**Worminghall Parish Council**

**Minutes of Meeting**

Held on **Thursday 1st February 2018**

**Present:** Cllrs:Skates, (Chairman), Showell, (Vice Chairman), Bramley, Hopcroft, Dst Cllr Rand & 9 members of the public.

1/Apologies –None

**2/ Applicant for Parish Councillor, Paul Backhouse, signed the Declaration of Acceptance of Office and completed his register of Interests.**

**Declaration of Interests: None**

**4/ Minutes** from meeting December 7th, 2017, were agreed and signed by the Chairman as a true record.

**5/ Neighbourhood Plan –** At the last parish council meeting held on 7t h December 2017, the councillors agreed that the draft of the Neighbourhood Plan (NP) circulated to them by s t email on 1 December 2017 should be used as the basis for submission to AVDC which is the next stage in the NP process.

Since this decision, the steering group have concluded the review of the feedback from the consultation exercise held in October/November 2017 and where considered appropriate amended the NP and associated reports. I can confirm that none of the changes made were considered material or fundamentally altered the key policies of the NP. The NP and reports were finalised during the first week of January and formally submitted to AVDC on Monday T h

15 January 2018.

AVDC had been pre-advised on our timings and were therefore in a position to immediately commence its own 6 week consultation with statutory bodies and consultees, including residents, landowners and other local organisations who had commented on the NP during the t h steering group’s consultation. AVDC’s consultation period started on 17 January 2018 and t h runs to 28 February 2018 at the end of which the NP can then be referred for independent examination.

Our Neighbourhood Plan will only be successful at examination if the required basic conditions can be demonstrated to have been met which are:

* Appropriate having regard to national planning policy; • Contributing to the achievement of sustainable development;
* In general conformity with the strategic policies in the AVDC development plan;
* Compatible with Human Rights requirements and EU obligations. We believe the

Worminghall NP meets these conditions

Looking ahead, on the assumption that the independent examination will not be concluded before the end April, it is therefore unlikely that the referendum of all the residents of the parish to approve or reject the plan will take place before June. We will clearly be hoping for a level of support ( ie a simple majority of those voting) which will would mean that our NP can be formally adopted by AVDC becoming an essential document to be considered in all future planning decisions in the parish.

I will obviously keep the councillors regularly updated on progress over the coming months.

Don Potter Chair

6/Data Protection Laws, come into force at the end of March, Clerk asked all Councillors to sign a consent form for their data to be held by AVDC & on the Worminghall website. **7/ Village Amenities:**

Cars are still parking on pavements and traffic speeding. TV Police can fine offenders £100 for this.

Sentinell has not yet been used in this area.

The Church is finding it difficult to find funding and sent a letter to residents asking for contributions. Councillors agreed to a donation of £500 to help with the up-keep. **8/ Ditches & hedges:** Flooding issues in front of the Clifden Arms are still on-going, Cllr Hopcroft to liaise with Area Technician and Enterprise Inns.

Highways informed Ref: 46052756 of slippery road surface outside Brissenden House. Nothing has happened and the report has been closed. 3 cars veered off the road and went into the front garden of Brissenden House with in weeks of each other.

**9/Local Area Forum**: Next meeting March 13th 7pm. Chairwoman to attend.

**10/ Planning New**:

18/00154/APP1st floor side extensions. Elizabeth House, Wornal Park. No objections.

17/04837/AOP Coldstream Farm. Up to 18 residential dwellings.

Andrew Screech (a representative from the proposed Coldstream Farm Outline development) answered many questions raised by the residents and the application was discussed in an open forum.

Councillors agreed to support this application with conditions regarding Road Safety on an awkward stretch of road.

The Councillors would like to see more than a ‘tactile crossing’ (as suggested by Highways) to slow traffic near the entrance to this proposed development. There will be wheelchair users, children and parents/grandparents with push chairs crossing to and from the play area.

A submission in support of the outline application has been sent to AVDC from the NP Committee. Full report below:

17/04268/APP | Erection of 16 no. residential dwellings (Use Class C3) and creation of new areas of public open space (including provision of a LEAP), creation of a new access off The Avenue (including demolition of The Croft residential property), and parking and garaging, landscaping and all enabling and ancillary works. | Land At The Avenue Worminghall Buckinghamshire HP18 9LD. Object as it does not conform with the NP.

This application has since been re-submitted.

**11/Finance & Expenditure:**

Clerk’s salary 29hours @ 9.99 £289.71

Repayment to Groundwork UK of unused grant. £60.42

Hygiene bin emptying £103.50

Green & Growing, Weed Killing of pavements £180.00

LED replacement street lights £1,440.00

Eon electricity £101.77

Green & Growing £552.00 Day 2 of kerb clearance

Artwork from Road Safety Week. Bin stickers £103.08

NP Artwork and document up-date £359.28

Mrs S Chapman £2,725.00

Parochial Church Council £500.00

All payments agreed by the Council.

**12/Correspondence** **:** There is a new Gym on Wornal Park - Avenna.

**13/Any Other Business:**

**Bin stickers have been printed from the posters entered for the Road Safety week competition.**

**The** Parish Council has appointed a new Clerk/Responsible Financial Officer.

Mr D Williamson who will take over from Mrs Berthet from March 22nd. Traffic Calming to be put on the agenda for March.

**14/ Date of next meeting** Thursday March 22nd 2018 at 8pm in The Village Hall. / Meeting closed 9.05

The website address is:

http://www.worminghall-pc.co.uk

***Acronyms:***

BMKALC Buckinghamshire & Milton Keynes Association of Local Councils

NP Neighbourhood Plan

LAF Local Area Forum

VALP Vale of Aylesbury Local Plan

**Representation (Support) to Planning Application no. 17/04837/AOP, Outline application for a residential development of up to 18 dwellings. Coldstream Farm,**

**Waterperry Road, Worminghall Buckinghamshire HP18 9JN**

**On behalf of Worminghall Parish Council/Worminghall Neighbourhood Planning Steering Group – Councillors agreed to attend a Committee hearing if necessary. Summary of Support with conditions to address road safety concerns.**

* The outline proposal for 18 dwellings at a site at Coldstream Farm, Worminghall is in accordance with the Worminghall Neighbourhood Plan
* The proposal includes the provision for a much needed recreation area and would extend the footpath network in the village
* Development of the site would result in the removal of a working chicken farm which is an unneighbourly use and allow for reinforcement of boundaries to the open countryside.
* Councillors added (Ref: 1.13) The proposed crossing (over Waterperry Road), would be at the slimmest part of the s bend in the village where cars travel too fast and the pavements are narrow and slippery. This could cause harm to pedestrians or wheelchair users who cross the road to the bus stop or children crossing the road to access the play area. Councillors thought this to be inadequate and that It would be better to put a zebra crossing in instead of a ‘tactile crossing’ as suggested by BCC Highways.
* Parcel C has been used for recreational shooting of clay pidgeaons for over 20 years and may be contaminated with lead shot.

**Neighbourhood Planning Background**

* 1. A Neighbourhood Plan for Worminghall has been in preparation since the Parish was designated a neighbourhood planning area by AVDC in September 2016. The draft Neighbourhood Plan was published in September 2017 (Pre-submission version), and accompanying background documents for 6 weeks in accordance with regulation 14 of the Neighbourhood Planning (General) Regulations 2012 and the SEA directive.
  2. The Worminghall Neighbourhood Plan and its accompanying documents have recently been submitted formally to AVDC under Regulation 16 and have been published by AVDC. The documents can be found here. https://www.aylesburyvaledc.gov.uk/worminghall-neighbourhood-plan. The policies

therein will need to be accorded weight in development control decisions as set out in Planning Practice Guidance Paragraph: 007 Reference ID: 41-007-20170728.

* 1. The process for considering sites for allocation in the Neighbourhood Plan has been thorough and detailed and is set out in the accompanying Site Assessment Report (https://www.aylesburyvaledc.gov.uk/sites/default/files/page\_downloads/Worminghall %20Site%20Assessment%20Report.pdf). The map is reproduced at Annex 1 to this report. As part of the assessment of alternatives, the Neighbourhood Plan Steering Group asked the 3 developers who were actively promoting their sites to present their proposals to the Group for consideration on Saturday 28th May 2017. The 3 schemes were:
* Proposal at The Avenue: Rectory Homes presented a scheme similar to the one being currently proposed under reference 17/04268/APP to include houses and an equipped play area (Site 1 on the map at Annex 1)
* Proposal at Coldstream Farm: A scheme for mixed housing and a play area on Coldstream Farm and adjacent site, similar to the application submitted by

Optimis Consulting reference 17/04837/AOP (Site 10/11 on the map at Annex 1)

* Proposal off Clifden Road (opposite Coldstream Farm) for a scheme of around 10 houses together with a separate offsite piece of land which could be used as a play area at the rear of Silvermead, owned by the same landowner. (Site 12 on the map at Annex 1)
  1. These sites (as well as those which could provide alternatives) were assessed. All potential sites were displayed in the village to allow public comments.
  2. The selected site to be allocated in the Neighbourhood Plan was the proposal at Coldstream Farm at the southern end of the village for the following reasons\*:
* The site is suitable according to the site assessment matrix and is not unpopular with the village.
* Part of the site already has outline planning permission for 3 houses, but is not yet developed.
* Some of the site is built on with a bungalow and chicken sheds and associated hard surfaces.
* The site is in part occupied by working chicken sheds, an un-neighbourly use which would be removed if the site were to be developed
* There is sufficient space for a fully equipped play area
* A footpath link could be provided through the site to the back of the Clifden Arms

*(\*extract from Site Assessment Report December 2017 version)*

* 1. The Draft Neighbourhood Plan was subject to formal consultation in September and October 2016. Out of the 40 representations, over 20 of the representations submitted supported the Neighbourhood Plan in general which includes the housing allocation at Coldstream Farm. Only 2 objected to the allocation at Coldstream Farm specifically, (including Rectory Homes who have a current planning application at the other end of the village) although a few representors felt that no development should be allocated in the village up to 2033. Full details of the consultations are set out in the Consultation Statement accompanying the Neighbourhood Plan.
  2. **It can therefore be seen that the Neighbourhood Plan has already been subject to extensive consultation and therefore should be taken into account and accorded weight when determining this planning application. This site is the preferred site for the village.**

**Comments on the planning application**

* 1. The site (outlined in red) is shown as lying within the Settlement Boundary as set out in Policy SB1 and shown on the Policies Map of the Neighbourhood Plan. This settlement boundary was drawn taking account of existing built development within the village plus the site that has been selected for allocation.

* 1. It is acknowledged that the current application is outline with all reserved matters except access. The expectations of the village for this site are set out in Policy NH3 of the Neighbourhood Plan are:

**Policy NH3: Coldstream Farm/Rear of the Clifden Arms**

**The site is allocated for up to a total of 18 dwellings. The development should comprise a mix of units including both larger (family) and more affordable houses. At least 9 of the dwellings should be low cost market housing, these should comprise 2 and 3 bedroom homes. The development must allow retention of existing trees and hedgerows where appropriate, enhance the natural boundaries of the countryside with native species planting, respect the setting of the adjacent listed buildings and ensure that there is no unacceptable impact on the amenities of nearby properties.**

**The site will also provide: an equipped play area and accessible green space on the site; a footpath through the site linking the play area/green space with the back of the Clifden Arms car park; a pedestrian crossing across Clifden Road.**

* 1. ***Affordable Housing:*** The village has a reasonable amount of affordable housing already and it is understood that there are very few on the waiting list currently who are from the Parish or surrounding Parishes. Under these circumstances, the Parish Council do not consider that this should be a requirement of the planning application. In order to increase the supply of market houses which are lower in cost, the Parish Council and Neighbourhood Plan Steering Group have negotiated with the applicants to provide half the units to be smaller 2 and 3 bedroom homes and this is indicated in policy NH3.
  2. ***Impact on the surroundings:*** The site already is bounded by trees and it would be appropriate to retain as many trees and hedgerows on the site as possible and reinforce the boundaries of the site, in particular with the open countryside. The adjacent listed building and its setting must be respected, as should the amenities of the nearby residential properties. The site is of sufficient size to allow the design and layout of the built development to take account of these issues and constraints. A carefully designed scheme would enhance the site and its surroundings, given that the working chicken farm use would be removed. The current outline application seems to address these issues and it is hoped that the future reserved matters application will carry these issues forward and will give further detail.
  3. ***Provision of Play Area***: One of the main objectives of the Neighbourhood Plan was to facilitate the provision of a play area for the village and new residents. Worminghall has no play and public open space at all in the Parish. The applicant has agreed to provide an appropriate formal equipped play area and open space within the site and the Parish Council are in support of this proposal.
  4. ***Footpath and pedestrian crossing:*** Worminghall village is a compact village and residents use the footpath network to reach the limited services in the village; the pub, village hall and church. Provision of a footpath for new residents to easily access the pub from the back of the site would potentially increase the custom in the pub and extend the existing footpath network. The provision of a pedestrian crossing would allow existing residents to reach the new play area easily and safely and is also likely to slow down the traffic on Clifden Road at the southern end of the village.
  5. **Working with the local community:** The applicants have worked closely with the Parish Council and Neighbourhood Plan Steering Group to develop this planning application to provide an attractive housing scheme with all the elements suggested by the village. More detailed consultation with the community is anticipated and we look forward to developing the proposals further in the subsequent reserved matters planning application.