



**Minutes of a Meeting of the Parish Council held at 7.30pm on Tuesday 8<sup>th</sup> March, 2022  
The Village Hall, Dinton**

**Present:** Cllrs O’Driscoll, Vane, Heath, Lamkin  
K Gray (Clerk to the Council)

In the absence of the Chairman, Cllr O’Driscoll took the chair.

**1. Apologies for Absence**

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

RESOLVED: To receive and accept apologies for absence from Cllrs Usherwood (illness), Cottman (prior commitment).

**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 and no dispensations requested.

**3. Minutes of the previous meeting 8<sup>th</sup> February 2022**

RESOLVED: To accept and sign the minutes of 8/2/22 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 notified the council that Cllr Jon Horn had resigned with immediate effect. The Clerk expressed appreciation for Mr Horn’s time on the parish council and his work for the community and said he would be missed for his support and commitment to the council, his support to the Clerk and his involvement in all things” community”

Parish Councillors also expressed their sadness at seeing Jon leave the council after so many years of service.

***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.**

- Resident expressed grave concerns about the electric fence installed by a landowner/tenant of a field leading in the parish. The fence is difficult to cross and blocks free and easy access on the public footpath across this land area. Both people and dogs have been given electric shocks. The land owner has been contacted by the parish council and nothing has been done to make the footpath accessible for adults, children and dogs.

The matter will now be referred to Buckinghamshire Council Rights of Way Team, copied to local Bucks Council Members for the Parish area, asking them to enforce the right of access and for the fence to be removed/changed so that people and animals are not hurt.

Cllrs Waite and Caffrey will raise the matter with the Rights of Way Team.

- Cllrs Caffrey and Waite (Bucks Council) reported on the amount of road works taking place in the county and local parish areas. They expressed frustration at the lack of proper thought and planning for these works and the negative impact it was having on the day to day lives of local residents using the roads and especially trying to get to work/home. They have raised their concerns with the Cabinet Member at Bucks Council.

They also reported that no changes have taken place regarding the parish councils concerns on enforcement, but Cllr O'Driscoll did update them on the recent planning application for one of the land areas which has had an enforcement noticed served on it. They updated council on the community board funding as well as the community bus which is collecting food for the food banks in Aylesbury.

- Resident asked the parish council to contribute £600 for the cost of a live musician at the planned Queens Platinum Jubilee event on the parish field.
- Resident was sorry to hear that Jon Horn had resigned from the council. She also spoke about some Scots Pine trees that had blown down in the parish.
- Cllr Vane thanked everyone for distributing the Bigg Issue and there is a need for everyone now to continue this practice. Fly-tipping has also been reported to BC but, as yet, this has not been removed.
- Resident expressed her sadness at the news that Cllr Jon Horn had resigned and said that he had positively and represented and supported the people of Ford and the wider parish. He will be greatly missed and she hopes that people will step up and take on the various community roles that are now needed to be filled.

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

**6. Finances and Orders for Payment**

RESOLVED That the following orders and retrospective orders for payment presented by the RFO and/or Clerk are agreed and paid.

- |            |                         |         |        |
|------------|-------------------------|---------|--------|
| • J Turner | Finance Officer Payment | £480.00 | 101072 |
| • K Gray   | Postage Stamps          | £18.12  | 101073 |

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

**7. Internal Auditor**

To agree that Mrs D Cole carry out the parish council internal audit for 2021/2022 accounts.

RESOLVED: This agenda item and matter was dealt with at the February meeting and no further decisions are required.

**8. Footpath & Bridleway Maintenance**

Council to be reminded of the agreement in place for the strimming of the footpaths and bridleways in the parish. The Devolved Services Agreement is for one cut each year by strimming the sides of the footpath. The main access responsibility is for the landowner to ensure the public can safely use the footpath and bridleway.

RESOLVED: This agenda item was dealt with at the February meeting and there are no further decisions to be made. Council agreed not to make any changes to the schedule of works for Devolved Services.

#### **9. Queen's Platinum Jubilee – Parish Events**

Council to discuss plans for possible celebration of the jubilee. To receive any reports from Cllrs on various discussions with others on what could be proposed.

To make any decisions regarding funding and assistance for this event

Cllrs considered the request for £600 towards a live musician at the Queens Platinum Jubilee event on the parish field. Members asked for information on the plans and overall costs for the event and want to support the event.

RESOLVED: That £500 be given to the event committee who are arranging the Queens Platinum Jubilee event on the parish field.

RESOLVED: Council agreed that any further requests can be made to the Council for consideration.

#### **10. Platinum Jubilee – Commemoration**

To consider the installation of benches and or trees to commemorate the jubilee.

To receive information from Cllr Lamkin on prices for suitable benches.

Cllr Lamkin shared information he had gathered on the costs and design of suitable benches and it was agreed that a further discussion should take place about how many benches should be purchased and where they should be installed.

RESOLVED: To discuss the matter at the April meeting of the Council.

#### **11. Parish Litter Picks**

RESOLVED: To agree to arrange a parish litter pick for Ford on Saturday 19<sup>th</sup> March and for Dinton and nearby areas on Saturday 26<sup>th</sup> March 2022. Steve Webb has agreed to deliver the parish litter pickers and equipment and Ford has a "team leader" for their pick and Dinton litter pick is being arranged by Cllr Vane.

#### **12. Community Orchard**

Cllr Heath to give the parish council any updates, if necessary and for the council to make any further decisions.

Cllr Heath copied a plan for the installation of the trees and which types of trees to be planted.

RESOLVED: That the plan be agreed and that Cllr Heath take steps to install the trees as per the agreed plan. No additional costs were requested at this meeting.

#### **13. Devolved Services**

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

No update report given and grass cutting will begin shortly.

#### **14. Roads & General Maintenance**

Any specific matters for discussion relating to road maintenance concerns raised with the County Council and other stakeholders.

Cllr Lamkin and Cllr Vane had met the Local Area Technician, Colin Woolford and the following was discussed:

- The parish council could install a road mirror should it want to do so.
- The parish council could investigate and pay for a new layby to be installed by cutting a section of the road area on the green (where village stocks are, in front of Dinton Hall. This could be used for the buses, although it could cause problems if other vehicles parked their and this would be difficult to enforce.

- Discussed speed issues on Ford roads and suggested data be collected – the clerk reminded council that all this had been done previously and no acts was taken by either the police or Bucks Council.
- Additional traffic on the roads – could approach Hs2 for finance to assist with road/traffic projects or the community board.
- The area near Dinton Church is being eroded further by parked vehicles and it was suggested that the parish council could lay matting on this stretch of green so that cars could park. The clerk also reminded council that this had been discussed previously and a decision was not to proceed due to cost and other reasons. The parish council would have to pay for this work, should it wish to do so.
- Discussion also took place on painting road signs on the bend in the road near the parish field/village hall to slow vehicles down – or place signage in this area. Councillors felt that drivers should be aware that this is a bend in the road and did not wish to see that part of the road/village painted with signs on the tarmac or additional signage on the side of the road at a cost to the parish council.

### **15. Planning Enforcement**

Council to receive an update on the enforcement, by Buckinghamshire Council Planning Enforcement Officers, of specific planning breaches raised by the Parish Council.

- 1. Ford field, Main Road, Ford - 19/00304/C0N3**
- 2. Land between Hare Folly and Westlington Cottage, Gibraltar, 15/00448/C0N3**

- No changes to any of the above enforcement matters raised by the parish council.

### **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.

- **22/369/APP**      **Ashridge House, Upton Road, Dinton**  
Demolition of 3 outbuildings and erection of 1 outbuilding  
RESOLVED: No Objection
- **22/00462/APP**    **6 Upton Road, Dinton**  
Householder application for single storey front, side and rear extension and two storey part single storey rear extension.  
RESOLVED: No Objection
- **22/00533/APP**    **Land off Oxford Road, Dinton**  
Erection of One Dwelling  
RESOLVED: Object/Oppose

Based on the same concerns and decisions previously made by both AVDC Development Control and the Appeals Panel in hearing an appeal for a previous application of a 2 bedroom property for this site.

The current proposal is for a larger property and the following objections still stand.

The reasons given for refusing the previous application for a two bedroom dwelling at this site, upheld by the Appeal Decision, in essence were:

1. The site does not lie within a settlement listed in Appendix 4 of the AVDLP and would be contrary to AVDLP policy RA2 and advice in the NPPF( paragraph 55).
2. The proposal would detract from the character and appearance of this rural area, damaging the adjacent Gibraltar Conservation area and the setting of the nearby listed building.
3. The proposal would intensify the use of an existing access on a section of classified highway which would lead to further conflict and interference with the free flow of traffic on the highway and be detrimental to highway safety and is contrary to NPPF and Local Transport Plan.
4. The proposal or circumstances have not differed such to alter the previous decisions made under 12/02675/APP and 14/01580/APP.
5. There is an enforcement notice currently on this site 15/00448/CON3 for alleged unauthorised residential use of a mobile home in the open countryside.

In addition the Lead Local Flood Authority has objected to this application due to insufficient information regarding surface water drainage.

The decision from AVDC can be seen under 14/01580/APP and the appeal decision under 14/00064/REF

- **22/00579/APP Chestnut Farm, Ford Road, Dinton**  
Erection of detached outbuilding (comprising garage and log store)  
RESOLVED: No Objection
  
- **19/00286/AOP Land Off Pine Hill High Street, Dinton**  
RESOLVED: That the Clerk issue the same letter sent to the Planning Department in 2021 and express the Parish Councils Objections and opposition to the planning application and appeal.

**Site Address: Land Off Pine Hill High Street Dinton Buckinghamshire HP17 8UW Proposal:**

**Outline planning application for the erection of single 2 storey dwelling dealing with access, layout and scale.**

**Appeal by: Robert Paterson Application Ref: 19/00286/AOP Appeal Ref: 21/00112/NONDET Planning Inspectorate Ref: APP/J0405/W/21/3283916**

**Parish Council's Objections:**

In February 2019, the then Aylesbury Vale District Council (AVDC) Development Control gave formal notice to the applicant requesting further information, including elevations, floor plans and a speed survey, as soon as possible and went on to state that in view of the information required it was deemed more appropriate to withdraw this application for outline planning and submit a planning application for full planning permission.

No information was forthcoming so on 11/11/19 a letter was sent from Claire Bayley (Planning Officer at AVDC Development Control) stating that the planning application was closed.

Two years later, the application seems not to have been withdrawn as Dinton with Ford and Upton Parish Council has noticed the recent activity on this application as of December 2020 including the provision of some further information and this has prompted us to make further comment on this application for outline planning permission.

We are strongly opposed to the proposed planning application for outline planning permission on this site, for the following reasons:

**1) D3 Housing development at smaller villages**

The site which was once within the curtilage of the adjacent Pine Hill property, has long since reverted to nature and visually forms part of the boundary of natural un-developed countryside enclosing the Dinton and Westlington Conservation Area and cannot be deemed to be within the settlement.

This was confirmed in the appeal decision dated 25<sup>th</sup> May 1994(94/233746), when the Planning Inspector in determining the appeal against the decision of AVDC to refuse permission for the erection of one five bedroom detached house, double garage and new access to this site. He also noted that the rewilded site is integral to the vistas into and out of the Conservation Area

**2) Emerging VALP S1, BE1, BE2, saved policies GP8, GP35, GP53,**

We firmly believe that the proposed development would cause harm to the character, appearance and setting of the Dinton and Westlington Conservation Area including associated views.

Whilst the Arboriculturist's report admits the poor state of some of the trees, their removal would mean excessive vistas would be opened up thus destroying the nature of the conservation area.

It will be necessary to remove part of the existing boundary, which is noted as a visually important boundary in the Dinton and Westlington Conservation Area, in order to provide adequate and safe access. This will open up the site and provide views to any proposed dwelling, thereby destroying irreparably this aspect of the Conservation area.

Again, we would refer you to the appeal decision dated 25<sup>th</sup> May 1994 (94/233746) where the planning inspector stated, “the main issue in this appeal is whether, having regard to local planning policies, the proposed development would materially harm the character and appearance of the surrounding area, which lies within the Dinton and Westlington Conservation area”.

The planning inspector, in dismissing the appeal, concluded the proposed new dwelling would adversely affect this part of the countryside which represented a sound reason for the refusal of planning permission.

### **3) Highways**

Regarding the access necessary for the proposed development, from this 30-mph village road, there is conflicting advice from the Highways in that original pre-application advice stated that the visibility requirement should be 2.4m by 43m to comply with the visibility requirements stated by Manual for Streets. Following a site visit by the Highways inspector it was confirmed that the maximum visibility available, due to adjoining third party property, is 2.4m by 25m. The Highways inspector stated that visibility is substandard and would lead to danger and inconvenience and the development is contrary to NPPF and the aims of Buckinghamshire’s Local Transport Plan. The Highways inspector did say that this objection may be withdrawn if a speed survey could be carried out confirming speeds commensurate with the splays available. Further advice has now been received from the Highways inspector confirming that the available access is now acceptable, although contrary to NPPF and the aims of Buckinghamshire’s Local Transport Plan and without any speed survey having been carried out.

The Parish Council strongly requests that no final decision on access is made without the previously advised speed survey being carried out under the aegis of the Highway Authority.

The previous comments and objections of 12/2/19 are still pertinent given that no details of any prospective housing on the site have been given.

There being no further business of the Council, the Chairman closed the meeting at 8.50pm

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