

Edlesborough Parish Council

Minutes of Extra Ordinary Meeting held on Thursday 1<sup>st</sup> September 2016 at Edlesborough Memorial Hall commencing at 7:30pm

AGENDA ITEM		
<p><b>Welcome</b></p>	<p>Cllr Wilkinson (Vice Chair) opened the meeting and thanked everyone for attending. He gave Cllr Williams (Chair) apologies for his absence and proposed that once the meeting begins Cllr Cabbage will take on the role of Chair as he would be taking the lead on the planning application deliberations. Full Council agreed to this proposal.</p> <p>Cllr Wilkinson gave a brief explanation of the evening's proceedings:</p> <ul style="list-style-type: none"> <li>• Parishioners are invited to speak, ask questions, and make suggestions during the Open Forum.</li> <li>• The formal meeting opens.</li> <li>• Parishioners may only speak during the meeting proper if invited to do so by the Council.</li> </ul> <p>Cllr Wilkinson explained that the Council do not normally hold a meeting in August but had decided to call this Extra Ordinary meeting to discuss and agree their responses to planning applications which required a response before the next EPC meeting on 15<sup>th</sup> September.</p> <p>Cllr Wilkinson clarified that:</p> <ul style="list-style-type: none"> <li>• EPC's response to planning application counts as one response.</li> <li>• EPC's response to planning application carries equal weighting to parishioner's responses except in the case of it differing to the planning officer's decision.</li> <li>• If EPC and the planning officer agree the planning officer can grant or refuse approval of an application under their delegated powers.</li> <li>• If EPC and the planning officer's opinion do not align the decision is then referred to the relevant Development Control Meeting for a decision. EPC are then able to make a representation at this meeting.</li> </ul> <p>Cllr Wilkinson impressed upon the parishioners that they can and should make their own comments on any planning application that they feel strongly about to AVDC.</p>	
<p><b>Open Forum</b></p>	<p><u>Parishioners raised concerns the following concerns regarding planning application 16/02821/AOP:</u></p> <p>Transport Statement:</p> <ul style="list-style-type: none"> <li>- Road measurements are incorrect.</li> <li>- Identified passing places are resident's private driveways not passing places.</li> </ul>	

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- New access road is purely to provide access for a further development of 80 houses on the adjacent field.
- Why can't the Dove House Close road be used to access the new development?
- The village needs smaller, affordable homes, not more 4 or 5 bedroom homes.
- It was acknowledged that new developments bring money to the Parish.

Cllr Wilkinson responded with the following information:

- Transport for Bucks and Bucks CC Highways are responsible for making a judgement about the location, safety aspects and size of the new access road. Bucks CC Highways judgement will guide AVDC's decision.
- Currently there are no planned changes to the Slicketts Lane road layout except the addition of a new entrance on to the new access road.
- Parishioners can lobby Bucks CC Highways with their concerns over the new access road.
- Parishioners should also make their concerns known to AVDC when responding to the planning application.
- Dove House Close is understood to be a private road so the applicant is unable to use it as an access road to the new development.
- A large group of volunteers and the Parish Council are working hard to form a Neighbourhood Plan to help shape the nature of future developments. This will be addressing the style and type of housing in the parish.
- VALP identifies the number of houses the parish must take; however it makes no comment on the type of housing/home. This means whatever the size of home it counts as one whether it is a one bedroom flat or a 5+ bedroom large house.

The Council urged parishioners to respond to the Draft VALP with their concerns about housing numbers etc. Parishioners were reminded that the deadline for responses is Monday 5<sup>th</sup> September 2016.

Council acknowledged that Slicketts Lane is used as route out of the village. The route is no entry from the Ford end but is currently not a one way street.

If parishioners feel EPC do not capture their concerns when responding to any planning application they should respond to the planning application themselves.

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	<p>A parishioner echoed the Council's suggestion that parishioners make their own representations and suggested they write to Bucks CC Highways highlighting the factual inaccuracies in the transport Statement. They should also write to any other relevant bodies raising their concerns.</p> <p><i>Planning Application 16/02729/APP 14-16 High Street, Edlesborough</i></p> <p>Mr Scott Vining introduced himself as the applicant for this application and informed the Council and parishioners that he was happy to answer any questions pertaining to it.</p>	
<p><b>The Vice Chairman formally opened the Parish Council meeting and handed over the role of Chair to Cllr Cubbage</b></p>		
<b>Present:</b>	Cllr Wilkinson (Vice Chair), Cllr Cubbage, Cllr Mrs Owen, Cllr Nevard, Cllr Mrs Woodhouse, Cllr Mrs Thomas, Cllr Mineikis, Penny Pataky (Clerk), District Cllr Chris Poll, 22 parishioners.	
<b>Apologies:</b>	Cllr Williams, Cllr Pratt, County Cllr Avril Davies, PCSO Dodson	
<b>Declarations of Interest</b>	None	
<b>Planning</b>	<p>Cllr Cubbage explained the Councils process for dealing with planning applications:</p> <ul style="list-style-type: none"> <li>• Cllr Wilkinson receives each application, he studies them and then makes a recommendation to the Full Council.</li> <li>• Cllrs consider the recommendation.</li> <li>• Cllrs may access all documents relating to the application online.</li> <li>• Cllrs then discuss the application, answering questions/ clarifying points etc.</li> <li>• A response is then agreed which is submitted to AVDC.</li> <li>• If Council object to an application they usually indicate that a representative will attend the Development Control meeting to make a representation.</li> </ul> <p>Cllr Wilkinson explained to parishioners how to register to speak at Developmental Control meetings.</p>	
<b>16/02729/APP 14 – 16 High Street,</b>	Cllr Wilkinson shared his recommendation which had been previously circulated to the full council before the meeting. Cllr Wilkinson proposed that the Council submit a No Objections response. Full Council agreed.	

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<p><b>16/02821/AOP</b>  <b>5 Slicketts Lane,</b>  <b>Edlesborough</b></p>	<p>Cllr Wilkinson shared his recommendation which had been previously circulated to the full council before the meeting. A site plan was displayed and the access road discussed. Council recommends that the access road should be 5.5m in width for the full length.</p> <p>It was clarified that 5 Slicketts Lane and the field opposite 5 Slicketts Lane are in the ownership of the same family but different generations. This point enables the feasibility of the access road through the field.</p> <p>It was clarified that the site is known as 5 Slicketts Lane as it was in existence before Dove House Close.</p> <p>Parishioners were reminded that this is currently only an outline planning application and that details are subject to change if and when a full application is submitted.</p> <p>Cllr Wilkinson proposed that the Council object to the application citing issues with the Housing Type and Density and Access.</p> <p>Cllr Cabbage proposed agreement with Cllr Wilkinson’s recommendation with the addition of a paragraph citing parishioners concerns about the impact on the traffic issues and road safety in Slicketts Lane.</p> <p>Full Council agreed to Cllr Cabbage’s proposal.</p> <p><i>Action: Cllr Wilkinson will amend the response and circulate it to full council for their agreement on the wording. Cllr Wilkinson will then submit the response to AVDC.</i></p>	Full Council												
<p><b>16/02960/APP</b>  <b>Littlewood</b>  <b>House, Main</b>  <b>Road North,</b>  <b>Dagnall</b></p>	<p>Cllr Wilkinson shared his recommendation which had been previously circulated to the full council before the meeting. Cllr Cabbage explained AVDC’s guidelines regarding parking restrictions.</p> <p>Full Council agreed with Cllr Wilkinson’s recommendation to oppose the application.</p>													
<p><b>Summary of</b>  <b>Planning</b>  <b>Applications</b>  <b>discussed</b></p>	<p>The following new applications were discussed and it was agreed to submit the responses below to AVDC</p> <table border="1" data-bbox="331 1126 1839 1401"> <thead> <tr> <th data-bbox="331 1126 591 1206">Application No.</th> <th data-bbox="591 1126 927 1206">Address</th> <th data-bbox="927 1126 1503 1206">Description</th> <th data-bbox="1503 1126 1839 1206">Parish Council Response</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 1206 591 1366">16/02729/APP 12<sup>th</sup> August 2016</td> <td data-bbox="591 1206 927 1366">14-16 High Street, Edlesborough</td> <td data-bbox="927 1206 1503 1366">Variation of planning consent to allow a change of opening hours and to allow the sale toasted sandwiches for consumption off the premises</td> <td data-bbox="1503 1206 1839 1366">No objections</td> </tr> <tr> <td data-bbox="331 1366 591 1401">16/02821/AOP</td> <td data-bbox="591 1366 927 1401">5 Slicketts Lane,</td> <td data-bbox="927 1366 1503 1401">Outline application for the erection of 10</td> <td data-bbox="1503 1366 1839 1401">OPPOSE.</td> </tr> </tbody> </table>	Application No.	Address	Description	Parish Council Response	16/02729/APP 12 <sup>th</sup> August 2016	14-16 High Street, Edlesborough	Variation of planning consent to allow a change of opening hours and to allow the sale toasted sandwiches for consumption off the premises	No objections	16/02821/AOP	5 Slicketts Lane,	Outline application for the erection of 10	OPPOSE.	
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	11 <sup>th</sup> August 2016	Edlesborough	detached houses with associated access, driveways, garden amenity and soft landscaped areas	Housing mix considered to be inappropriate	
	16/02960/APP 17 <sup>th</sup> August 2016	Littlewood House, Main Road North, Dagnall	Two storey front extension	OPPOSE Insufficient parking spaces provided	
<b>Planning Decisions</b>	The following decisions had been received from AVDC				
	<b>Application No.</b>	<b>Address</b>	<b>Description</b>	<b>Parish Council Response</b>	<b>AVDC Decision</b>
	16/02387/APP 6 <sup>th</sup> July 2016	Land off Summerleys, Edlesborough	Erection of one detached dwelling with garage and formation of new access (amendment to planning approval 14/01908/APP)	No objections	Permitted
	16/02606/APP 15 <sup>th</sup> July 2016	Pantiles, 25 Eaton Bray Road, Northall	Demolition of garage block and erection of part single and part two storey front and side extensions, two storey side and single storey rear extensions. Single storey front extension with balcony over (further amendment to planning approval 15/02892/APP)	No objections	Permitted
<b>Allocation of S106 Monies</b>	<p>Cllr Cabbage explained that S106 monies are currently calculated on the number of bedrooms in a property. EPC can allocate a maximum of five S106 monies to each project. Money must be spent within 10years or it will be forfeited.</p> <p>S106 money is a bonus income to the Parish and in no way influences EPC decisions regarding planning applications.</p> <p>EPC Currently has the following S106 monies:</p>				
	Reference	Location	Amount	Allocation/Project	

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<p><b>EPC Response to AVL</b></p>	<p>Cllr Cabbage explained that Cllr Wilkinson had studied the Draft VALP in detail and had twice circulated a draft response to the Full Council for their consideration.</p> <p>District Cllr Chris Poll clarified that a large village will need to increase its housing stock by 22% and a medium village by 19%. Edlesborough has been deemed a large village by VALP.</p> <p>He also stated that he would take EPC's concerns forward to committee for consideration.</p> <p>District Cllr Chris Poll advised people to respond to neighbouring councils plans (for example Chilterns, South Bucks, High Wycombe) as AVDC are currently being expected to facilitate 10-12,000 extra homes due to their unmet needs. AVDC has employed an external auditor to challenge this.</p> <p>Council discussed each section of the draft response in detail.</p> <p>Cllr Mrs Woodhouse commented that EPC has a duty to point out errors in the draft VALP.</p> <p>Council agreed to submit Cllr Wilkinson's response to VALP but without the section relating to the settlement hierarchy methodology.</p>														

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	<i>Action: Clerk to submit response by 05/09/16. Clerk to copy District Cllr Chris Poll into the response.</i>	Clerk
<b>Items for Agenda 15<sup>th</sup> September 2016</b>	Council were reminded to submit items for the Agenda for EPC Meeting to be held on 15 September 2016 at Edlesborough Memorial Hall to the Clerk ASAP.	
<b>Meeting Closed</b>	The Extra Ordinary meeting closed at 9.01pm	