

Minutes of the Buckland Parish Council Meeting
of 10th September, 2018
held in Buckland Village Hall, starting at 7.30 pm

Attendees:-

Cllr Mrs C. Paternoster

Cllr A Penn

Cllr C Tufnell MBE

Cllr Mrs Gillingham

Clerk: Mrs F Lippmann

6 Members of the public

Due to the Chairman, Cllr Hayward, being absent, the Vice Chairman, Cllr Mrs Gillingham, took the Chair.

18.169 Apologies

Apologies were received from The Chairman, Cllr Hayward and Cllr Caglayan. These were both accepted

18.170 Declarations of interest

There were no declarations of interest

18.171 Open Forum

Graveyard Access – Speaking on behalf of Pound Orchard and residents of Peggs Lane, the following points were presented: - Heavy machinery was used early in the morning, and the neighbours were not advised in advance. Although, in places a fence is still erect, a new fence needs to be placed along the boundary, following agreement of the correct line of the boundary. The member of the public asked the Parish Council that the line of the boundary is settled with an aesthetically pleasing fence and planting. A sycamore and a horse chestnut had been removed, which was felt to be contrary to the Conservation Area requirements. A comment was made that the decision to do the work was not on an agenda, or minute.

It was agreed with all parties during the meeting, that the Parish Council has not encroached on any of the parties either side. It was explained that the PC was in the process of making footpaths walkable to enable people to access all the public footpaths. As this area had become unkempt, the work had been deemed necessary to reveal the footpath again. It was agreed that the area uncovered had revealed a portion of land that could be used for parking, but that no plans had been approved yet. The contractor was asked to 'do his best' when clearing the area, it was acknowledged that it was a large job. The PC noted that the largest tree that was removed was not of the size required before planning was required. The horse chestnut had overgrowth cut back, but had not been felled. The Parish Council was sorry that the contractor worked during what had been considered, unreasonable hours. Members explained that it was intended that the gate is replaced with a 5 bar, wooden gate and an additional pedestrian gate. The gate will be locked and keys kept the Church and with the Church Warden. Any hedge planted will be of native species. The decision to do the work was ratified from the site meeting of 9th July agreed under the minutes of the meeting of 13th August, 2018, item 18.160.

18.172 Minutes

The minutes of the meetings held on 9th July, 13th August and the Extraordinary Meeting on 30th July 2018, were agreed as an accurate account and Cllr Mrs Gillingham signed them.

18.173 Clerk's Report

The Clerk reported that Haymaker Solar Farms had now been bought out by Innova Energy, who would be forwarding their annual grant of £2k in the very near future.

There would be a meeting to discuss the distribution of grant funding from Buckland's proportion of the larger Haymaker Solar Farm, in November.

All other items would be covered further into the meeting.

18.174	Finance	
<u>Contractual payments, paid by BACS</u>		
0108	AVDC (Bin)	140.89
0708	Silent Soldiers	450.00
1308	N Power	255.34
1408	Wifi	20.99
2008	M Nichols	480.00
2808	Clerk	801.29
2808	Office rental	100.00
2808	HMRC	19.30
2808	M Landscapes	690.00
<u>Receipts</u>		
0908	Interest	3.05
<u>Balance on accounts</u>		
00270426	1000.00	
00270604	<u>67887.07</u>	
	68887.07	

Hay Maker (Innova Energy) will be forwarding- £2k to Buckland Parish Council, in the near future, and apologised for not having paid earlier.

Grantscape has £6k available for Buckland

18.175 Planning

18/02922/APP – Homesitters, Buckland Wharf – Conversion of existing building to 3 no, two bedroom flats and 3 no one bedroom flats (subject of prior approval 17/04153/COUR) construction of two bedroom flat within first floor rear extension; demolition of side extension and construction of three bedroom dwelling and external dwellings. *The Parish Council objected to the application on the following grounds:-*

Contrary to the following saved policies of the AVDLP:

GP8 Residential Amenity: It was agreed that the proposal would unreasonably harm the aspect of nearby residents, when considered against the benefits arising from this proposal.

GP9 – The proposal as submitted will not protect the character of the outlook, access to natural light and privacy of neighbours, respect the appearance of the dwelling and its setting with other buildings in the locality.

GP35 Design: The design of the proposed development will not respect, or complement, the physical

characteristics of the site and the surrounds, the historic scale and context of the setting

RA6 – Within the MGB, the re-use of buildings. In this proposal the form, bulk and design is not in keeping with the surrounds and involves major/complete reconstruction.

RA17 Replacement of existing dwellings in the MGB – this proposal makes the built area significantly more built up, having a great effect on the openness of the Green Belt.

RA18 – Extensions and alterations – The proposal would be out of character and proportion with the original building.

18/030268/AOP and 18/03026/APP Petford Lea, Main Road, Buckland – Outline application and full planning application for Erection of 8 dwellings with access, parking and amenity space, following demolition of existing buildings. *The Parish Council objected to this application with the following response:-*

Contrary to saved policies of AVDLP:

GP8 Residential Amenity: Planning permission will not be granted where the proposed development would unreasonably harm any aspect of nearby residents when considered against the benefits arising from the proposal.

These applications propose built development very close to the boundaries with properties in New Road, the Village Hall, Yew Tree Cottage, the Old Rectory and Murray Cottage, with windows overlooking these properties' private spaces.

GP35 Design: The design of new development proposals should respect and complement :

- The physical characteristics of the site and the surroundings
- The building tradition, ordering, form and materials of the locality
- The historic scale and context of the setting
- The natural qualities and features of the area

GP53 In Conservation Areas the Council will seek to preserve or enhance the special characteristics that led to the designation of the area.

Proposals for development will not be permitted if they cause harm to the character or appearance of the Conservation Areas, their settings or any associated views of or from the Conservation Area.

Proposals for development or redevelopment must respect the historic layout, scale and form of buildings, street patterns, open spaces and natural features in the Conservation Area that contribute to its character and appearance.

Proposals for alterations, extensions and changes of use must respect and complement the character, materials and design details of the structure and site concerned and its neighbours.

Contrary to Buckland Neighbourhood Plan policies:

BP1 Development within or adjacent to the Conservation Area: Within the Conservation Area new development will be permitted provided it preserves or enhances the Conservation Area and maintains the integrity of the street scene. The Conservation Area is characterised by ribbon development and backland development will be discouraged.

BP3 Local Distinctiveness: In all parts of the Parish new buildings must preserve local distinctiveness through design, use of materials, density, space around buildings, height. . . Housing density should respect the immediate character and pattern of development.

BP5 New development: Throughout the Parish in the built up areas new ribbon development on infill sites will be supported, as long as the proposed development respects the immediate environment, and the design and layout respects the local distinctiveness.

BP9: Redevelopment of existing businesses: Applications from businesses to expand their premises within the neighbourhood area will be supported, provided they do not damage the residential environment and do not create additional traffic movement. Proposals to redevelop a business site that will significantly reduce harm to residential or visual amenity will be supported.

B11 Provision of on-site parking space: New homes with two bedrooms or less must provide at least two on-site parking spaces. Properties with three or more bedrooms must provide a minimum of three on-site parking spaces.

BP14 Heritage: . . . development proposals will be required to demonstrate that the impact of the proposals on heritage assets has been carefully considered and that negative impacts to their significance, including impacts to their settings, have been either avoided or minimised. Where the harm of any residual impacts of a proposed scheme are not justified by the public benefits that would be provided, they will not be permitted. The proposal has a substantial negative effect on the setting of two Grade 2 listed buildings: Yew Tree Cottage, and the Old School House and Hall. The proposed dwellings are located very close to the boundaries with these two properties. The current workshops are single storey, timber buildings which currently form a rural backdrop. However, 1.5 storey brick and tile residential blocks so close to these listed buildings will have a serious detrimental effect on their setting. The workshops are on rising ground and the new buildings will tower over Yew Tree Cottage.

The proposal is for 8 dwellings with access, parking and amenity space following demolition of existing buildings. The current use of the site is mixed use, being residential and workshops for gatemaker's business to the rear. The site lies entirely within the Buckland Conservation Area. The proposal is for the development of 8 dwellings on the footprint of the existing workshops, i.e. to the rear of the site, with access, car parking and bin storage at the front of the site, where the existing residential use is located.

This constitutes backland development, contrary to Buckland Neighbourhood Plan policy BP1. Buckland Conservation Area is characterised by ribbon development. The demolition of the residential element of Petford Lea and its replacement with an access road, car parking and bin storage for 8 properties to the rear is not in keeping with the ribbon development which characterises the village, and therefore would fail to preserve or enhance the Conservation Area of Buckland, and is contrary to saved policy GP53 and BP14.

The proposal fails to reflect local distinctiveness. Residential development in the village is characterised by ribbon development. The only exceptions to this are barn conversions in former farmyards, usually involving listed buildings (Manor Farm, Moat Farm, Lower Farm). All development surrounding the Petford Lea site is ribbon development, with garden space around individual

properties. This proposal is for 8 dwellings with no private garden space. Situated around a 'courtyard' to the rear of Petford Lea. The design is totally out of keeping with the locality, and introduces an element of high density development into an area where the density is currently low. Therefore this proposal is contrary to GP35 and BP3 and BP5.

The proposal allocates 18 parking spaces for 8 houses: 6x3 bed, 2x2 bed. BP11 of the Buckland Neighbourhood Plan states that new homes with two bedrooms must provide at least two on-site car parking spaces. Properties with three or more bedrooms must provide a minimum of three on-site parking spaces. Therefore the minimum car parking space requirement for this proposal is $(6 \times 3) + (2 \times 2) = 22$ on-site car parking spaces. Therefore the proposal is contrary to BP11. The reason for the inclusion of this policy is that Buckland village is a narrow country lane and it is important that on-street parking is kept to an absolute minimum.

The site is adjacent to two Grade 2 Listed buildings: Yew Tree Cottage, and the Old School House and Village Hall, the settings of which will be affected by the proposed development. The proposed dwellings sit behind Yew Tree Cottage, on higher ground and will dominate the listed building. In addition, the land where the residential development of Petford Lea now stands, will be transformed into an area for car parking, cycle parking and refuse bins – to the detriment of the wetting of the neighbouring Yew Tree Cottage.

The workshop at Petford Lea stands on the boundary with the Village Hall and Old School House. The current building is single storey and rustic in character. The proposal is for a 1.5 storey block of terraced dwellings which will overshadow the Village Hall and have a severe negative impact on its rural setting. Therefore the proposal is contrary to BP14 (Heritage).

This planning application is contrary to GP8, GP35, GP53, of the Local Plan saved policies and to BP1, BP3, BP5, BP9, BP11 and BP14 of the Buckland Neighbourhood Plan and should be refused.

18/03026/APP – Petford Lea, Outline application for erection of 8 dwellings with access, parking and amenity space, following demolition of existing buildings. *The Parish Council objects on the following grounds:-*

The proposal would be contrary to saved policies of AVDLP:

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- The Clerk as asked to circulate letters to villagers advising them of the Parish Council's response. It would also be put on Facebook.

- The Clerk has submitted a formal complaint to AVDC, relating to the 18/00869/APP and related matters, which has finally been acknowledged as Stage 1.

- During a parish planning forum items discussed included access issues in Buckland, for large vehicles, specifically waste lorries.

18.176 Policies and Procedures

There were no changes to the Parish Council's Policies and Procedures.

18.177 Consultations

- Bucks County Council on Housing Waste Sites. None of the proposals related to the Buckland area, therefore there would be no comment.

18.178 VALP

No updates to report.

18.179 Roads and Transportations

- The Clerk was asked to contact BCC and request road signs be removed - 2 x entrance, another 2 further down the village

- The new waste bin on the A41 is being used

- The pavement beside Tring Hill needs to be cleared again

- LAF Meeting – The sentinel speeding device is going to be used by ACPC, on London Road.

18.180 Burial Ground

- The kerbing is due to come down from all graves in the Burial Ground, as per the agreements

- The clerk was requested to obtain copies of all up to date insurances from contractors used.

18.181 Grass Keep

- a quote has been asked for the cutting back of the lane growth

18.182 Footpaths and Environment

The following items were noted:-

- cars are parking at night over the canal bridge and leaving rubbish when they leave

- rubbish has been left in the gateway of the Kennel Field

18.183 Website

Ongoing work to keep the website updated was being undertaken.

18.184 Arla

Odours have been reported

Complaints have been sent to the DoE

18.185 Olleco

Odours have been reported

Complaints have been sent to the DoE

18.186 BOST

Nothing to report

18.187 Matters of Report

- Silent Soldiers are in the office and ready to be put up.

18.188 Correspondence and Circulars

Wendover Arm News

Chiltern Society Newsletter

Cllr B Chappel

18.189 Date of the next Parish Council Meeting

The next Parish Council Meeting will be held on 8th October, 2018 at 7.30 pm in Buckland Village.

The meeting closed at 9.43 pm