

# Worminghall Parish Council

## Minutes of Meeting

Held on Thursday April 10<sup>th</sup> 2014

**Present:** Cllrs: Dr. Weaver, (Chair), Cllrs: Rowe, Showell (Vice Chair), Grierson, Dst Cllr Hawkett, Dst Cllr Edmonds, Cllr Tasker & 110 members of the public.

Councillors introduced themselves to the public.

**1/ Apologies:** Howard Stones – Neighbourhood Watch.

**2/ Declaration of Interests:** None declared.

**3/ Minutes** from meeting March 20th 2014: were agreed and signed by the Chair.

**4/ Community Led Plan:** Madam Chairman explained this to the attendees, and thanked all those involved for their hard work in producing this. The 1st draft of the plan was presented to the Councillors for comments.

**5/Village Amenities:** Mobile Vehicle Activated Sign: This will arrive April 24<sup>th</sup> and has been mainly funded by the Bucks County Council Local Area Forum (LAF). Training to be given to Vice Councillor Bryan Showell and Cllr Rowe on April 24<sup>th</sup> at 2pm, the Village Hall has been booked. Cllr Showell pointed out that the signs at the crossroads had been down since January.

**Planting at crossroads:** Chairman looking for volunteers to build planters for use under the new village signs when they arrive.

**Parish Grass Cutting:** Clerk has not yet had the paperwork from the rights of way team but the footpaths have been strimmed this week. Clerk to ask Dst Cllr for up-date on this.

**Ditches & Hedges:** All Riparian Landowners to receive the official letter written by Buckinghamshire County Council explaining the responsibilities of all landowners to maintain ditches and trim hedges regularly. Ickford & Shabbington have agreed to discuss distribution of letters. No reply from Waterperry Parish Council on this subject.

**6/ Local Area Forum & Neighbourhood Action Group:**

Next meeting June 4<sup>th</sup> – Community Funding applications to be presented by then. HW to attend if available.

**7/ Neighbourhood Watch:** Mr Stones in his absence was thanked for his attempts at reviving this, “As mentioned previously, it was my intention to give everybody the opportunity to register with the ‘Community Messaging Alerts’ scheme. This is run by the Thames Valley Police and not only gives information about the occurrence of crime in the area, but also gives some helpful advice / reminders about home security and crime prevention.

Full details of this were included on page 43 of the March edition of Bernwode News and I hope and trust that people have taken the initiative to register.

If you missed this, or indeed need any information regarding the NHW scheme in your road or window stickers etc, please contact me and I will try to help in any way I can: 1 Old Farm Close 01844 338848

[howardstones@hotmail.com](mailto:howardstones@hotmail.com)

Essentially, it is important that everybody keep their eyes open for any unusual occurrences or indeed, suspicious looking people or non-locals simply hanging around. They might be planning a visit to your house!”

Howard Stones

**8/ Planning.** 14/00572/AOP 10 dwellings on land off Clifden Road. The majority supported the outlined application but were concerned re -access (road being too narrow and hence a risk to pedestrians) from Clifden Road to the 5 bar gate. They would support an application if this problem could be resolved to the satisfaction of the Parish Council and AVDC.

Public comments were made pertaining to the number of homes proposed.

14/00519/APP Use of land off Oakley Road for stationing of 3 gypsy caravans plus 3 hardstanding utility day rooms and stable block for horses.

An open forum discussion took place and many objections were raised, it was decided to seek advice on how to object in the most effective manner.

\* Unanimous overall objection see Parish Council comments submitted to AVDC on 25<sup>th</sup> April at the end of the minutes.

## 9/ Planning Up-dates:

Hill Coppice – Certificate of Lawfulness applied for 13/ 02904/ACL. Refused

Lake View. Reference number is 13/00231/CON3. Certificate of Lawfulness to be applied for clad mobile home/chalet? No up-date.

**10/ Finance & Expenditure:** The Parish Council agreed to sign up for another 3 year contract through Came & Company Insurance brokers.

Opening balance: £2641.46

Insurance with Hiscox £342.89, Clerks salary £105.49, Closing balance: £2193.08

**11/ Camo Skips:** Noise nuisance addressed.

**12/ Correspondence:** : Broadband news handed to CLP. Clerk to speak to the Landlords of the pub to see if they wish to be nominated for Best Pub Award.

**13/ Any Other Business.** A discussion about ditches arose, and blowing of the culverts. The need for a playing field was mentioned.

**14/** The next meeting will be the Annual Meeting on May 1st at 7.30 pm in The Village Hall. Meeting closed 9.23pm.

The website address is:

<http://www.bucksvoice.net/worminghall-parish-council/>

- **14/00519/APP** Use of land off Oakley Road for stationing of 3 gypsy caravans plus 3 hardstanding utility day rooms and stable block for horses.

**Worminghall Parish Council** has given the above application due consideration.

We strongly object to this planning application for the following reasons and would recommend that planning consent is refused.

## 1. SUSTAINABILITY. ECONOMIC, SOCIAL & ENVIRONMENTAL

The NPPF outlines three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Having considered these three points, the application fails to meet any of these needs, given that:

- The location is not appropriate for another business to operate and therefore is economically unsustainable.
- The location is too distant from basic social facilities and therefore fails to meet the social needs of the applicant. We believe that AVDC should strictly limit new traveller site development in the open countryside that is away from existing settlements or outside areas allocated in the development plan. The site is Greenfield in open countryside far from basic services and amenities.
- The application represents Greenfield development. We believe that this development would contribute to waste, pollution and use of heavy motor vehicles, which would emit harmful emissions. Furthermore, we know that the site is adjacent to an old battery recycling centre; contamination assessments should be commissioned before this site could be considered for human and animal habitation.

For all of the above reasons we believe that the application represents great harm to the environment, the community and the applicant.

## 2. LOCATION AND NEEDS OF THE APPLICANT

The site is Greenfield land in open countryside, inaccessible to basic facilities (as stated above). The Institution of Highways and Transportation defines acceptable walking distances guidance for “journeys on foot”. In this case all journeys are significantly exceeded; the guidance states 400 metres to a town centre; 1,000 metres to school to work, and 800 metres elsewhere.

Distances to the nearest amenities are listed as follows:

Amenity	Distance in metres
Nearest bus stop	>1400
Oakley School	>2800
Oakley Swing Park	>3200
Ickford School	>3200
Ickford Post Office	>3200
Trinity Health, Brill	>6200
Morland House Surgery, Wheatley	>7000
Wheatley Post Office / Shops	>7800
Asda, Wheatley	>7500
Long Crendon Dental Practice	>8500
Thame town centre	>10600

It is therefore demonstrably evident that the site is completely inaccessible by any means of transport other than motor vehicles and is therefore unsustainable.

## 3. SAFETY, ACCESS & THE POTENTIAL TO CAUSE HARM TO THE PUBLIC

We believe that the location of the site would increase the risk of road traffic accidents, causing potential harm to motorists, pedestrians, cyclists, the applicant and anybody else using the road. Worminghall Road is a derestricted road with no lane markings and no pavements. Given the distance to facilities (as stated in point two), the use of motor vehicles would be required to access basic day-to-day facilities including school. This is therefore an unsustainable proposal.

The application does not demonstrate that access to the site is suitable for large vehicles. The application should include a highways drawing of the proposed access showing the width of the access, junction radii and a swept path analysis showing a large vehicle entering and leaving the site. Only upon receipt of such a document can the acceptability of access to the site be properly assessed.

Worminghall Road in the vicinity of the development site is subject to a derestricted speed limit. In accordance with national guidance set out in Design Manual for Roads and Bridges the access to the site should thus achieve visibility splays of 4.5 x 215 metres in either direction. This allows vehicles exiting the site and those travelling on Worminghall Road to have sight of each other and thus carry out safe manoeuvres. It does not appear that the site access can achieve adequate visibility, impacting upon highway safety.

**Acronyms:**

**MVAS:** Mobile Vehicle Activated Sign

**NHW:** Neighbourhood Watch

**LAF & NAG:** Local Area Forum & Neighbourhood Action Group

**PCSO:** Police Community Support Officer

**LAT:** Local Area Technician

**AVDC:** Aylesbury Vale District Council

**BCC:** Buckinghamshire County Council

**CLP** Community Led Plan.

**TfB** Transport for Bucks

**BALC** Buckinghamshire Association of Local Councils