



**Minutes of a Meeting of the Parish Council held at 7.30pm on  
Tuesday 14<sup>th</sup> July 2020.**

**This was a virtual meeting under the Covid-19 Emergency Regulations.**

**Present:** Cllrs M Usherwood (Chairman), J Horn, H Vane, M Kidner, D O'Driscoll, A Dunne and A Gordon.  
K Gray (Clerk to the Council)

Cllr Mrs J Brandis (BC)

C Lambert (Bucks Herald)

**1. Apologies for Absence**

To receive and accept apologies for absence notified to the Chairman or Clerk  
All councillors present

**2. Declarations of Interest**

To receive any pecuniary or non-pecuniary declarations of interest  
To grant any requests for pecuniary declaration dispensation as appropriate

- No declarations made or dispensations requested.

**3. Minutes of the previous meeting 9<sup>th</sup> June 2020**

RESOLVED: To accept and sign the minutes of 9/6/20 as a true record.

**4. Clerk's Report**

To receive a report from the Clerk on matters dealt with and taking forward for the parish council.

The Clerk reported on matters relating to Aylesbury Garden Town (AGT) Board, Haddenham Community Board and proposed Parish Charter for consultation in the future. All information on other matters relating to the Buckinghamshire Council and relevant matters were copied to all parish councillors as per procedure.

***RESOLVED: The Chairman to adjourn the meeting to receive questions from the public and receive any reports/questions from cllrs on matters relating to council business.***

**5. Questions from the public & any reports/questions from Councillors on matters not already listed on the agenda.**

- Cllrs Mrs Brandis spoken on the AGT Board and the proposed works. She also mentioned that the BC would be discussing the climate change proposals which had been set for 2030 by AVDC but BC are proposing 2050. She also touched on the planning procedures and asked for updated info on enforcement that needed to take place in the Parish. The Clerk will supply the information.
- Chloe Lambert reported the recent death of Mr Edwin Taylor, a local resident in the parish.

- Cllr Horn reported that the “Fix-my-street” system was working well. He mentioned the concerns relating to the Non-designated Heritage Assets and the application connected to a Ford resident which he was involved in. This matter will be taken further with the planning department and Cllr Mrs Brandis was asked to assist in this matter.
- Cllr Vane reported that the tape, barring access to the playground, was being removed. Work is underway to refurbish the equipment and notices will be displayed accordingly should the playground remain closed or re-opened. She also reported that a stile was in disrepair and needed urgent action to repair this by the landowner.
- Cllr Dunne reported fly-tipping in Upton, but this had also been removed quickly on reporting the problem to Buckinghamshire Council.
- Cllr Gordon mentioned the proposal to investigate the procedures for a 20-mile limit in the village of Dinton. He will investigate the procedures and report back in due course.
- Cllr Usherwood mentioned a number of documents copied to all councillors by the Clerk as well as the remit of the local Community Boards and the need for the parish council to attend these meetings.

***RESOLVED: The Chairman to re-convene the meeting under Standing Orders***

#### **6. Internal Auditor 2019/2020**

- Council to note the resignation of Mr A Lambourne as the Council’s Internal Auditor.  
RESOLVED: Noted by the Council.
- Council to agree the appointment of Mrs Deborah Cole as the Parish Council’s Internal Auditor in respect of the AGAR.  
RESOLVED: Council agreed the appointment of Mrs Deborah Cole as the Parish Council’s Internal Auditor and for the AGAR to be completed accordingly.

#### **7. Finances and Orders for Payment**

RESOLVED: To agree and authorise the following orders and retrospective orders for payment presented by the RFO and/or Clerk

• Cheque	Destroyed		100919
• J Wellend	Spinney clearance works	75.00	100920
• Keith Gray	Easyspace website fee	44.16	100921
• Cheque	Destroyed		100922
• Mrs D Cole	Internal Audit	46.44	100925
• EoN	Electricity	9.77	100926
• Fresh Design & Print	Bigg Issue	230.00	100927
• Mr t Sadler	Ford Notice Board repairs	27.32	100930

RESOLVED: To receive, and agree, the monthly finance report from the Finance Officer & RFO. Copied to all councillors.

#### **8. Internal Audit Report for AGAR purposes 2019/20**

Council to receive and agree the Internal Auditor’s Report in line with procedures for the AGAR 2019/20.

RESOLVED: Council received and agreed the Internal Auditors report.

## **9. Annual Governance & Accountability Return 2019/20 (AGAR)**

Council to receive, approve and sign the AGAR and issue to the External Auditor.

RESOLVED: Council received and approved the AGAR and agreed that the Chairman and Clerk should sign the AGAR as per procedure and issue to the External Auditor for approval.

## **10. Playground Renewal & Repairs**

Council to discuss and agree the necessary repairs to the playground.

Cllr Horn reported on the recent RoSPA report regarding maintenance works that needed to be carried out.

RESOLVED: That the playground should be closed off to the public until all maintenance works are carried out.

RESOLVED: The Clerk to re-open the playground as and when satisfied that all works had been carried out to ensure the safety of the public. To put notices on the playground as advised by central government.

RESOLVED: That Matt Audley be asked not to strim around the fencing posts or equipment posts as this was causing damage to the wood and will result in rotting.

RESOLVED: That the Clerk contact the equipment provider and ask for a site visit regarding the comments made in the RoSPA report on faulty equipment. Cllrs O'Driscoll and Horn to attend a site visit with the representative from the company.

RESOLVED: That a plan be put in place to consider future ear-marked funding for new equipment for the playground.

## **11. Parish Field Grass Cutting**

Council to consider and agree payment to Mr A Piggott for grass cutting.

RESOLVED: That the current arrangements remain as they are and to allow the Dinton Cricket Club to continue using the agreed space for additional parking of vehicles as previously agreed by Council.

## **12. Website Accessibility – Government Changes to Legislation**

Council to consider the information issued by the Clerk and to consider and agree re-designing and revising the website to compliance with new laws.

RESOLVED: That the Clerk proceed with the arrangements for the website to be re-looked at and changed and for Mr Luke Powers to carry out the works necessary to ensure compliance with new regulations. Details of costs sent to all councillors and it was RESLVED: that these costs be agreed and paid.

## **13. Community Led Plan**

To receive any updates on the plan from Cllr Dunne.

Nothing to report.

## **14. Devolved Services**

To receive any reports, if available, and agree any specific actions in relation to devolved services.

Nothing to report.

## **15. Roads & General Maintenance**

Cllr Kidner to give feedback (if required) on matters relating to road maintenance concerns raised with the County Council and other stakeholders.

General appreciation reported on the various works to the road networks and we will continue to report matters via “Fix-my-Street” system.

## 16. Planning Applications

To receive, comment and to either object, support or oppose the following planning applications:

To accept and consider late applications presented by the Clerk.

To note any applications (decisions made and to be made) delegated to Councillors.

- **20/02061/APP**      **Rose Cottage, Gibraltar, Dinton**  
Two storey side/rear part single storey extension, double garage and log store.  
RESOLVED: Object  
The Parish Council Objects to this application and asks that the application be Called In by local BC Members. The reasons for the objections are:  
1)The size of the proposed extension is too large and amounts to almost a third increase in volume and height.  
2) the potential oversizing is not in keeping with the Conservation Area in which it sits re GP53 policy.  
3)There would be a loss of amenity to adjacent properties in Gibraltar as per policy GP95.
  
- **20/01912/APP**      **11 Chapel Road, Ford**  
Single storey front porch extension  
RESOLVED: No Objection
  
- **20/01959/APP**      **Dinton Castle, Oxford Road, Dinton**  
Removal of condition 15 (access) relating to application 16/02259/APP (retrospective) Condition Number(s): 15  
Condition(s) Removal: The actual access complies with DMRB Standards No other part of the development shall be occupied until the existing means of access has been upgraded and constructed in accordance with the Buckinghamshire Council guide note “Private Vehicular Access Within the Public Highway”  
RESOLVED: No Objection
  
- **20/00059/APP**      **Bigstup Farm, Aylesbury Road, Haddenham**  
Conversion and restoration of redundant barns to create an Outreach Education Centre and Wedding Venue, plus the demolition of a former silage barn and erection of a replacement restaurant/kitchen building and formation of associated new access drive and car park, plus change of use of Wychert and Byre Barn to self-catering accommodation

Further documentation on BC Planning Portal Website for this application

**OBJECTIONS TO PLANNING APPLICATION – 20/00059/APP Revised**  
**as of 14<sup>th</sup> July 2020**

**Revision Proposals to Planning Application: 20/00059 REV-02 as of 14/07/2020**

The Parish Council objected to the original proposal on 11/2/2020 as per attached copy and feel those comments are still valid in respect of the new proposal submitted on 26/6/2020 to which we objected as of 14/7/2020.

The revised proposals do not address satisfactorily any of the following concerns:

**1) Noise Impact.**

The proposed usage of the Meadow barn will not stop external noise and music from the area and the Tythe barn when guests congregate. This also applies to the use of an open-air bar in the courtyard. Departing guests at a late hour from weddings would also be likely noisy. As the prevailing winds are from a westerly direction the villages of Dinton, Westlington and Gibraltar will be very adversely affected.

No new Acoustic impact assessment has been done despite the findings of the earlier one arranged by parishioners.

**2) Traffic**

The concept that a fleet of minibuses would compensate and decrease the hazards of traffic onto the A418 is not accepted as being realistic in terms of numbers of journeys nor in the light of the mitigations needed for Covid-19.

The expectation that up to 140 guests and up to 40 weddings a year can be catered for is excessively unrealistic for times to move guests and given that there are other venues in the vicinity Government regulations about mitigation in the use of public vehicles and coaches have not been addressed. The new entrance onto the A418 will still be a danger due to the road contour, traffic speeds and the lack of any road widening to adequately provide a turning lane. The reduced parking space numbers are inconsistent and there should not be allowance for enlargement in the future.

**3) Conservation Area status**

There is no allowance for the status to be protected and indeed putting the parking against a boundary fence is incompatible with the status.

**4) Wedding Venue proposals**

The suggested hours are not in keeping with average experience and practice as has been expressed by other objectors. There is no indication as to how policies would be regulated or policed and thus are very likely to be flouted to the distress of affected parishioners. The proposals are inconsistent as to the whether cooking be on or off site. This also makes unclear the idea of a self-sufficient farm: an idea that previously was deemed unviable. Because of the surfeit of wedding venues in the area, none of which are fully utilised, it is very unlikely that this proposal will create any economic benefits but have adverse impacts on the amenity of the community and the Conservation area.

**5) Outreach Education Centre**

The proposal that 90 school children would be visiting up to 5 times a week is not backed by any evidence given that there are other similar ventures in the area. How social distancing would be achieved, and Covid-19 security have not been addressed.

There have been a large number of Parishioner objections and the Parish Council agree with their concerns and thus object to the revised and original plans.

**DINTON with FORD AND UPTON PARISH COUNCIL OBJECTIONS TO  
PLANNING APPLICATION FOR BIGSTRUP FARM Application 20/00059/APP –  
Dated: 11/02/20**

**1. Overview**

- 1.1 By Monday, 10<sup>th</sup> February 2020, a total of 67 objections made by 63 parishioners, as opposed to one non parishioner in support.
- 1.2 The objections mainly related to the application to the change of use to a wedding venue. The restoration of listed buildings is welcomed, not their potential use.

**2. Summary of key issues raised in the objections**

**2.1 Noise impact**

- 2.1.1 Local residents funded ACCON, an environmental consultancy, to report on the Noise Impact Assessment commissioned by Bigstrup Farm. ACCON concluded:
- No additional noise mitigation measures have been identified.
  - No assessment of noise by people socialising outside or in the car park.
  - Tests show that music at 70dB is clearly audible 785m away in Dinton.
  - Lack of analysis of noise levels at different octave bands, leading to an underestimate of the impact on neighbours  
Assumption of music levels that would be at least 9dB lower than what is likely, equates to a 150% increase in volume!
- 2.1.2 Many objectors commented on the impact and travel of noise in the area. Villagers accept that the occasional party is “part of village life”. Bigstrup Farm’s plan to hold up to 40 wedding events per annum, is objectionable, especially if weddings are any day of the week.
- 2.1.3 The suggested noise mitigation ideas of “turning down the volume “or moving guests from the non -insulated Tythe Barn to the new insulated Meadow Barn are both unrealistic and insufficient.
- 2.1.4 The prevailing wind direction is from the West directly over Bigstrup Farm towards Dinton, Gibraltar and Upton. This factor has not been recognised in the application.

**2.2 Road Safety**

- 2.2.1 Bucks CC Highways Authority states that they are opposed to additional access on to the A418 and the closure of the existing access and a single new one is appropriate. However, the lack of a true widening of the A418 at the turning point and only a deceleration lane which would be 3.29m wide is not enough to accommodate three lines of traffic, in a dip, of fast-moving vehicles. The maps provided gave no more than a few centimetres of extra width on a curbed roadway.
- 2.2.2 Residents report major concerns about the increase and concentrated nature of traffic on the A418, which has a history of “multiple accidents, including fatalities” (Bucks CC) adjacent to the site.
- 2.2.3 With reference to the Transport Statement submitted by the applicants.

- The Traffic Survey excludes any data relating to the days on which wedding events will be held i.e. Saturdays, Sundays and Bank Holidays.
- Bucks CC Highways Authority stated that there was, “insufficient methodology in predicting vehicle movements”.
- The applicants ignored requests from the Highways Authority for an additional survey of similar wedding venues.

### **2.3 Amenity Value**

A large proportion of residents who objected could find no local benefit to the application, with the only benefit being to the applicants.

The lack of a clear and credible operational policy gives no reassurance for late night noise extra traffic and light pollution.

### **2.4 Conservation Area Status**

Several residents) commented that the plans were not in keeping with the Dinton, Westlington and Gibraltar Conservation Area Status. The restoration of the Tythe and Wyichert buildings are in keeping but the car park and new Meadow Barn do not blend with the rural setting.

### **2.5 Local Planning**

2.5.1 Analysis shows that 12 of the AVDLP (2004) General Policies for Rural Areas, that are relevant to this application, are not covered by the Planning Support Statement

2.5.2 Under ‘Other Relevant Planning History’, the Starveall Farm wedding venue application - was omitted, which was withdrawn in the face of overwhelming local opposition.

### **2.6 Member of Parliament**

On 15<sup>th</sup> January, a letter of support for the application appeared on the AVDC Planning portal. Subsequently, six objections were submitted by residents admonishing our MP for getting involved in a planning application and not taking into account the opinions of the wider constituency.

### **2.7 Fireworks**

Objectors commented about the potential disturbance and dangers of late night firework displays at wedding events and that even though, in 2018, the applicant, promised to Dinton, Upton & Ford Parish Council that fireworks would not be permitted, no commitment is included in the planning application.

### **2.8 Economic Development**

Some objections queried the support of AVDC’s Economic Development Team, commenting that:

- There are already 27 wedding venues within a ten miles radius and there will be little, if any, incremental increase in employment. None these are booked to capacity.

- The assertion that the application will create 3 full time and 10 part-time jobs is questioned, stating that the part-time jobs, probably equated to less than 2 full-time jobs.

## **2.9 Other objections**

Included comments about:

Drainage: the Buckinghamshire County Council as lead Local Flood Authority say that there is insufficient information as to a surface water drainage scheme and thus object.

The county Archaeological service have indicated a need for a programme of archaeological work be done and no indicator of this available.

We wish this application to be “Called In” by Buckinghamshire Councillors so that the Parish Council can have the opportunity to represent the community in objecting to this application.

There being no further business of the Council, the Chairman closed the meeting at 9.20pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_