



**Minutes of a Meeting of the Parish Council held at 7.30pm on
Tuesday 11th February 2020 in Dinton Village Hall**

Present: Cllrs Usherwood (Chairman), Horn, Kidner, O’Driscoll and Dunne
K Gray (Clerk to the Council)

9 Residents Cllr Mrs J Brandis (AVDC) C Lambert (Bucks Herald)
M Dunton (FVS)

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 Cllr Vane (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 or dispensations requested.

3. Minutes of the previous meeting

RESOLVED: To accept and sign the minutes of 14th January 2020 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 that he had updated all councillors on information circulated to the Parish Council on work taking place with the Unitary – Buckinghamshire Council.

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.

- Cllr Mrs J Brandis reported that the Buckinghamshire Council Shadow Executive were now taking the lead on many areas of work. She also reported that the Vale of Aylesbury Plan (VALP) would not be ready or agreed until after 1st April when the Buckinghamshire Council would be formally established.
- 4 residents raised objections and highlighted concerns about the planning application for Bigstrup Farm. There are over 60+ objections on the AVDC website to this application.
- Resident raised concerns over public footpath management by landowners in the parish and highlighted the problems relating to unusable stiles and the use of electric fencing across footpaths.
- Resident raised concerns over the amount of litter in various places and there are community litter picks arranged for Ford (21/3/20) and Dinton (28/3/20).

- Cllr O’Driscoll has spoken to the Local Area Technician (LAT) and raised the matter of road works required for areas near the church and school. Some signage will be installed to assist with traffic management and the new post in Stars Lane has been installed. Some works will not be taken forward as TfB has a heavy workload at the moment.
- Cllr Usherwood reported on the arrangements for the community litter picks in Ford (21/3 meeting at 10am at the Crossroads) & Dinton (28/3 meeting at 10am at the church). He also reminded those present of AVDC grants of £150 available for VE Day celebrations.

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

6. 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

• D Smedley	Bus shelter cleaning/windows	£75.00	100893
• Goodfellers	Village Hall tree works	£552.00	10084
			<i>(Replacement cheque)</i>
• AVDC	Dog Waste	£455.54	100897

RESOLVED: To receive, and agree, the monthly finance report from the Finance Officer & RFO dated 29/1/2020.

7. Co-opted Vacancy

Council to consider an application from Mr A Gordon (resident of Dinton) for the position of co-opted councillor.

RESOLVED: That Mr A Gordon be co-opted onto the Parish Council until 7th May 2020.

The Chairman moved the Bigstrup Farm planning application item on the agenda to this point in the meeting so that members of the public could hear the councillors’ discussion and decision and could then leave the meeting should they wish to do so.

8. Bigstrup Farm Planning Application – 20/00059/APP

After detailed discussion and hearing from each parish councillor it was RESOLVED: to Object/Oppose the application for the following reasons:

Bigstrup 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.

The Parish Council Objects/Opposes this application, for the reasons detailed below, and will attend any Development Control Meeting to raise these objections.

1. Overview

- 1.1 By Monday, 10th 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 objection

2.1.1 Noise impact

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 Wychert 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 – Mr Greg Smith

On 15th 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 are comments about:

- Drainage: Bucks County Council as the lead Local Flood Management Authority say that there is insufficient information as to a surface water drainage scheme and thus object to this application.
- The county Archaeological service have indicated a need for a programme of archaeological work be done and no indicator of this available.

9. Community Led Plan

To receive any updates and agree/support any proposals/actions from the plan. There were no specific matters to report but the Parish Council were asked to officially approve the Community Led Plan.

RESOLVED: That the plan be approved with the additional comments made, and agreed, by the CLP working group as well as the agreement that regular updates should be made to the Parish Council via the Parish Councillor representative on the CLP working group.

10. Assets of Community Value

Council to consider listing the Dinton Hermit Ph as an “Asset of Community Value”. Proposal by Cllr J Horn.

After detailed discussion on the need for, and procedure to follow in relation to listing community assets it was:

RESOLVED: That Cllr Horn would discuss the matter with Ford Village Society and seek their opinions on whether the Dinton Hermit Ph should be listed as a community asset. Cllr Horn, when decided, will bring the matter back to the Parish Council if there is a need to do so.

11. Parish Tree Warden – Spinney Maintenance 2020

To discuss the future requirements of the spinney maintenance and matters relating to the role of Tree Warden.

Mr Hobden is retiring from this post after 15 years of dedication to the role of Parish Tree Warden. Discussion will need to take place on specific works that have been carried out and need to continue along with who is required to do these works and the relevant cost, H&S, Risk Management that goes with it. The Parish Council will continue to ensure that the Spinney and trees are risk assessed by regular visits to the site but will also discuss the future maintenance and work requirements needed.

The Councillors, and members of the public present, were sorry to see Mr Hobden leave the position and wished him well for the future. He will be greatly missed.

12. Litter Management

Council to discuss the issues/concerns over litter across the parish and in specific areas. Recent concerns raised over regular litter being left near parish field.

Signage has been installed in specific areas to deal with large amounts of litter/fly-tipping.

RESOLVED: To monitor the signage and see if this has helped.

13. Devolved Services

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

- Nothing to report.

14. Marquee Group

To discuss, if needed, any further proposals from the Marquee Group.

- 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.

Potholes are worse and increasing and it was requested that the LAT do a road survey visit in the parish to list the areas that need repair. There was also a request that the parish council keep an eye on the road drains to make sure these were not blocked.

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.

- **20/00030/ALB** **Dinton Hermit Ph, Water Lane, Ford**
Removal of existing LBG tanks and installation of new tank with new fencing (part retrospective).
RESOLVED: No Objections

- **20/00394/APP** **Chestnut Farm, Ford Road, Dinton**
Alteration and conversion of existing building to for two-bedroom dwelling with parking and amenity space
RESOLVED: That the decision be delegated to Parish Councillors to deal with outside the meeting as they needed further time to discuss the application and the response date is 10/3/20 which is too late to leave to be dealt with at their next meeting.
RESOLVED: Cllrs Dunne, O'Driscoll, Usherwood, Kidner and Horn will comment accordingly and notify the Clerk of their decision.

There being no further business of the Council, the Chairman closed the meeting at 9.25pm

Signed: _____ Date: _____