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Dear Councillor

6th September 2021

You are hereby summonsed to attend a Meeting of Dinton with Ford & Upton Parish Council on **Tuesday 14th September 2021 at 7.30pm** in Dinton Village Hall.

Please note the attached agenda of business and please contact me should you require any further information regarding the proposed business of the council.

Keith Gray

Keith Gray
Clerk to the Council



AGENDA

Tuesday 14th September
DINTON VILLAGE HALL - 7.30pm

1. Apologies for Absence

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

2. Declarations of Interest

To receive any pecuniary or non-pecuniary declarations of interest

To grant any requests for pecuniary declaration dispensation as appropriate

3. Minutes of the previous meeting 13th July 2021

To accept and sign the minutes of 13th July 2021 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 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.

The Chairman to re-convene the meeting under Standing Orders

6. Finances and Orders for Payment

Agree orders and retrospective orders for payment presented by the RFO and/or Clerk

• BHIB	Insurance	£1,771.59	101019
• Castle Water	Field Utilities	£13.71	101022
• Impact Signs	Playground	£17.48	101023
• Bucks Council	Election Cost	£140.68	101024
• M Audley	Grass Cutting	£1,190.00	101027

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

7. Community Led Plan

To receive any updates on the plan.

8. Co-option of Councillors – 2 vacancies

To consider the following applications:

- Mr Richard Lamkin
- Mr Nick Cottman

9. Speed Restrictions

Council to discuss the concerns over speed in Dinton village and consider speed restrictions.

10. Haddenham Community Board

To discuss matters relating to the Community Board and consider any specific proposals/actions by the parish council.

11. Devolved Services

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

12. Roads & General Maintenance

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

13. Councillor Code of Conduct

Council to formally receive and agree to abide by the Code of Conduct managed by Buckinghamshire Council Monitoring Officer.

14. Buckinghamshire Council – All Councils Charter

Parish Council to receive, accept and agree to the BC All Councils Charter.

15. Parish Field Gate Opening – Keys

Request from Rosemary Jackson that the Church Wardens have a key so they can open, and lock, the parish field for car parking when church events take place.

16. 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
3. Shepherds Hut, Gibraltar - 20/00456/C0NB

17. 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.

- **21/03436/APP** **Homestead Farm, Homestead Close, Dinton**
Householder application for erection of detached double garage
- **21/03437/APP** **Homestead Farm, Homestead Close, Dinton**
Householder application for conversion of the existing loft void with flat roof dormer and front and rear roof lights

RESOLVED: To note, and formally agree, the decisions/comments for the following applications:

- **21/02310/APP** **Owlswick Road, Ford**
Construction of a solar farm together with all associated works, equipment and necessary infrastructure.
RESOLVED: Object/Oppose

The parish council object to this application on several grounds. Some of these are akin to those expressed in regard to a rejected application for a wind turbine on the same site (12/01806).

1) Siting

The development of a 200 acre solar farm in an area of the Vale of Aylesbury would be detrimental to the Area of Attractive Landscape .

The land is agricultural in usage and of grade 3a,3b and some grade 2. This is at odds to government policy recommending usage of brownfield sites for solar farms .

The proposed site seems to have been largely chosen on the availability of an electricity substation adjacent to the A4129 Rd .It is already alongside a solar farm at Bumpers farm. If a further proposal at Whirlbush farm were agreed it would create a very large area of solar farm and occupy an area of true countryside and agricultural land thus turning it into an industrial site.

2) Visual Impact

The proposal in this application is within close proximity to several Conservation Areas and to the Chiltern ANOB and thus be clearly visible from the Chiltern Ridge and not hidden by trees and hedges as claimed .

The nature of the solar farm with Solar panels 3 metres high and fencing along foot paths(3) of up to two metres high with CCTV and alert systems would be intrusive.

The changes to PROW s are not in keeping with the countryside and will not enhance the biodiversity of the area .

The northern edge of the site is immediately adjacent to Ford village and will impact upon the residents amenity and outlook

3) Construction and decommissioning

The claim is that the disruption to the villages and the small roads of the area would be carefully managed. Our experience of the impact of building HS2 suggests otherwise ,as does the extra traffic diverting around Aylesbury .The bussing in of 100 construction workers would not improve this traffic problem

Although the term of this scheme is 40 years there is published evidence to suggest that decommissioning ,contamination and restoration of the land scape is extremely difficult to achieve without harm to the environment and the land

4) Impact on Heritage sites

The National heritage sites at Waldridge Manor ,Aston Mullins ,Aston Sandford and Ford are long recognised and the impact will be as great as expressed by the previous decisions about a wind turbine on the same site made by the Secretary of State in rejecting an appeal.

Ridge and furrow fields of the immediate area have been along appreciated features and represent an ancient association to the past agricultural usage. Despite the comments made in the application an applicant environmental impact assessment

(EIA) is needed.

5) Community Consultation

The application claims to have approached all those living within a two mile radius. There is no evidence that this was achieved for the majority of the Parish given the small numbers of people to whom documents were sent and thus any conclusions must be potentially invalid .

On the planning portal a very large majority of people oppose the application which is in keeping with the majority viewpoint as determined by the applicants questionnaire .

This is a potentially large scheme if considered in the context of the existing Bumpers farm and if the WhirlBush farm scheme is expedited .For this reason alone the application should be considered by the strategic planning committee .

We would strongly ask that this application is rejected and are prepared to speak to our objections when it is called in to committee

We will send a representative to a Development Control Meeting to oppose this application and also “Call In” this application.

- **21/02552/APP** **Homestead Farm, Homestead Close, Dinton**
Loft conversion with rear dormer and detached double garage.
RESOLVED: To arrange a site meeting and speak to the applicant due to the number of residents who are objecting to the application. Council will then send its comments to BC.

RESOLVED:
Loft Conversion – No Objection
RESOLVED:
Detached Double Garage - Objection

There is no clarity for the orientation of the building

A lack of information on the plans which need to be more specific on size and measurements, particularly the height.

No details on the alignment of the garage particularly in relation to the boundary fence and the doorway into the garage.

Distinct lack of information regarding the boundary wall and the arrangements for parking at least 6 vehicles at the property.

Concern that this building could become part of the owner’s business and/or residential amenity in due course as we understand the building will be used as a utility facility and presumably with drainage, plumbing and electricity. The building allows for a considerable amount of storage for bicycles and other equipment.

Should planning permission be granted in full or part there needs to be a condition in place that the builders work vehicles are kept off Homestead Close and parked on the owner’s land while any building work is carried out.

- **21/02972/APP** **Land at Wootton Lane, Dinton**
Demolition of Wychert barn and the erection of a replacement building to be used as a dwelling house, access, parking and associated landscaping
RESOLVED: Object

Background

There have been two pre-application discussions in 2018 (17/047/PREMTG) and 2019 (19/01169/PREMTG)
Application: 21/02972/APP, received on 20 Jul 2021 for the demolition of Wychert Barn and the erection of a replacement building to be used as a dwelling house, access, parking and associated landscaping
Address: Wootton Lane Westlington Buckinghamshire HP17 8UR. We believe this address is incorrect

Building Condition

A survey (10/5/19) concluded that the barn was not in imminent danger of collapse and could be restored for agricultural use
A new survey (July 2019) concluded that the building would need to be demolished and rebuilt, if it was to be used for any purpose
There is a clear conflict of professional opinion and the Heritage Officer concluded that this needs to be resolved before further consideration because the loss of “Building of Local Note” is a direct effect at the upper most end of the scale of harm

Footprint

The proposed building will be the same footprint as the existing barn. However, a smaller single story extension will be added, adjoined to the main building via an opaque glass wall and a turning circle and parking for two cars will be added to the rear
This will impact the immediate neighbours, living at Peckers and Meadway

Environmental Impact

The building is defined as “a Building of Local Note”, a non-designated heritage asset within the conservation area
Although greatly overgrown, the barn stands in a prominent position at the end of The Green (names as Wootton Lane) and can be seen from the footpaths that run alongside and perpendicular to it
The Heritage Officer stated that the loss of this building would have a detrimental impact to the local character of the area. Furthermore, no convincing justification had been made that this local heritage asset could not be restored

Access

The Highways Officer states that an access serving up to three dwellings must be a minimum of 3.2m in width. The current building according to the plan would in places be below this

The Parish Council objects to the demolition of a wychert barn that is “of local note” that has stood for c.200 years. Furthermore, it is in a prominent position within the conservation area. The council would

like to see the existing building repaired and re-used as an agricultural amenity. We would like it called to be assessed by a planning committee.

- **21/03000/APP** **2, The Green, Dinton**
21/03001/ALB Demolition of existing outbuilding and rear porch. Proposed new single storey rear extension including new opening into the extension and reinstating a previous door (Previous application 20/03433/APP and 20/03434/ALB)
RESOLVED: No Objection

- **21/02868/APP** **Marble Cottage, 4 Biggs Lane, Dinton**
Single storey front extension
RESOLVED: No Objection