



**Minutes of a Meeting of Stoke Hammond Parish Council at  
Stoke Hammond Community Centre, Bragenham Side, Stoke Hammond  
on Tuesday 3<sup>rd</sup> April 2018 at 7.30pm**

**Present:** Cllr Greg Noble (Chair), Cllr Mavis Berrow, Cllr Donna Page, Cllr Geoff Lane, Cllr Mike Robinson, Cllr Hazel Turner, Sue Severn - Parish Clerk, Councillor Neil Blake (AVDC), and 13 members of the public.

**1 To receive apologies for absence**

Cllr Karl Johnson, Cllrs Janet Blake (BCC), District Cllr Ben Everitt, ,

**2 Declarations of interest**

None

**3 Public participation session**

- During Easter weekend the watercourse bank bordering Bragenham Side slid into the water blocking the channel. Mrs King therefore expressed her concern about the gas tanks that are now only a few feet away from the edge. The Chair has been in discussion with McCann and the IDB, a structural engineer has been consulted. Mrs King hoped that the Parish Council will become involved. The Chair told the meeting that the Council will write to all concerned. Mrs King also mentioned that the contact from the IDB had mentioned to her about a consultation with them by a developer regarding the field in close proximity to the current development. Mrs King pointed out that this is a flood plain. The Parish Council have no knowledge of this.
- Mr Malcolm Brown apologised for the late delivery of the questionnaire they had been away. His wife had expressed her concern about the proposed village hall on the form. Mr Brown stated that he would like to see trees planted to enhance the village as many had been lost. Mr Brown commented that he had written to a number of official bodies regarding the uncontrolled development in the village and had received replies. The Chair commented that the Council had been to meetings and had strongly objected to the many applications. However the Parish Council has limited powers and is only a consultee.
- Mr White congratulated the Parish Council on reporting the watercourse problem so quickly over Bank Holiday weekend.
- A Brook Farm Close resident voiced concerns about the access to the site now more outline plans have been produced. Concerns were also expressed over the access due to parking issues in and out of the estate. Parking provision is 1.5 spaces per house in terms of planning regulation
- Another resident commented on the garage site and the associated problems of increased density. One of the houses on the site is so close that builders' lorries cannot reach it. It is literally 15 foot from the next house.
- District Councillor Blake told the meeting that he thought it was incongruous that a developer can appeal outline planning, but objectors cannot. A Neighbourhood Plan might have helped. However the VALP is still not in place so there is a presumption to approve. Mr Blake said that that we don't need more houses in the village and AVDC now has 9 years supply of land available for housing.

The Chair told the meeting that in every planning application for development the applicant has cited that there is no local plan. Cllr Blake stated that the National Planning Police Framework is overall Regulation.

- Councillor Blake then reported on plans for the Oxford-Cambridge Expressway, the government has given AVDC a choice of 3 routes and they have to provide an answer by 12th April. This is an extremely tight timetable but the government needs a quick reply, there will be no consultation.

Councillor Blake then updated those present regarding the Unitary Authority for Buckinghamshire that the Secretary of State is minded to approve which is the Bucks CC proposal. The Chair asked him what happens to the VALP. Mr Blake said that on proviso it was approved it would be reviewed in two years whichever way the decision went on Unitary. Most housing growth will be in the north. AVDC are making representation to the Secretary of State to choose their proposed two council authority for Bucks. A decision will be made in May. He thought most growth would be in the Vale.

#### 4 To approve the minutes meeting held on 6<sup>th</sup> March 2018

The minutes were approved and signed as a true record by the Chairman.

#### 5 Financial

The payment run, as circulated, was agreed and authorised for payment:

Payee	Method	Detail	£
Mrs S Severn	BACS	Net salary £288, Pension contribution PC £18/Self £3.60, Office £50, Expenses £23.40, Phone/software/wifi £40	£397.80
G Noble	BACS	Expenses: March	£20.20
Rush & Warwick	BACS	Printing questionnaire & inserting into SH News	£208.80
BALC	BACS	Membership subscription 2018/19	£168.97
GMS Garden Machinery Services	BACS	Repairs to Green Team mowers	£925.58
		<b>Total payments</b>	<b>£1,721.35</b>
<b>Ratification of budgeted payments made</b>			
HMRC	CARD	PAYE January to March 2018	£216.00
Survey Monkey	DD	Montly direct debit survey software & hosting	£35.00
<b>Receipt</b>			
Drayton Parslow PC	Chq	Half share of MVAS replacement batteries	£178.97

The accounts to the end of February were agreed.

The Clerk told the meeting that she had received documents from the new auditors. The accounts would go to the internal auditor and will be signed off by the Council at the May meeting.

## 6 Planning

### **18/00893/APP Land at the rear of 23 The Green, Stoke Hammond**

Erection of 4 dwellings with associated parking.

The Parish Council resolved to object to this application. It is concerned that there has already been a great deal of building in Stoke Hammond. The PC objects to this proposal:

1. Over development of the village without any new infrastructure to support the building.
2. The access and egress look inadequate, surely unable handle so much additional traffic.
3. Draining is a concern.
4. Had this development been considered with the existing planning permissions obtained by the same developer would it not take into requirement for affordable housing?
5. It appears that existing infrastructure for previous applications was amended, to facilitate this application which was withheld until now
6. The PC asks that consultees including EA, Thames Water and Internal Drainage Board pay particular attention to the existence of the river going past the site, concerns about potential increased flood risk.

## 7 Highways & land

**New Land Questionnaire:** Over one hundred have been returned, the information will be collated and once this has been done the Council will come back to the residents. Both Cllrs Page and Lane expressed their disappointment that not more had been returned.

**Canal & River Trust:** A meeting had been held with 4 representatives in March. They had been taken down Bragenham Side and been shown the mess left by the cars and boats. The CRT had been asked about the criteria surrounding the location for winter mooring. Licences were not on view but apparently there is a GPS system which tells the CRT exactly where the boats are moored. There had been no pre consultation with the Parish Council and some boats were storing items on the side of the canal which is against legal agreements made with boat owners. No infra structure was provided for rubbish etc. The PC now has to wait until the end of April to hear what has been decided for the following year. The Trust will inform the PC of the result.

**Bragenham Side Watercourse landslide:** A comprehensive discussion took place. It was agreed that a report was needed both from McCann and the IDB asking for a structural survey reports on the bank reassuring the villagers and Council that the situation will not arise again. Letters will be written to McCanns, IDB, AVDC and BCC to ensure all correct procedures are now being followed and the gabons are being rebuilt properly.

**Large hole in Pavement:** Cllr Robinson reported that this hole which has been there and reported on in the past has been full of mud and water. A disabled parishioner had had to go into the road on her mobility scooter to avoid it. This must be repaired urgently. The Clerk will report it.

**Green Team:** Cllr Page said that she had received complaints that the Green Team were cutting too far back on the verges in Bragenham Side and Tyrells Road which was affecting the wild life, insects etc. The Chair explained to the meeting that the team have to cut in accordance with the Bucks County Council agreement. The Clerk will check the agreement to ensure it is being complied with by the Green Team. It was also mentioned by Cllr Page that the Team are strimming too close to trees with the bark coming off the trees.

**Best Kept Village Competition 2018:** Cllr Lane asked that the Parish Council become more pro active this year. Planters are needed for the area by the garages in Bragenham Side and on the old duck pond as previously discussed and agreed upon in meetings.

Councillors were asked to bring ideas to the next meeting. The Green Team would be asked to clean road signs, and the bus shelters need cleaning too.

It was proposed by Cllr Lane that £250 be allocated to assisting with the items mentioned above. This amount was agreed by Councillors.

Heavy lorries are using Bragenham Side and the reason is that the new residents at Papermill Farm are building stables and this is temporary.

Cllr Page stated that there were car tracks on the path leading to the area behind the Community Centre, it is not acceptable to bring vehicles on to the land. The barrier had been up all Easter weekend the Chair reported. He also said that the landscape company will come and clear the grass on the path as part of their work programme, starting shortly.

Right of Way: The right of way easement across the Community Centre playground is with the solicitor, the Clerk reported and will cost £400 plus registration fees.

## **8 Stoke Hammond Community Association**

Cllr Page reported that Alison Jackson is now in post as Treasurer, a table top sale will take place on 16<sup>th</sup> June and there will also be an afternoon tea for Senior Citizens in July.

## **9 Communication**

Stoke Hammond News the Chair asked if those writing news for clubs and societies could mention when and where events had taken place some do not do it.

## **10 Report on meetings attended: None.**

## **11 Silent Solider:**

Cllr Turner updated the Council on the current status. These are now being made and will be available in the near future. The Clerk has ordered two.

## **12 Date of next meeting**

Tuesday May 1<sup>st</sup> 2018 when the Annual Parish Meeting and Annual Parish Council Meeting will be held.

There being no further business the Chairman closed the meeting at 8.39.