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Dear Councillor

4th September 2023

You are hereby summoned to attend a Meeting of Dinton with Ford & Upton Parish Council on **Tuesday 12th September 2023 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

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Clerk to the Council



AGENDA

Tuesday 12th September 2023
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 11th July 2023 (Annual Meeting of the Council)

To accept and sign the minutes of 11th July 2023 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.

- Update from the Clerk on future Devolved Services Agreement

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.

• Luke Powell	Squarespace domain/website	£19.20	101193
• T Kudzin	Repair of playground gates	£60.00	101194
• Dinton Village Hall	Room hire	£60.00	101195
• SWARCO	MVAS 3yr maintenance contract	£1,047.50	101196
• MRA Garden Services	Grass Cutting	£790.00	101197

To Receive, accept and agree, the monthly Finance Report from the Finance Officer/RFO

7. Co-option of Parish Councillor

The council to consider any applications for the position of parish councillor.

8. Purchase of Strimmer

Proposal from Cllr Heath, that the parish council purchase a grass strimmer.

9. Tree Ward Report

The Council to receive and accept the Observation Report (No2 – Mid May to Mid-Summer 2023) from Mr Alan Floy. To consider any proposals and make necessary decisions regarding the Spinney, Orchard and trees which fall under this report. The report was copied to all councillors.

10. Roads & General Maintenance

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

11. 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.

To Note Decisions/Comments made by the Council during August recess:

- **23/02133/APP** **Marble Cottage, 4 Biggs Lane, Dinton**
Householder application for replacement outbuilding to provide ancillary accommodation to the main house, a home office and workshop/external storage space
RESOLVED: No Objection
- **23/02219/APP** **La Chouette, High Street, Dinton**
23/02220/ALB
Change of use of Restaurant to single dwelling house.
Listed building application to Change use of Restaurant to single dwelling house
RESOLVED: No Objection
- **23/02299/APP** **Land to the South of Creslow Way, Stone**
Erection of 45no. residential dwellings (Class C3) together with associated landscaping, open space, parking, drainage infrastructure and the construction of a new access road off Creslow Way with associated works.
RESOLVED:
- **23/02077/APP** **Kimblewick Solar Farm**
Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 40MW(AC), including mounting framework, invertors, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping, biodiversity net gain and environmental enhancements for a temporary period of 50 years.
RESOLVED: Object/Oppose

Environment.

This will have a negative effect upon views across the vale from the Chilterns AONB.

This will also have a negative effect upon the public's enjoyment of Rights of Way across and near the site.

This is a beautiful and unspoilt area of Buckinghamshire countryside. There are two nationally important long distance paths which would be hemmed in by such development, destroying the pleasure of walkers and riders who would be corralled between panels and surveyed by cctv when enjoying Swan's Way, a 65 miles long distance bridle route which runs from Salcey Forest in the north to Goring-on-Thames in the south, and The North Bucks Way which runs from Pulpit Hill to Wolverton and connects to other routes such as the Ridgeway, Cross Bucks Way,

Grafton way, and Ouse Valley Way? To say nothing of the Aylesbury Ring footpath running along the southern boundary of the proposed development. Facilities such as these need protection.

Older maps, including the enclosure map show two other rights of way, one across field 1 and the other across field 3. These are the subject of a DMMO and need to be taken into account. The site, which is immediately in front of the woodland known as Michael's Peace, would be clearly visible from Coombe Hill and other vantage points of the Chilterns ANOB, and on this aspect alone this application should be refused.

Access and traffic.

We strongly object to the proposed construction route. 490 huge lorries travelling, presumably in both directions, from the A418 past the church narrows, past the junior school, across the dangerous Four Wind junction and through the village of Ford passing a busy pub, a crossroads with blind exits, and using the narrow road throughout is simply unacceptable.

If this application must be approved, and the route is to be used, then the applicant must be required to pay for the installation of traffic calming at key points along the route and a 20MPH limit past the school and through Ford village.

The Construction Traffic and Management Plan is best summed up by its statement "To minimise disruption to local residents and communities, information notices will be erected at the boundary of the site prior to commencement of activities on site and throughout the construction period". This does not solve the problem.

The local roads are completely unsuited to the traffic envisaged in the construction. Moreton Road itself is no more than a simple narrow track. The volume of traffic stated is disingenuous "a maximum of 245 deliveries (490 two-way movements) could be made by construction traffic" as this does not include transport for the 40 construction workers to say nothing of the 86 deliveries 1800m of matting and 1000 cubic metres of stone required, their subsequent removal, the hardcore for the construction compounds and its removal. And all this from 7am in the morning with some access before this.

Access is completely unsuited to this scheme.

The applicants state that that "no access point currently exists" [Construction Traffic and Management Plan 4.4.6] and they propose to create one off Moreton Road into field 3 and that "For the duration of the temporary construction period, it is proposed all construction traffic will be routed via this access." [Planning Statement 4.4.3].

How will the other fields be accessed for the construction?

There is no indication of how the stream will be crossed to get from field 3 to fields 1 and 2, and how the power from field 3 is to access the substation across the stream, a consideration that caused a nearby application to fail.

The site plan indicates a proposed access to the completed arrays in field 1 from the bridleway and hence crossing the bridle way and deep drainage ditch to field 2, and separately from the bridle way to the proposed substation. It is a bridleway and while it may be argued that the occasional tractor could use it, it is not permissible for other vehicles, it is not a commercial rat run.

This access contravenes PROW legislation.

Important considerations such as these are missing, the applicants are much more interested in flannel such as wildflowers, bat boxes, bee hives and bug hotels.

In contrast there appear to be no plans for the substation.

Community Involvement.

The large majority of this application site is in the parish of Dinton with Ford and Upton, a consideration that appears to have escaped the notice of the applicants. In fact it appears it is a deliberate artifice as the aerial view designed to show the rural nature [figure 19 Planning Statement] expunges both Ford and Dinton.

Virtually no consultation seems to have occurred in this parish, all references in the document seem to be directed to Great & Little Kimble cum Marsh Parish Council.

Loss of agricultural land.

This application will result in the loss of 100 acres of productive agricultural land, which is desperately needed. Photovoltaic panels need to be confined to brownfield sites and rooftops, with the added benefit that their albedo effect will be greater.

Comments such as "To manage the grassland around the panels and continue to produce an agricultural output from the land, sheep will / could be grazed within the stock proof fence." just show the disregard the applicants have for this issue.

We note that there were two applications made in August 2021 (ref. 16855 ADH and 16955 ADI) for upgrade of public rights of way affected by the application. These have yet to be decided but should be prioritised to ensure that the upgrades are accommodated by the development.

23/02605/APP

2 Starveall Farm Cottages, Oxford Road, Dinton

Householder application for for part single, part storey side extensions