

Edlesborough Parish Council Minutes of the Ordinary Meeting

15 April 2004

Meeting of the Ordinary Meeting of the Edlesborough Parish Council held on Thursday 15 April 2004 at 8pm at the Edlesborough Memorial Hall.

Present

Mr Wilkinson (Vice Chairman), Mr Spencer, Mr Cabbage, Mrs Ratheram, Mrs Prys-Jones, Mr Brown, Mrs Kerr (the Clerk), Avril Davies (County Councillor), and one parishioner. Mr Atherton (arrived 10.30)

Apologies

Mrs Thompson, Mr Munday, Mr Atherton (was delayed),

Declarations of Interest

Noted. None stated at this point in the meeting.

Minutes of Previous Meeting

The minutes of the meeting on 18 March 2004 were agreed and signed with the following amendments:-

Any reference to 'Summerlys' to be corrected to 'Summerleys'.

Matters arising from the previous minutes

one.

Finance Issues

Monthly Statement for March

The Clerk had provided the Councillors with a financial statement for the month of March. No issues were raised.

Authorisation of cheques

The Chairman referred the Councillors to the Clerks list of cheques and asked if these could be authorised. This was agreed by all.

Quotes

It was noted that the quote relating to the extra work to be carried out around the Green and Allotments had still not been received. The Clerk indicated that she was speaking to the contractor again on Monday (as the contact was not available on Friday). Mr Brown made the point that it was now urgent that we have the quote in as soon as possible.

Planning

Procedure for reviewing planning matters

Mr Wilkinson read out the planning procedure agreed by the planning councillors (John Wilkinson, Geoff Spencer and John Atherton) following a meeting at which the Councillors had considered advice previously given by the clerk.

The decisions 1 to 3 were majority decisions 2 to 1 with John Atherton opposing. The decisions 4, 5 were unanimous.

1. To continue with the existing arrangement of delegated councillors recommending the AVDC response, subject to the endorsement of the full Parish Council. It was decided that a formal Planning Committee with delegated powers was unlikely to be a practical arrangement and was not necessary.

2. Where the AVDC deadline required the response to be submitted before the full Council had an opportunity to consider the response proposed by the delegated councillor, the response is to be clearly identified as provisional, subject to ratification or revision at the next full Council Meeting.

3. Where the timing is such that a provisional response will be necessary, the delegated councillor will e-mail a brief description of the application together with a justification of the recommended response to the Clerk with copies to other delegated councillors (plus any other councillors who wish to be included). This will allow other councillors to challenge

the provisional response if they want to, before it is sent to AVDC. This e-mail will be sent at least 2 or 3 days before the date that the Clerk needs to forward the response to AVDC.

4. Continue the policy of advising immediate neighbours of the application, but that we should further amend the standard notification as follows:

a) it should advise the recipient that they are simply being advised as a courtesy, and that the notification is not intended to indicate any opinion of the Council relating to the suitability or otherwise of the application.

b) it should make it clear that all decisions relating to the application are made by AVDC and not the Parish Council, and that all comments should therefore be directed to AVDC.

5. The Standing Orders should be modified to include a section detailing the Council's policies and practices for responding to planning applications.

Mr Wilkinson asked if the Council would endorse the procedure proposed.

The Clerk asked that in respect of the planning councillors sending by e-mail their provisional response to any planning application two/three days before the deadline, that these could be sent through five days before in case there was any issue that needed a full Parish Council meeting to be held to discuss that particular planning application.

The proposed procedure with the Clerks suggested amendment was unanimously agreed. Mr Wilkinson asked if any other Councillors wished to be added to the e-mail and copied in to the planning responses. No Councillor wished to be copied in at this time.

Applications received

The following planning applications have been received: John Atherton the Northall representative had been delayed and therefore the Northall Applications were considered later in the meeting.

Application No:	Address	Proposal	Parish Councils response
04/00401/APP	3, Kings Mead Edlesborough	First Floor extension and conservatory to rear see 03/03218	no comment
04/00590/APP	4, Pine Road, Edlesborough	Two storey rear extension (incorporating loft conversion) with roof heightening, dormer windows and balcony. New porch to front	Support the Application subject to no complaints from neighbours being received by AVDC
04/00593/APP	20, Dunstable Road, Dagnall	Two storey side extension including front porch	no comment
04/00686/APP	Stonycroft Studham Lane, Dagnall HP4 1RH see:03/00482/ACL	change of use from agricultural land to domestic garden	No objection provided the change of use from agricultural land to domestic garden does not lead to a situation where planning application is made for a new house.

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Planning applications granted or refused

None had been received.

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Planning issues

1. *Hazeldene*

AVDC have written to the owners of Hazeldene and asked them to make an official application for planning permission. The time for them to comply has passed and a seven day formal letter has been sent warning them that if an application is not made, enforcement

action may be taken against them. However once the seven day period has expired, AVDC will make a decision as to whether they will start enforcement proceedings.

2. Peppiatts Farm

AVDC have written to the owners and asked them to make an official application for planning permission. No application has been received to date. AVDC have sent a formal seven day letter informing them that if they do not make an application enforcement proceedings may be issued. After that time AVDC will decide whether or not to issue formal enforcement proceedings. In the case of Peppiatts Farm they are likely to do this as there is an issue as to cars coming out onto the A4146.

The Councillors discussed the two planning issues and there was a unanimous decision that the Clerk should write to AVDC expressing their views that they felt that enforcement action should be taken in both cases.

Beacon View

Mr Cabbage summarised the position. Originally an application had been made for five houses to be built on South End Lane. The designs were barn conversions and it was felt that they were in keeping with Northall and therefore the Parish Council had supported the application. Last autumn a new planning application for a new development for five houses that were not as attractive had been made by a new developer. The Parish Council had been unable to dictate how those houses should look but expressed their view that they were too crowded together and weren't as attractive as the previous design that had been put forward. The Parish Council's concern had been that the houses would look squashed as they did at the old garage development (Knolls View).

The Parish Council has also objected over the spread of the houses as there were four houses in one acre and one house in one acre. AVDC had stated that they were happy with the layout. The Clerk had discussed the matter with the planning officer and had indicated the Council's concerns that houses could be built in the plot where there was one house in one acre. The Clerk had been assured that this would not be granted due to the planning regulations.

The current developer had contacted the Clerk to talk about a proposal that the developer wished to put forward. The Clerk and Mr Cabbage had met with the developer's representative on Thursday 8 April. The developers agent had attended with a new application for four houses to be placed in the one acre of ground that had previously been proposed would have one house.

The agent had indicated that the developer was prepared to pass on 'some of the financial gain' at the meeting Mr Cabbage informed the agent that the village would be up in arms as to the new application and would feel that this was not acceptable. The agent said that the developer would be prepared to give the Parish Council a ransom strip to allay fears that a further development would be added at the end of the new proposed development. Mr Cabbage informed the Parish Council that AVDC calculate how much money is available to the Parish Council from any development.

Mr Cabbage also made the point that the first four houses had been built with very high pitched roofs. The agent stated that AVDC had insisted they had a very sharp pitch. Mr Atherton had been delayed in London (Councillor for Northall) but he had indicated that he was against the development. However he had made the point that Northall did not really have a centre and it may be worth considering whether developments in South End Lane would mean the village would have more of a centre near the Village Hall in the future.

Mr Wilkinson reiterated that the Local Plan stated there should be no more than five houses per 0.5 of a hectare. There was a general discussion regarding this. Mr Wilkinson suggested that the Parish Council vote to support the Aylesbury Vale Local Plan. Mrs Prys-Jones asked how the Northall Councillors would vote, whether they would be against the development at Beacon View. Mr Cabbage indicated that he and Mr Atherton (who had been delayed in London) both objected most strongly. A vote was taken. The majority agreed to object to the application for planning permission in respect of Beacon View.

Mr Cabbage asked if the Council would agree to himself and Mr Atherton having a meeting with AVDC on behalf of the Parish Council to make it clear that they were against the development and they wanted AVDC to explain the position that had been taken regarding various aspects of the development so far.

The majority agreed to this.

Application No:	Address	Proposal	Parish Councils response
04/00894/APP	Beacon View South End Lane, Northall	Erection of 4 detached dwellings	Object on the grounds that the original planning Application was for 5 houses and this was accepted but to now not build the fifth house in one acre but build four houses in that acre was not acceptable and was contrary to the Local Plan.

General Purposes Committee (GPC)

Report

— It had been established that a new electrical inspection was required every year because the contractor had recommended on the certificate that an inspection take place within the next twelve months. The Clerk was discussing this with the contractor.

— Sue Parker had produced a survey of Edlesborough Green litter bin emptying by AVDC. The Clerk was asked to pass these results on to AVDC.

— It had been agreed that Edlesborough Autos be allowed to use the Memorial Hall car park for a further 12 months but they are to be reminded of the conditions implicit with that use. Clerk to draft the appropriate letter. At this point the Clerk intervened to say she felt that this was a matter for the full Parish Council and not for the GPC. It was agreed that we would await a decision until the next meeting. (The Clerk's concern is that this had not been highlighted on the agenda for the General Purposes Committee meeting and it may be a topic where Edlesborough Autos or other parishioners would have liked an opportunity to voice their opinion further it was an issue that had previously been considered at the Annual Parish Meeting and the Clerk was unsure why the GPC were discussing it).

— The GPC had carried out an inspection of the hall floor and had decided that an independent consultant should be instructed to look at the options available for the main hall and to draw up a specification that we can put out for a quote. The GPC were asking the Parish Council for authority to identify and employ a consultant. This was unanimously agreed. At this point the Clerk asked who would be carrying out this work. No contractor had been considered. It was agreed that the GPC would carry out this work and project and not the Clerk.

— Exterior Woodwork. Some of the woodwork outside the Memorial Hall was totally rotten and would need replacing. The GPC was asking for the full Parish Council to give it authority to again employ a consultant (possibly the same consultant as per the floor) to provide details that could be put into a specification and a quotation obtained. The full Parish Council gave their authority. Again, the Clerk asked who would be carrying out this project and it was agreed that the GPC would do that.

The Clerk then asked if the GPC which had previously been formed to cover various matters around the villages (such as the cemetery, churchyard, street lighting, highways, byways and footpaths, litter bins and dog bins, grass and hedge cutting and AVDC and BCC responsibilities) could revert back to that rather than just being responsible for the Edlesborough Village Hall, the Pavilion and Edlesborough Green. The Clerk felt most strongly that the reason for the GPC had been to consider issues arising from all aspects of the Parish in a small group where there was time to spend on the issues. This would give the Clerk a place to discuss any concerns. There was insufficient time to devote to these matters at the Full Parish Council Meeting. Marian Prys-Jones proposed the motion. Mr Wilkinson expressed his view that matters that would be discussed later would have an effect on this decision. Mr Cabbage suggested that this be agreed in principle. Mr Brown said he was not prepared to vote on a matter where he was not being made aware of all the issues. It was agreed that the proposal would be referred to later when the Parish Council discussed the reorganisation.

Highways/by-ways/footpaths/lighting

Inspection of roads and footpaths

The Clerk and the Chairman had carried out an inspection of roads and footpaths and a report was being prepared and would be sent to the various authorities.

Repair of lights

No further light repairs were reported.

Fly tipping litter, dumping of rubbish

The Clerk reported that there had been two incidences of litter dumping down Eaton Bray Road recently and these had been reported.

Road repairs and other repairs handled by BCC/AVDC

The Clerk said that she was still to meet with Clifford Marshall to go through these items and was hoping that he would contact her very shortly to do this.

Traffic calming generally

Avril Davies had met with Gary Emmerson from BCC and they had looked at the various problems in the area. She felt that this was a positive meeting and she had raised issues regarding concerns of various parishes.

Dagnall Traffic Calming

Mr Spencer gave a report that correspondence had been received from BCC regarding the traffic check and it appeared that the gates/dragons teeth and roundels were having an effect on traffic and there was a marked decrease in the speed of traffic over a period of time. BCC had indicated that no speed camera would be available to Dagnall at the present time as it could not be justified. However, they were prepared to agree to put in flashing lights. A parishioner noted Babbie had indicated to her as the Safer Routes to School Representative of Dagnall that Babbie would be putting the lights in soon.

Northall Traffic Calming

There had been no further response on the bus stop proposal for Knolls View.

Mr Cabbage asked if the Parish Council could write to the School Transport Officer as the bus routes had changed and at the far end of Leighton Road in Northall it now meant that the children going to the local Grammar School had to walk along a road where there was no footpath, then cross and stop on the opposite side of the road as the bus now came from Hemel Hempstead not from Leighton Buzzard. The children were waiting in an area where before the 40 mph speed limit came into play. Mr Cabbage asked if the Parish Council would agree to write and complain about this. Mrs Prys-Jones made the point that she understood parents had been aware of this for some time and she would bring in the paperwork that she had. However, there was a majority decision that the Clerk was to write to the School Transport Officer. Mr Wilkinson wanted it noted that he did not consider this to be an area that the Parish Council should become involved in and therefore he voted against.

Edlesborough Traffic Calming:

Nothing further to report on the present projects.

Projects

Edlesborough Parish Council Website

Up to date.

Parish Plan

The Clerk informed the Parish Council that she had received a telephone call from BCA after the last meeting informing her that there may not be funding available after 1 April and therefore any application needed to be in before that date. The Clerk and Mr Cabbage had sat down and prepared the application and this had been sent to the Countryside Agency. Mr Cabbage had received an acknowledgement stating that there had been a large amount of requests for funding and not everybody would be successful.

Dog bins

It was confirmed that these had been installed in Northall, Dagnall and Edlesborough.

The Villages

Northall

Leighton Road – bollards and ditch

No further developments on this matter. Mr Cabbage raised the issue with Avril Davies as to whether there were any time criteria for these matters to be dealt with and she stated that at the moment there weren't.

Northall land/allotments

No further action has been taken by the Clerk. This is due to pressure of workload.

Restharrow

The Environmental Health Officers were still in discussion with the owners.

Footpath Nine Northall

The Environmental Health Officer is still investigating.

Dagnall

Dunstable Road/Dagnall Recreation Field/Path

The paperwork has been sent to AVDC and is awaited.

Dagnall footpath linking Dagnall and Edlesborough

This was to be part of the overall traffic review and will be considered in 2005/6.

Edlesborough

Taskers Row – removal of the triangle Elderly sign

The Clerk had asked for the removal of the triangle Elderly sign.

Hanging basket

Taskers Row sheltered housing had asked if they could place hanging baskets on the lamp posts near them. It was agreed that the Clerk would write to Taskers Row sheltered housing residents and inform them that they could place them on the lamp posts providing they were put up professionally and explain why this was required. There had in the past been cases of hanging baskets falling on people and injuries had occurred and Councils had been liable. The Parish Council had been made aware of this but they felt that the risk would be fairly small and there was a majority decision to agree that the residents could place hanging baskets with one Councillor objecting (John Atherton).

Taskers Row cottages

The Clerk had provided the Councillors with a letter from a resident at Taskers Row regarding trees that had been planted in the front gardens. It was agreed by the Parish Council that this was a matter between neighbours, had nothing to do with the Parish Council and therefore the Clerk was asked to respond to the resident of the Parish Council's decision.

Carnival

Nothing further to add.

Church and Churchyard

Remembrance Service

Nothing further to add. The Clerk had contacted AVDC re road closure and was awaiting a reply.

Parish Cemetery

Access to cemetery

The working party would meet once the Chairman had returned from holiday.

AVDC/BCC Responsibility

None.

Parish Council Obligations

None.

Health Service Consultation

David Brown produced a report to the Parish Council regarding the recent Health Service Consultation. His report basically said that there had been no change as to the GPs choice of hospitals inside and outside Buckinghamshire. There would still be Out Patients and Accident and Emergency at High Wycombe and Stoke Mandeville.

An improvement would be that there would be 50 more dedicated beds at A & E at Stoke Mandeville, and a Cardiac Unit at High Wycombe and the Women's Hospital at Stoke Mandeville would be improved. The main issue was planned surgery, whether it should be consolidated at High Wycombe or Stoke Mandeville. There was a general discussion and David Brown stated in his opinion we should put in no response to the consultation. Unanimous decision.

Allotments

John Atherton reported that last year a person who lived near the allotments had drained their land and as a result the drainage on the allotments was a lot better.

Procedures

Standing Orders

Clerk to produce and to amend to incorporate the planning proposals.

P.A.I.N.

Nothing further to report.

Correspondence

It was agreed that the Parish Council would look at the CROWE Act 2002 at the next meeting.

Items for the next Agenda for the next meeting

CROWE

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Any other business

At this point John Atherton asked if he could go through the planning applications that he had received that had not been dealt with at the start of the meeting.

The following applications had been received:-

Application No:	Address	Proposal	Parish Councils response
04/00511/APP	Orchard Cottage, Leighton Road, Northall	Porch to front door and conservatory	support
04/00515/APP	2, Knolls View, Leighton Road, Northall	Change of use from landscaped area to hard standing for car parking	no comment
04/00646/APP	Orchard Cottage, Chapel Lane, Northall see: 03/02666/APP	Two storey and single storey front extension	object to the two storey extension it is outside the village boundary where further residential development is not supported requests to develop the garden in the nearby property " Home Farm Cottage" have in the past consistently been refused the position is not appropriate to the setting.
04/00695/APP	Rest Harrow South End Lane, Northall see:03/02745/APP 03.11.03	Erection of two storey coach house comprising garaging for three cars at ground level, living accommodation above and creation of new access	Objection. It is a rural location surrounded on three sides by rural land. The two storey coach house is a significant distance from the house and therefore impractical as a garage. It is the Parish Councils understanding that a granny annexe has to be part of the existing building which is not the case here.

No other business

At this point the meeting closed as the Council were going into closed discussion to consider some matters that were not open for the general public.

Next meeting Thursday 20 May 2004 starting at 7.30 pm with the Annual Parish Meeting followed by the Annual Meeting starting at 8.00 pm at the Memorial Hall, Edlesborough