

MINUTES OF THE ANNUAL PARISH COUNCIL MEETING OF WHADDON PARISH COUNCIL

Held: Thursday, 12th May 2022, at 7.00pm
at The Chapel School Room, Stock Lane, Whaddon, MK17 0LS

Present: Cllrs Sir Beville Stanier Bt (Chairman), Georgina Geddes, Hazel Hedges, Jane Herriman, Helen Hickman, Peter Lemagnen, Graham Stewart.

Members of the Public: None

Clerk: Suzanne Lindsey

1/22. ELECTION OF A CHAIRMAN AND VICE CHAIRMAN

Nominations were requested for Chairman and Vice Chairman. Cllr B Stanier was proposed by Cllr Stewart and seconded by Cllr Hedges and there being no other nominations for Chairman this was carried. Cllr Stanier accepted the nomination and the Declaration of Acceptance was signed. Cllr Hickman was proposed by Cllr Hedges and seconded by Cllr Geddes for Vice Chairman and there being no other nominations this was carried. Cllr Hickman accepted the nomination, and the Declaration of Acceptance was signed.

2/22. PUBLIC FORUM

No items

3/22. APOLOGIES

Cllr John Chilver

4/22. DECLARATIONS OF INTEREST

Cllr Stewart declared an interest in connection with the planning application no. 22/01293/APP.

5/22. APPROVAL OF MINUTES OF THE LAST MEETING

Cllrs approved the minutes which were signed.

6/22. MATTERS ARISING FROM THE MINUTES

None

7/22. REPORTS FROM BUCKINGHAMSHIRE COUNCILLORS

Cllr Stanier (Chairman) reported that no planning committee meetings had taken place, but licencing committee meetings had focussed on off-licences. He also reported that Community Board budgets had been cut, in order to fund other expenditure. Leader of Council, Martin Tett, had been re-elected and a 3.99% increase in Council Tax agreed, with 2% to go towards adult social care resulting from the pandemic. Cllr Stanier reported that he had attended meetings with the Area Highways Technician to discuss road conditions.

8/22. PLANNING

- a. Salden Chase (SWMK) – 15/00314/AOP. Cllr Stewart referred to his planning report. No further progress had been made on the legal agreement, and no formal decision has yet been made. £22,000 s106 money is awaiting approval for provision of traffic calming measures in the village. This may eventually be 'wrapped up' with any s106 money arising from Shenley Park.

- b. Shenley Park Traffic Modelling. Cllr. Stewart referred to his planning report and advised that he continued to press for further details and participation in the SPD, as required by VALP. A consultant team was about to be appointed by BC.

Cllr Stanier (Chairman) advised that he had attended a preliminary meeting on the proposed study for the A421 from Tingewick to Bottledump Roundabout. It was pointed out that the bottleneck would be at the eastern end. Support for this concern came from Mursley Parish Council. Cllr Stanier agreed to press strongly for a good outcome and keep Cllrs informed.

Cllr Stewart reported that he had attended a meeting with WPC Traffic Consultant, D Catling, and reviewed existing traffic calming provision in the village, visited the sites of Salden Chase and Shenley Park, and the proposed link roads on H6 Childs Way and H7 Chaffron Way. WPC's agreed 'wish list' of items under s106 were reviewed and it was agreed this was in good order, but required a few amendments following on-site inspections, and should be sent to BC officers after final approval from Councillors. The revised letter would be circulated shortly. It was recommended that new reduced speed limits should be combined with HGV limits in the same 'consultation'. It was noted that there were strong objections to the H6 link road from MK residents and councillors and agreed that only one link road would put additional pressure on rat running in the village, because the expected 35% diversion of traffic leaving the A421 would be unlikely to be achieved. WPC was keeping MK informed about progress from BC, and visa versa.

Cllr Stewart noted a recent High Court Judgement granting adverse possession of an area of land in the Calverton Lane/Watling St junction area from MKC to a traveller family. Part of this land had been designated for link road construction, and he commented this could have a large impact and could cause delays, and may lead to additional rat running through the village. This situation should be carefully monitored, and discussed in the SPD process with both MKC and BC highways.

- c. Calverton Lane Field Gate. Cllr Stewart noted that the field had recently been stock fenced, and that the fencing was attached to the temporary gate. Residents continued to be concerned that the temporary gate had not been upgraded and was still non-compliant. Cllr Stewart advised that the landowner's agents had the issue in hand with BC and expected the new compliant gate would be in situ by August with the visibility splays following during winter at the latest.
- d. Local Planning Applications including Thrift Farm Nursery.

22/0221/APP and 21/04926/APP Thrift Farm. Cllr Stewart advised that following the planning department reversing their advice on permitted development the highways initial concerns were indeed very relevant. A new highway objection had now been placed. It appeared that they were now supporting WPC's concerns about traffic and sustainability. WPC had not received responses to questions from either the agents or BC, on the continuing adult education situation and had been notified that the option to request to speak at the Committee Meeting had expired as a result. It was agreed that Cllr Stanier would request to speak, and that a watching brief would continue.

22/01293/APP – Two Cottages Land R/O Lowndes Arms PH. Cllr Stewart, having declared an interest, did not participate. Cllrs, having reviewed information available on the Planning Portal etc., agreed that this application likely fell under VALP planning policy and Government NPPF and it was confirmed that records showed that the pub is a Grade II

listed building, and the ancillary buildings were curtilage listed, and that the property lies within the village Conservation Area for planning consideration purposes.

Cllrs also reviewed a statement provided by the owner of the Lowndes Arms regarding this planning application, that had also been made available online in a shortened version, as part of the submission of his planning application.

Cllrs expressed concern about errors of fact contained in the owner of the Lowndes Arms' statement. The Clerk was asked to provide a summary of the planning considerations under VALP and relevant planning policy and material considerations, for consideration and approval by the Council before submission to BC Developmental Control in WPC's role as a 'Statutory Consultee'. It was stated that WPC's role in this matter was strictly confined to material planning considerations, and that the final determination of this application would be the remit of BC's planning department not WPC.

It was agreed that Cllr Stanier (Chairman) should request the inputs of BC's Economic Development Team for their advice on any potential economic impacts of the proposed development, but Cllrs were unsure whether or not the ED Team input for this application would be relevant or sought by the planning department. It was agreed the Cllr Stanier would clarify this point.

It was noted that while this application had been received a few days prior to the meeting, a yellow planning notice had not yet been placed at the property, and therefore residents would probably not be aware of the application. It was agreed that BC should be asked to place the normal public notices.

Agreement was expressed that WPC's priority is to support the pub for the long-term benefit of village residents.

21/01059/ACL Land off Stratford Rd. Cllr Stewart reported that BC planners following a further chase had notified WPC that the four-year window for enforcement of planning breaches had expired in December 2021 and that it was no longer possible to remedy the situation. Cllrs agreed that this appeared to be a shocking dereliction of duty on the part of BC planning enforcement department. It was agreed that Cllr Stanier (Chairman) should take the complaint forward to the Cabinet Member for Planning Gareth Williams to see if any further redress were available.

- e. Update on the replacement VALP. Cllr Stewart advised that BC were still hoping to produce a replacement plan by 2025, but it was likely that insufficient brownfield sites could be found to meet targets for new housing, so in effect greenfield and other sites may be required to find the approximately 20,000 shortfall, if Government confirmed the existing housing requirement of 3000 per year to the likely end date of 2040. This would likely put additional pressure on the north and the local area. Extensions of Shenley Park and Salden Chase developments are likely to occur, as the developers further promote their likely land holdings.
- f. Yellow Line Project. Cllr Stewart reported that the PID had been received from BC Highways and the Community Board laying out the scope and costs of the project. It was agreed that an offer of £1,000 in match funding would be made, but Cllrs understood this low figure was unlikely to be acceptable and agreed that £2,500 was an acceptable sum if required. It was agreed that WPC would initiate a local consultation, with an early announcement on content in the autumn/summer edition of Whaddon Quarterly.

9/22. CLERK'S UPDATE

- a. Administration and Whaddon Quarterly
 - i. Cllrs reviewed standing orders, financial regulations and code of conduct, and agreed no changes were necessary at this time.
 - ii. The Clerk presented accounts and paperwork relating to the 2021/22 audit and stated that these had been approved by the Internal Auditor. Cllrs reviewed and approved the documents and they were signed. The Clerk reported that the Internal Auditor had asked for some amendments to asset list to clarify the VAT element of the purchase prices, and the correction of three minor errors in the minutes listed in her report.
 - iii. The Clerk presented an update on activities for the period.
 - iv. Cllrs discussed the ease of operation of the new bank account, and agreed that the online payment approval process was difficult and unreliable. It was agreed that the Clerk should enquire about reducing payment authorisations from two to a single Cllr.
 - v. The Clerk reviewed recent problems with the editing and distribution of Whaddon Quarterly, and advised that these had been resolved and the preparation of the May edition of WQ was in hand. It was confirmed that a new editor had been appointed, and that firm deadlines for publication should be introduced.
- b. Highways
 - i. Minor highway issues - none
 - ii. Cllrs reviewed MVAS traffic data.
- c. Property
 - i. Recreation Ground. The Clerk advised that the annual inspection was scheduled for August. Litter picking was being monitored.
 - ii. Allotments. The Clerk reported that the pipework compliance certificate for the new mains water supply had been issued. Mains connection was scheduled for 16th May pm. A PID had been received for the provision of kerbing and parking outside the allotments had been received and the cost would be in excess of £50,000. It was agreed to proceed with the application and explore the options.
- d. Finance

Income

The following payments have been received:

18/3/22	Bucks Council – Christmas Tree Grant	£849.82
25/3/22	D Taylor – Rent Constable's Plot	£150.00
4/4/22	Misc. Bank receipt	£500.00
6/4/22	T Williams – Allotment Rent inv. 1278	£3.00
12/4/22	Precept	£16,500.00
	Total	£17,502.82

Expenditure

The following payments have been made:

31/3/22	DD	Bank service charge (quarterly)	£18.00
7/4/22	SO	Freethought – ISP charges	£9.50
12/4/22	BACS	Anglian Water – mains connection charges for allotments	£1,258.80

26/4/22	BACS	D Taylor – allotment water main installation (interim payment)	£1,600.00
9/5/22	SO	Freethought – ISP charges	£9.50
4/5/22	BACS	D Taylor – allotment water main installation (final payment)	£1,540.00
4/5/22	BACS	D Taylor – mowing	£170.00

The following invoices require approval:

BACS	BMKALC – Annual subscription	£78.16
BACS	Harlequin Press – printing WQ	£130.00
BACS	BMKALC – Training Course Cllr Stewart	£45.00
BACS	NBPPC – annual subscription	£20.00
BACS	BHIB – annual insurance premium	£621.86
BACS	EON – quarterly street lighting maintenance	£54.00
BACS	Whaddon Jubilee Hall – annual cleaning grant	£250.00
BACS	S J Lindsey Pay and Expenses	£1,961.99
BACS	J Groom – fee annual audit	£75.00
BACS	St Mary’s Church – burial ground grant	£100.00
DD	Npower – street lighting Jan-Apr	£244.50
	Total	£3,580.51

Bank Balances as at 12/5/22

Metro Bank – current	£0.23
Unity Bank – deposit	£0.00
Unity Bank – current	£39,037.79

10/22. OTHER PARISH MATTERS

- a. Arrangements for the Queen’s Platinum Jubilee. Cllr Herriman reviewed the current arrangements and advised that the Jubilee Seeds had been delivered to the School for the children. Cllrs reviewed arrangements for the Beacon and agreed proceeds should be donated to Ukraine. It was agreed that posters and publicity should be circulated in WQ and on the village Facebook Page.
- b. The New Lowndes Arms. Dealt with above.
- c. Grant Application for Parking Mitigation for Village Green. Cllrs agreed that this item should be reconsidered at the next meeting.
- d. Provision of improved broadband service. It was agreed that more information was needed, to be discussed at the next meeting. It was agreed to invite Dave Ferriman to attend the meeting.
- e. Cllrs acknowledged the hard work and success of Mrs Selina Davies, who would be leaving as head teach of Whaddon CofE Primary School in July. It was agreed that a gift and card should be provided with an approximate budget of £75.00

11/22. OTHER CORRESPONDENCE REQUIRING A DECISION BEFORE THE NEXT MEETING

- a. Cllr Stewart stated that an asbestos check had been done on the buildings at Constables Plot, records taken and it was found to be in an unchanged and satisfactory condition.
- b. Cllr Stewart stated that the recent work done by Western Power on upgrading powerlines and replacement poles around the village had been done to a very high standard, communications had been excellent and the street scene much improved. It was agreed that a letter of thanks should be sent.

- c. Cllr Lemagnen reported that a complaint had been received via the website regarding alleged dangerous parking by school busses on Stock Lane. It was agreed to refer this matter to the police as it was not within WPC remit.

12/22. DATE OF NEXT MEETING(S)

The next meeting(s) of Whaddon Parish Council will be at 7pm; 12th May 2022, 14th July 2022, 8th September 2022, 10th November 2022, 12th January 2023, 9th March 2023

Signed:

Chairman

Date: