs Iris Higley regarding the naming of the land off Cow Lane development were shared with the Council along with the Clerk's response which was agreed in consultation with AVDC Council

**Projects**

**EMH Acoustics –**

The quotes provided by the three companies for the EMH Acoustic improvements had been shared with the Council prior to the meeting.

Council agreed to discount one and gave further consideration to the remaining two.

Cllr Williams proposed that the Council should accept the quote from Resonics and to clarify how the panels will be attached to the ceiling. All agreed.

*Action: Clerk to clarify how the panels will be attached, upon a satisfactory response the Clerk will raise a purchase order and provide the company with a range of dates for the work to commence.*

AW/Clerk

**EMH decoration –**

Three companies were invited to quote for redecorating the village hall. One declined to quote, therefore the Clerk has contacted a fourth company. Consideration will be given to all three quotes once all have been received.

*Action: Clerk to share third quote upon receipt. Cllrs to consider in readiness for a decision at the March EPC meeting.*

Clerk/All



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<b>Website &amp; Facebook</b>	<p>During the past month there has been lots of traffic on the EPC Facebook page in relation to:</p> <ul style="list-style-type: none"> <li>• CALA Homes public meeting re their impending application for 89 new homes on the Swallowfields site.</li> <li>• Siding Out – lots of praise. One resident raised concern about the pavement being slippery as a result of the work. The Clerk and Contractor checked this, and found that all work had been completed to the specified standards.</li> </ul>	
<b>EDaN &amp; traffic Management Team Updates</b>	<p>ClIr Williams advised the Council that there are no further updates following the report given at the January meeting.</p>	
<b>Villages</b>	<p><b><i>Dagnall –</i></b>  ClIr Mrs Owen drew attention to:</p> <ul style="list-style-type: none"> <li>• Lack of gritting or grit bin near the junction of Studham Lane and Dunstable Road.  <i>Action: Clerk to investigate feasibility and costings of the installation of a grit bin.</i></li> <li>• Request for an additional street light on Studham Lane  <i>Action: Working party to visit site to see if a light is needed and the feasibility of installing one.</i></li> <li>• The light on the Dagnall roundabout has now been fixed.</li> </ul> <p><b><i>Northall –</i></b></p> <ul style="list-style-type: none"> <li>• Mr Venner has raised concern about the number of vehicles attempting to use South End Lane as a cut through. He has requested a no through road sign.  <i>Action: Clerk to forward concern onto TfB.</i></li> </ul> <p><b><i>Edlesborough –</i></b></p> <ul style="list-style-type: none"> <li>• The refreshing of the cats’ eyes and white lines at the junctions of the Leighton Road, Ivinghoe Way and Pebblemoor which were promised in April 2016 by Neil Gibson (Deputy Chief Exec) has now been completed.</li> <li>• The Clerk has asked TfB for the damaged marker posts at the junction of Ivinghoe Way to be replaced.  <i>Action: Clerk will continue to monitor this matter.</i></li> <li>• The bollards at the Travellers Rest roundabouts have still not been replaced.</li> <li>• Ford Road has been resurfaced from the Ford to just past the junction with Slicketts Lane. Residents at Townside have asked why the whole road was not resurfaced. The Clerk has raised this with the TfB Local Area Technician who advised that there should be some patching near the junction with Pebblemoor, to date this has not been completed.</li> <li>• No response to date to the Clerks enquiry about litter picking on the A4146 from AVDC  <i>Action: Clerk to chase response.</i></li> </ul>	<p>Clerk ClIr Owen</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>



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	See the notes in the Open Forum about: <ul style="list-style-type: none"><li>• CALA Homes &amp; Swallowfields</li><li>• McCann's use of field at far end of Pebblemoor opposite junction with Ford Road.</li></ul>	
<b>Correspondence</b>	Message from the Chiltern Society about the governments White Paper has been shared with the Council.	
<b>Items for Agenda 16<sup>th</sup> March 2017</b>	Items for the Agenda for EPC Meeting to be held on 16 <sup>th</sup> March 2017 at Edlesborough Memorial Hall commencing at 7:30pm: <ul style="list-style-type: none"><li>• Redecoration of EMH</li><li>• Project budget allocation</li></ul>	
	The meeting closed at 8.59pm.	