



Minutes of the meeting of Stoke Hammond Parish Council at the Community Centre, Bragenham Side, Stoke Hammond on Tuesday 4th September 2018 at 7.30pm.

Present: Cllr Greg Noble (Chair), Cllr Mavis Berrow, Cllr Donna Page, Cllr Karl Johnson, Cllr Geoff Lane, Cllr Mike Robinson, Cllr Hazel Turner, Sue Severn - Parish Clerk, and ten members of the public.

1. **Apologies for absence:** District Cllr Ben Everitt, County Councillor Mrs Janet Blake

2. **Declarations of interest:**

Cllr Turner declared an interest on the **17/04457/ADP Land to the east of Fenny Road, Stoke Hammond** application.

Cllr Page declared an interest on **18/02729/APP N/A Kings Farmhouse Leighton Road Stoke Hammond Buckinghamshire MK17 9DD.**

3. **Public Participation Session**

- A question was raised with regard to the Stoke Hammond bypass closure and completion date. The full information is on the Stoke Hammond Community Facebook page, and also in the Leighton Buzzard Observer. In brief: Closure 7th September -10 September, 14th to 17 September, 17th September to 7 October southbound shut, but northbound will reopen. Night closure Friday 28 September.
- A member of the public asked if planning consent was required in a conservation area for solar panels. The Clerk has reported it to AVDC as it is not known if planning consent is required.
- It was further reported that a drone has been seen flying over Stoke Lodge in the proximity of the electricity cables. Drone owners require an aviation licence to fly them now.

4. **Approve the minutes** of the council meeting held on Tuesday 3rd July 2018.

The minutes were approved and signed by the Vice Chairman as a true and proper record of that meeting.

5. **New land & other land**

The Clerk gave a brief update on this project. Blackwood Architects will provide a fee proposal and vision plan for approval during October for discussion and approval at the November meeting. This was not yet to hand since Mr Paul Swart had been on leave during August.

The Chair reported that further to past meetings with the Canal and River Trust he was pleased to report that there will be no long-term winter moorings at Stoke Hammond this winter, the boats will instead be moored at Chelmscote and Milton Keynes. A positive outcome to negotiations.

Devolved Services: The PC is awaiting further details from Bucks County Council of additional services it intends to devolve. In view of the fact that labour in the village will be in short supply for the Green Team, next year councillors were asked to consider whether devolved services and other grass cutting for the 2019 season should be put out to tender to commercial providers.

The Clerk has approached three reputable companies who confirm they will quote. It was proposed by Cllr Noble and seconded by Cllr Johnson that competitive tenders should be sought to cover devolved services. Unanimous. It was noted that the tender document will split the areas of work and it is possible that the whole may be carried out by different contractors. The tender documents will be prepared by the Clerk who will circulate to councillors for information. If Unitary for Bucks is decided, it is highly likely the new Authority will devolve more services.

Cllr Lane remarked that the Clerk had been in touch with AVDC and BCC in the past asking if the Parish could take over the 'orphan' land in the parish. Nothing has been confirmed, but the Clerk will ask again. Once again, with Unitary the new Authority will probably be keen to divest these odd areas of land.

6. Finance

a) To agree the payment run as circulated: The payment run was agreed and payments ratified for August and September 2018.

STOKE HAMMOND PARISH COUNCIL - PAYMENT RUN 2nd August 2018			
Payee	Method	Detail	£
Mrs S Severn	BACS	Net salary, office & expenses	£457.80
G Noble	BACS	Expenses: July	£34.59
SHCA	BACS	SH News Q2 production cost net of advertising income	£1,171.69
Stewkley Enterprise Agency	BACS	Green Team May/June/July	£920.87
Mr T A Machon	BACS	Tree felling Bragenham Side	£350.00
			£2,934.95
Direct debit/standing order payments			
Sage Accounting	DD	Payroll software	£7.20
Survey Monkey	DD	Montly direct debit survey software & hosting	£35.00
NEST pensions	DD	PC and Employees' contribution to pension	£24.60
E-on	DD	Monthly charge electricity	£82.18
HMRC	SO	Income tax deducted/NI	£84.00
		Total payments	£232.98

STOKE HAMMOND PARISH COUNCIL - PAYMENT RUN 4th September 2018			
Payee	Method	Detail	£
Mrs S Severn	BACS	Net salary, office & expenses	£470.60
G Noble	BACS	Expenses: August	£23.46
Stewkley Enterprise Agency	BACS	Green Team July	£8.00
C S Maintenance	BACS	Grass verge cutting £160, PC grass £60	£220.00
Direct debit/standing order payments			£722.06
Sage Accounting	DD	Payroll software	£7.20
Survey Monkey	DD	Montly direct debit survey software & hosting	£35.00
NEST pensions	DD	PC and Employees' contribution to pension	£24.60
E-on	DD	Monthly charge electricity	£82.18
HMRC	SO	Income tax deducted/NI	£84.00
		Total payments	£232.98

b) To agree the accounts to 31st July 2018. Cllr Page asked why the income was lower for the garages. There is one less garage because the Community Association has one. This arrangement is in lieu of room rent from the Parish Council to the Community Association.

The accounts having been previously circulated were then agreed.

7. Planning:

17/04457/ADP Land to the east of Fenny Road, Stoke Hammond

Approval of reserved matter in connection with planning application number 14/03000/AOP for appearance, landscaping, layout and scale of a residential development of 64 dwellings.

Cllr Turner declared an interest in the 17/04457/ADP Land to the east of Fenny Road, Stoke Hammond application and took no part in the discussion or vote.

A lengthy discussion took place on this application. The Chair opened the debate by stressing that outline planning permission has already been granted, and the current application is a revised one for detailed consent. Unless new reasons could be placed before AVDC the matter would be delegated to Officers.

The following was proposed by Cllr Karl Johnson and seconded by Cllr Berrow that the statement below should be placed on the AVDC Portal. Agreed unanimously:

“This application differs significantly from the original planning permission. Most concerning is the change to include 3 storey houses. This is totally out of keeping with village vernacular; there are no other 3 storey homes in the village.

This development overlooks Area of Attractive Landscape, designated by AVDC. This effectively provides a 'window' overlooking the AAL. This will be lost permanently to this development, if approved as it stands.

Houses are turned sideways behind the front boundary hedge in order to fit them into the site. The site contains cul de sacs allowing access to homes, from a central single road.

Social housing is grouped together, rather than being within the development as mixed tenure. This is bad planning practice.

There is grave concern about the adequacy of existing foul and surface water drainage.

Overall, the development is more suited to a town rather than village environment.

The PC requests, in view of the new planning issues raised that this matter be returned to committee for determination.

The PC wishes to speak at a committee meeting.”

18/02550/ALB Stoke Lodge Lane Stoke Hammond Buckinghamshire MK17 9BU

Erection of a 1.5 storey, two-bedroom dwelling with associated new driveway entrance and gates, opposite and within the site of Stoke Lodge, Stoke Hammond.

The PC resolved to object to this for the following reasons:

A recent application for a garage on this site was refused. It now appears the applicant now wishes to construct a house. It is in the conservation area, with egress direct to the highway, using the existing drop kerb with a 'different' route.

This application is out of keeping with the listed building on this site, and is out of keeping with the street scape and appears to be in front of the building line.

18/02549/APP Stoke Lodge, Stoke Hammond | Stoke Lodge Lodge Lane Stoke Hammond Buckinghamshire MK17 9BU

Erection of a 1.5 storey, two-bedroom dwelling with associated new driveway entrance and gates, opposite and within the site of Stoke Lodge

The PC resolved to object to this application for the following reasons:

A recent application for a garage on this site was refused. It now appears the applicant now wishes to construct a house. It is in the conservation area, with egress direct to the highway, using the existing drop kerb with a 'different' route.

This application is out of keeping with the listed building on this site, and is out of keeping with the street scape and appears to be in front of the building line.

18/02729/APP N/A Kings Farmhouse Leighton Road Stoke Hammond Buckinghamshire MK17 9DD

Removal of condition 4 (agricultural occupancy) on application WG/413/72 Condition Number(s): Condition 4 Conditions(s) Removal: The application seeks the removal of Condition four for planning permission reference WG/413/72 being an agricultural occupancy condition for the reasons set out in the attached covering letter and enclosures.

Cllr Page declared an interest on 18/02729/APP N/A Kings Farmhouse Leighton Road Stoke Hammond Buckinghamshire MK17 9DD and took no part in the discussions or vote.

The PC reiterates its original objections to this application.

Further, the reasons for the application have not been included on the portal and the PC cannot therefore comment, it suggests that this matter is referred back for consultation with the relevant documents attached.

8 Highways, Footpaths & Footways, Lighting

Cllr Turner reported that a tree was overhanging the Belisher Beacon on the Manor Close Side of the Pedestrian Crossing. This is presumably why cars are not stopping for those wishing to cross the road. It maybe Highways or AVDC's responsibility for cutting it back. This will be reported. Cllr Johnson mentioned the large volume of traffic using the road which will cause potholes (*one is already forming outside 2 The Green on the main road*).

9. Best Kept Village Competition

Cllr Lane reported that Stoke Hammond had done really well, but the Council need to review in future whether the village enters again. Meanwhile the Council should go on upgrading areas around the village. He will put items on a spreadsheet and it will be discussed at the next meeting. The garage area needs upgrading. Cllr Noble told the meeting that in Stewkley's Grapevine newsletter there was an item stating that it was the first time in four years that the village hadn't won. Cllr Page said the village should do it for its own benefit.

9. Community Centre/Village Show

Cllr Noble reported that Cllr Page has stood down from being Secretary to the Community Association. Mr Mark Ringland has joined the committee. The Association has received a £1,000 grant which has been spent on new tables which are now all the same height. A grant has also been received from New Homes Bonus and doors are being replaced. The Village Show is to be held on Saturday 8 September. There will be live bands a BBQ and payment can be made by credit card at the event. There will be twenty stalls. To hire the community centre hirers now need to contact Mrs Ann Payne.

10. Speeding

Cllr Lane reported that due to the increase in speed through the village since the bypass shut for repairs, he has managed to obtain Sentinel, a video camera that catches speeding vehicles. It records on video and the police may then take action. He went onto explain how the system operates. The Speedwatch signs have been out recently. The village hasn't had it here for two years and the village has it for one month. Villagers will be warned they will be videoed. It had been embarrassing last time as 75% of those caught were local! Cllr Johnson reported that cars are racing past his house and hooting their horns and he had been abused in his own back garden by one irate driver. All the buses are coming through the village too at the moment.

The Chair told the meeting that the MVAS stats show that the speed has dropped but one vehicle has been registered as doing 60mph. The Clerk was asked to look at purchasing permanent Community Speedwatch Signs. The cost of these is approximately £200.

Councillors authorised payment of up to £200 for two signs 'THIS IS A COMMUNITY SPEEDWATCH AREA'.

11. SH News

Cllr Noble said there was no update but people had liked the bright colours and the front cover's photography.

12. Parishioners' surgeries

Cllr Lane stated that due to the many new developments in the village and people being unable to make it to Parish Council meetings he thought that Councillors should make themselves available to parishioners at other times. Cllr Johnson told the meeting that he was conscious of the parishioners up in Newton Leys. It is important that if the Council hold surgeries the Councillors must also hold them there too. If surgeries are to be held there must be 2 councillors present throughout the sessions. It was suggested there might be one in the evening and one in the daytime with a venue to be arranged. It was further suggested that one could be held after the coffee morning on a Wednesday and also after the Community Breakfast. Meetings would have to be held in confidence but a report back to Parish Council without mentioning names would be important. It was agreed that the information should be put on the Facebook page and in next month's SH News.

13. Battle's Over – commemoration of the end of World War I

The Chair reported that there will be Beacon Lighting on this day to commemorate the end of World War 1. This is taking place throughout the UK. Stoke Hammond's beacon will be lit on The Green in the evening; the time will be confirmed later. There will be The Last Post will be played, and the Vicar may take a short service.

14. To report on meetings attended on behalf of the Parish Council. None attended.

15. Date of next meeting: Tuesday 2nd October 2018 in the Community Centre at 7.30pm.

The meeting was declared closed by the Chairman at 8.56pm there being no further business.

The above is a correct record of the meeting:

.....Chair Date

