

MINUTES OF THE MEETING OF WHADDON PARISH COUNCIL

Held: Thursday, 12th July 2018, at 7.30pm at School Room, Whaddon Chapel, Stock Lane, Whaddon.

Present: Cllrs Sir Beville Stanier Bt (Chairman), Graham Hain, Peter Lemagnen, Graham Stewart, Derek White.

Members of the Public: Cllr John Chilver - BCC. Four members of the public.

Clerk: Suzanne Lindsey

1. PUBLIC SESSION

- a. Members of the Public expressed concern regarding planning application 18/01333/APP Land at Stratford Rd application for change of use. Cllr Stewart reviewed the current position highlighting that the land was jointly owned, but not as yet legally split, and one part was being used for horticulture, but the other half was being used for Dog Training; and an application had been made for change of use from agricultural use to animal training. No planning notice had been displayed at the time of the application but this had recently been posted, following a complaint from WPC and an apology from AVDC and a time extension had been requested to inform the public and give time to consider a response. Cllr Stewart stated that in addition to breach of use, building works had been carried out without planning permission, including erecting a new building 50% larger than the original now demolished stable building, with a higher roof line and different materials than those previously agreed, and the installation of a large Klargester had taken place. The applicant had applied for a three-year temporary consent for animal training but had not yet submitted a retrospective planning application covering the building and klargester issues.

At the meeting the applicant agreed to provide information regarding proposed dog training sessions, times and visitor numbers to AVDC and Whaddon P.C. as this was extremely important information required to properly consider the application. Cllr Stewart highlighted there were slight differences between what the applicant was saying and what their agent was advising AVDC. WPC is requesting conditions be attached to any change of use, specifically on frequency of training sessions, hours of operation and overnight boarding of animals.

Members of the public expressed concern that the applicant had not been transparent about the transparency of the field's use from the outset, parked cars on the High St were causing danger, and commercial dog-training events were being run in breach of planning restrictions. Concern was also expressed about gun noise in connection with training gun dogs and adjacent livestock, the eventual number of parking spaces being approximately thirteen, and speeding vehicles. Concern was expressed by a member of the public that the presence of a post box fixed to the gate and occasional caravan parking possibly suggested a long term ambition to convert to residential purposes. It was suspected that some domestic occupation of the building was taking place and mail was being delivered to the mailbox. Cllr Stewart advised members of the public to write to AVDC Planning department highlighting concerns and especially asking for planning conditions to be imposed on any temporary consent for change of use. Also, to request an assessment by BCC Highways of the access, traffic and parking issues. Cllr Chilver confirmed, and encouraged members of the public to make their views known. It was agreed WPC would sustain its 'holding' objection, with the added concern of gun-shot noise.

- b. Members of the Public, attending as landowners at Whaddon Hall, expressed concern about recent complaints from dog walkers who were being asked not to trespass on their land. They stated that as landowners they had the legal right not to allow trespass on their land, and that dog owners did not respect boundaries and did not clear up after their dogs. Cllr Hain reviewed the complaints made by the dog walkers at the previous meeting, explaining their view that certain landowners had been heavy handed and aggressive, and had claimed trees subject to TPO had been pruned without permission. Cllrs agreed that there were currently no formalised rights of way through Whaddon Hall, but these could be applied for via AVDC. The Council had a neutral position regarding applying for rights of way, which was a matter for landowners and applicants to resolve between them. WPC could assist by referring complainants to the appropriate departments at AVDC if needed.

2. APOLOGIES

Hazel Hedges. Helen Hickman.

3. DECLARATIONS OF INTEREST

None

4. MINUTES

The minutes for the previous meeting were adopted and signed.

5. UPDATE ADMINISTRATIVE MATTERS AND WQ

a. Administration

- i. The Clerk advised that matters surrounding GDPR remained unclear. Cllrs agreed for the Clerk to attend a training session organised by BALC in November 2018 when legislation and procedures should be clearer.
- ii. The Clerk advised that the Council's VAT return had been submitted and the refund was expected to be £4.5k
- iii. The Clerk advised that WQ invoicing had been done to November 2018. The current level of advertising produced enough income to be just under break even.
- iv. The Clerk advised that new pay scales for Clerks had been agreed by NJC from 1st April rates increasing from £12.546 to £12.815 per hour. Cllrs agreed to the increase.
- v. The Clerk reported that a RFQ had been submitted for laptop repairs for Bluetooth and battery.

b. Highways

- i. The Clerk advised verge repairs for Vicarage Rd had been chased, replacement of damaged salt bin requested for Coddimoor Lane, repairs to the Stock Lane road sign chased, and a fly tip in Coddimoor Lane reported.
- ii. Cllrs reviewed the quote for the relocation of the dog waste bin from the trackway behind the village hall to the front. Cllrs agreed to the cost of £144 plus vat. The Clerk was requested to notify and agree this with the village hall secretary.
- iii. The Clerk advised that Eon had been contacted regarding their quote for replacement of streetlights with LEDs. The Clerk reported that Eon were happy to replace the bulbs in batches to make the project more affordable. Cllrs requested the Clerk to obtain information for publication in WQ to update parishioners, and to put together an affordable proposal to spread upgrade costs over two to three years.

c. Property

- i. Constable's Plot. Cllrs reviewed the final draft of the lease for Constable's plot and the Chairman signed on behalf of the Council.
- ii. Recreation Ground. Councillors discussed quotes for wood chips provided by Cllr Hickman and agreed to go ahead with Kompan. The Clerk confirmed Play Around the Parishes was scheduled for 20th August. The Clerk advised that the basket swing had been damaged and a quote for replacement requested. The Clerk advised that the No Dogs sign had been replaced on the entrance gate.
- iii. Allotments. The Clerk advised that invoices for renovating three abandoned plots had been sent to the former tenants. It was agreed that rents should be increased to £25 per annum in September to cover increased costs of hedging.

d. Finance

- i. The Clerk presented income and payments for approval, as follows:

Income

The following payments have been received:

26/6/18	D Taylor – rent Constable's Plot	£145.00
10/7/18	R Butcher Ovenclean inv. 1168 WQ Ad	£96.00
11/7/18	TJ Technology inv. 1169 WQ Ad	£96.00
11/7/18	Bump Start inv. 1173 WQ Ad	£148.75
	Misc interest	£3.05
	Total	£488.80

Expenditure

The following invoices have been received for approval:

138	Eon Electric Street Lighting	£256.77
139	F Hayward – Litter picking	£43.20
140	J Jaworski – allotment renovation	£320.00
141	Eon Street Light Maintenance	£125.10
142	Suzanne Lindsey – clerk’s expenses May/Jun 2018	£145.74
137	Suzanne Lindsey – clerk’s salary 2018	£288.98
	Total	£1,179.79

Bank Balances as at 12/7/18

Metro Bank Account – current	£6,538.14
Metro Bank Account – deposit	£9,147.07
Metro Bank Account - charity	£0.17
	£15,685.21

6. PLANNING

- a. Cllr Stewart advised that planning permission had been refused for an extension at The Turrets, approved for an extension at 4 Chase Farm Cottages, and an amendment approved for a Juliet window at 16 High St.
- b. Cllr Stewart advised that WPC had been approached by Templar Strategies acting for Crest Nicholson Homes requesting a meeting to discuss the future of the Shenley Park site. It was agreed that a meeting was premature at this point, and the Clerk should write to Templar Strategies in that regard, and asking to be kept informed.

7. OTHER PARISH MATTERS

- a. Cllrs discussed possible breach of TPOs at Whaddon Hall. Sir Stanier (Chairman) agreed to follow this up with the TPO officer.
- b. Cllrs discussed the request for hedge trimming received from Mr P Hobbs of Vicarage Rd. It was agreed that the hedge at the rear of Mr Hobbs’ property was owned by the Weatherbys, and they should be requested to undertake the work. Sir Stanier (Chairman) agreed to contact the Weatherby’s land agent to request for the hedge to be cut back and properly maintained going forward.
- c. Cllr Stewart highlighted overgrown hedges at the corner of Vicarage Rd, and Parks Farm on the High St. It was agreed that the Clerk should write to the landowners requesting the hedges to be cut back. Failure to do so would mean that the works would be done by AVDC and costs billed to the owner.

8. DATE OF NEXT MEETING(S)

1. The next meeting(s) of Whaddon Parish Council will be 13/9/18, 8/11/18.