

# **CHEDDINGTON PARISH COUNCIL**

## **MINUTES OF THE MEETING HELD ON WEDNESDAY 7th APRIL AT 7PM VIA ZOOM**

### **41/21 RESIDENTS PUBLIC FORUM – 7PM-7.15PM**

The Chair advised those present, from Cheddington Parish Council's Standing Orders, that no recordings of the meeting should be made and to raise a hand when wanting to ask a question.

The Chair welcomed Alan Hollett, Resident and Gail Steed as the Area Co-ordinator of Cheddington Neighbourhood Watch (CNW), to the meeting.

Confirmed Sandra Jenkins was in attendance as a Buckinghamshire Council member.

Mrs Steed thanked the Parish Council for sending her the meeting link. She advised that since 26<sup>th</sup> February a number of residents had contacted Cheddington NHW with their concerns about the unsafe movements of enormous lorries on their approach/departure from the Orchard Manor development via the Phase 2 Barkham Close in/out access.

CNW felt that the agreed route (Manor Road, West End Road and down Barkham) was unsuitable for such lorry movements and also these lorries could not negotiate the corner at Masons Stores without doing a 3-point turn resulting in posts being knocked over and the mounting of grass verges as they attempted to manoeuvre around the parked cars. They also advised that these lorries were not following the agreed route but some were entering the site via New Street and The Green. Mrs Steed asked for this route to be reviewed.

CNW felt that the Long Marston entrance/exit must be reopened, thus ensuring the safety of Cheddington residents both pedestrians and cyclists. CNW felt the reason Persimmon had given for blocking off the Long Marston Road entrance was not valid i.e. as of Sunday 4th April, there was not a house in the way and there was a road running all the way through the site and around Plot 24. CNW had photos.

Cllr Fee asked what Cheddington Neighbourhood Watch wanted the Parish Council to do?

Mrs Steed had 2 questions - was the PC aware of Persimmon using Barkham Close for construction traffic and what will the PC do now to represent residents to get the Long Marston Road entrance reopened?

***Cllr Fee lost internet connection for 5 minutes. Clerk lost internet connection for 5 minutes.***

Cllr Daly confirmed that when the Parish Council and Persimmon met on the 30<sup>th</sup> April that they would check if it was their workforce parking in the Barkham Close layby. Persimmon had also confirmed that articulated lorries would not be used.

Cllr Fee advised that although the Parish Council was consulted on the Outline planning application in 2016 and the Reserved Matters planning application in 2018, neither the Parish Council or the district councillors were consulted on the Discharge planning application in 2019 which included the Traffic Management Plan. The only way to change the traffic management plan was if the developer chose to alter it via a new planning application to Buckinghamshire Council. A new traffic management plan would need to get approval, all of which takes time. Cllr Finch agreed and that changing the traffic management plan was not an option due to time constraints.

Cllr Fee reiterated that the developer was not in breach of their planning, they were following the agreed traffic management plan. Cllr Oastler pointed out that the Long Marston entrance had been agreed for Phase 1 only. Mrs Steed advised that CNW had photographs showing lorries not using the correct route which she had forwarded to Planning Enforcement.

Cllr Bevan reiterated that the Parish Council agreed with CNW and that the Phase 2 traffic management plan was poorly thought out but that there was no legal alternative, and it was now in the hands of Planning Enforcement.

Mrs Steed pointed out that she had spoken to residents of Partridge Close and that they could confirm that there was a pathway in front of Plot 24 which the lorries could use and that only 4 properties were occupied. Cllr Oastler confirmed that what was in the way of permitting the lorries to access, via Long Marston Road, was an oversite (Plot 24) and that lorries could not go over this as it was not able to take the weight. Cllr Bevan reiterated that the Parish Council had asked about using this route at the meeting on the 30<sup>th</sup> March. Mrs Steed stressed that Persimmon must change their mind as planning had in the past changed agreements but she did say she did not understand the planning system and suggested the Parish Council involve Graham Hilary and Fiona Hobbs to get advice on how to pursue this.

The Parish Council stressed that it did not condone a protest as suggested by Mrs Steed.

Cllr Jenkins suggested the PC arrange a meeting with Persimmon and Planning.

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## ***Clerk's connection poor.***

Cllr Poll advised that the decision had been made under delegated powers and once approval given, the Planning Authority and the applicant (Persimmon) discussed the options/best solutions. Highways like the Parish Council, is a statutory consultee. It was up to the chosen Planning Officer how to proceed and approve the Traffic Management Plan.

Cllr Fee summarised the above and then discussed the correspondence from Linda Gardner with Linda Tomlins (Planning Enforcement). Mrs Gardiner agreed that there was no breach of planning enforcement by Persimmon but possibly using s130 Highways Act 1980 could possibly be enforced if the situation changed.

It was therefore agreed that the Clerk arrange a meeting with Persimmon, a representative from Buckinghamshire Council (BC) Planning & Development Control, Highways and if possible, include Graham Hilary (Transport Strategy Officer BC).

The discussion was brought to a close with Cllr Fee thanking those who attended and putting forward their views.

## **42/21 ATTENDANCE AND APOLOGIES**

Present - Cllr C. Fee in the Chair, Cllr D Bevan, Cllr D Finch, Cllr K Graham, Cllr K Oastler, Cllr T Daly and Roz Roberts, Clerk.

Cllr Chris Poll  
Cllr Sandra Jenkins  
Cllr Derek Town  
2 Members of the Public

### ***Apologies:-***

Cllr Tiffany Richards

## **43/21 DECLARATIONS OF INTEREST**

There were none.

## **44/21 APPROVAL OF MINUTES**

The Minutes of the 3<sup>rd</sup> March 2021 were approved and would be forwarded to the Chair for signing by the Clerk.

## **45/21 TO RECEIVE ANY UPDATES FROM BUCKINGHAMSHIRE COUNCILLORS**

### ***Cllr Sandra Jenkins***

Since the last Parish Council meeting she had attended the Transport Climate Committee Meeting and the Health & Social Care Committee. She advised that the minutes were available on the Buckinghamshire Council web site.

### ***Cllr Derek Town***

Cllr Town advised that he was dealing with residents' issues in respect of planning issues and 30mph speed limits.

## **46/21 CLERK'S REPORT - to note updates to ongoing matters**

- **Community Speedwatch Training** – Nothing to report
- **MVAS** - Cllr Daly and the Clerk will take down on the 17<sup>th</sup> April
- **Orchard Manor Zebra Crossing/lamp post** – Nothing to report
- **Orchard enforcement** – Clerk had circulated Cllr Town's email from Cllr Warren Whyte on the 4<sup>th</sup> March. Basically, the issue of replacing trees and appropriate landscaping measures will be addressed in conditions of the planning permissions, should the planning application be approved in the future. The planning officer had closed the case. Mr Hollett asked for a copy of the email sent to Cllr Town which explained why the case had been closed.
- **Village Hall Lease** – No update from last meeting.
- **Tennis club lease** – No update from last meeting.

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- **COVID** – Clerk following all guidelines as instructed by BALC.
- **Cheddington Neighbourhood plan** – Nothing to report.
- **Byelaws** – Nothing to report.
- **Village Tree Policy** – Nothing to report.
- **Sustainable Cheddington (SC)** – Clerk had sourced the planters and would measure possible siting areas. Village Hall, the wild flower verge was being prepared and the Parish Council agreed that bug hotels could be added. Bike racks – decision to be made in respect of what type. See under correspondence. Clerk to inspect site area suggested by Village Hall Committee. Clerk will add to June agenda.
- **97 High Street** – Nothing to report.
- **Network Rail and Fence at Recreation Ground** – Clerk advised that the on-site meeting had been cancelled as Network Rail (NR) decided they did not need another access area. Clerk to contact NR to find out who installed the fence along the allotments.
- **Land at Gooseacre** – Barratts – Clerk and Councillor Fee had met with Sam Mathison, Senior Land Manager from Barratts on 30<sup>th</sup> March. He advised that Barratts would be happy to gift the land to the parish council if the parish council paid the legal fees for the transfer of land. Agreed this should be discussed. Clerk will put on June agenda.
- **Straw Figures** – High Street. Clerk has written a letter to resident of no. 77A High Street requesting that the straw figure be moved to within the residents own property as the grass verges are now being cut.

## 47/21 CORRESPONDENCE, CONSULTATIONS AND CIRCULARS

**11.03.21 - Mick Waterhouse/Cllr D Town - Building site at 97 High Street Cheddington ref. planning applications - 18/A1705/DIS, 20/00141/CON3** - Clerk asked to contact Planning Enforcement regarding condition of the pavement and also about the contractors use of the recreation ground grass area for dumping debris from the works being carried out on the road.

**16.03.21 - Amy Kennedy, House bid on the new development, 3 bed, Bromford housing** - Clerk advised Miss Kennedy to contact Bromford Housing direct.

**16.03.21 - Alison Philips, Deputy Buckinghamshire Lieutenant - Message from the Buckinghamshire Lieutenancy re. death of a sovereign** – There was a brief discussion. Councillors asked to consider what type of village event could be organised for February 2022 to mark the Queen's Platinum Jubilee.

**16.03.21/6.04.21 - Jenny McGrath – Location of bike racks in Cheddington** - Clerk had confirmed they could be installed at the Village Hall. Pavilion - a decision would be made when the works were completed. Clerk had circulated the information document from Jenny re. types etc for discussion. Clerk to ask if the Village Hall would be happy for bike racks and also a suitable spot.

**16.03.21 - Jill Nutkins - BT Red Telephone Box for book exchange** – The Parish Council were not against the idea but were concerned where it would be positioned if not on PC land and also who would secure it, who would be responsible for maintaining it etc?

**17.03.21 - Chris Kelly - Group Exercise Classes in Cheddington** - Request to use the village hall/rec ground car park for keep fit lessons. – The Parish Council agreed for her to use the village hall at the moment as works going on at Pavilion.

**19.03.21 - Naomi O'Neil - Weed killer use around the village** - Clerk had contacted Naomi and would also put a piece in the Newsletter.

**22.03.21 - Kirsty Dance - Garden Access** - Request to use land behind Gooseacre to gain access to her garden - Clerk had confirmed this was OK but to ensure the grass was not damaged.

**22.03.21/28.03.21 - Candice Mason – Mason Coaches - Marquee - Permission to use Recreation Ground, Jan 2021 for a village event** – It was agreed this needed to be discussed and once permitted to invite Candice to a Parish Council Meeting (probably July 21). The various Clubs at the Recreation Ground would need to be consulted.

**31.03.21 - Suzy Sangster - Bug hotels at the wildflower site** – Clerk had confirmed that this was a lovely idea and had given permission on behalf of the council.

## 48/21 TO RECEIVE REPORTS FROM OUTSIDE ORGANISATIONS

Nothing received.

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## 49/21 THE GREEN

Clerk had contacted Playground Facilities and the 'normal' swing had been replaced.

Design had been received from Playdale Playgrounds for the Green playground. This project was on hold until the Pavilion redevelopment was completed.

Fencing around The Green – Clerk had asked Brian Small if he could undertake this job. It was agreed that if it was around £2k to give him permission to proceed.

## 50/21 PAVILION UPDATE

Cllr Fee reiterated the discussion from the Tuesday 6<sup>th</sup> April night meeting with Hugo Hardy.

Cllr Finch asked if it was acceptable to forward the proposed project end date to the Bowls Club. Agreed yes but to state that it was not guaranteed.

Clerk would, when advised by Hugo Hardy on his issue of the Non-Completion Certificate, email RPL in respect of the liquidated and ascertained damages of £1000/week we are entitled to claim because of the delay in the works beyond the 26<sup>th</sup> April 2021 as stated in the JCT Minor Works Contract.

Cllr Daly agreed this was a good negotiating tool especially if there were anymore variations.

Clerk had contacted Alan Lawson from the Village Hall for guidance regarding the licences required. He had sent a guidance document. A separate meeting would be arrange to discuss the Terms of Hire.

Clerk had contacted Came & Company and requested the temporary works contract insurance to be extended until end June 2021.

RHI scheme application for extension in respect of the ASHP tariff has been submitted to OFCOM.

## 51/21 FINANCIAL MATTERS

- a) Payments were agreed in accordance with the financial report.
- b) Contribution to Cheddington Playscheme for the Year 2021 (£500 Yr 2020) - £1300 - Agreed
- c) Payment in respect of the purchase of 2 x Tommy Figures in the sum of £370 - Agreed
- d) Payment to Aylesbury Mains for the replumb of 2 x light columns, Village Hall Path in sum of £342 plus VAT - Agreed
- e) Request from Village Hall Management Committee that the Parish Council contribute to the costs incurred for the lease update – It was agreed to wait until the Parish Council had agreed its fee and then adjust at the time of the annual donation.
- f) Request from Cheddington Tennis Club for the portaloo to be reinstalled from the 24th April 2021 – Agreed.

Clerk to ask Berkhamsted Raiders for fixture list.

## 52/21 PLANNING MATTERS

### a) To consider applications received via Buckinghamshire Council:-

**21/00831/APP – 5 Hill Side, Cheddington LU7 0SP** – Demolition of the existing front porch and erection of new porch, replacement of garage flat roof with pitched roof, enlargement of parking area and extension of existing vehicular access – No objection

**21/00964/APP – 57 Gooseacre Cheddington LU7 0SR** – Change of use of garage, part to dog grooming area and part to home office. Replace the up and over garage door with a single door, double window and brickwork – No objection

**21/01006/APP – Falcon House, High Street, Cheddington Lu7 9AA** – Detached stable, hay store, tack room block for two stables and hard standing – No objection

**21/00957/APP – 13 New Street, Cheddington LU7 0RL** – Single storey rear extension – No objection

### b) To receive determinations by AVDC

There was nothing to report.

### c) Other Planning Matters

To discuss the construction lorries using the Barkham Close entrance. It was agreed to arrange a site meeting with those relevant parties concerned ie Highways and Planning.

## 53/21 ANY OTHER BUSINESS

- i) Light in Church Lane

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Cllr Graham – Advised the light outside No 17 Church Lane was not working.

ii) Annual Meeting date

It was agreed to move the Annual meeting to Monday 10th May i.e. after the election.

iii) Virtual meetings.

Cllr Poll advised that as of 7<sup>th</sup> May Councils would not be able to hold virtual meetings. BALC were contesting this.

**The remote Zoom meeting finished at 8.37pm**

**Signed:** \_\_\_\_\_  
**Chairman**

**Date:** \_\_\_\_\_

# CHEDDINGTON PARISH COUNCIL

FINANCIAL APPENDIX

MONTH 1

AS AT 06/04/2021

VCHR	DATE	PAYMENTS - CURRENT ACCOUNT	NET	VAT	TOTAL
<b>DIRECT DEBIT PAYMENTS DEBITED</b>					
171	12/03/2021	E.On 01.02.21-28.02.21	£ 605.68	£ 121.14	£ 726.82
172	17/03/2021	ICO Renewal Yr 21-22	£ 35.00	£ -	£ 35.00
173	29/03/2021	Clerk's Mobile 13.03 - 12.04	£ 13.15	£ 2.63	£ 15.78
1	01/04/2021	SSE Recreation Ground Q4	£ 268.96	£ 13.44	£ 282.40
		<b>TOTAL DDs Made</b>	<b>£ 922.79</b>	<b>£ 137.21</b>	<b>£ 1,060.00</b>
<b>DD PAYMENTS TO BE MADE</b>					
2	08/04/2021	NEST Pension March 2021 - DD	£ 74.09	£ -	£ 74.09
		<b>TOTAL DDs To Be Made</b>	<b>£ 74.09</b>	<b>£ -</b>	<b>£ 74.09</b>
<b>ONLINE PAYMENTS MADE</b>					
174	09/03/2021	Rialtas Subscription for Making Tax Digital	£ 59.00	£ 11.80	£ 70.80
175	09/03/2021	RPL Coonstruction Inv CIN458	£ 8,291.38	£ 1,658.28	£ 9,949.66
176	18/03/2021	Memorial Benches UK - Mason's Bench	£ 320.79	£ 64.16	£ 384.95
		<b>TOTAL OL Payments Made</b>	<b>£ 8,671.17</b>	<b>£ 1,734.24</b>	<b>£ 10,405.41</b>
<b>ONLINE PAYMENTS TO BE MADE</b>					
3	08/04/2021	SD Structures - Inv SD0255.0-3 - Pavilion (as agreed)	£ 750.00	£ 150.00	£ 900.00
4	08/04/2021	Playground Facilities re. new swing seat Inv 1526	£ 198.01	£ 39.60	£ 237.61
5	08/04/2021	Parish Online annual subscription (Inv 11UB018-0003)	£ 100.00	£ 20.00	£ 120.00
6	08/04/2021	E R Roberts - Expenses March 21	£ 25.62	£ 2.00	£ 27.62
7	08/04/2021	E R Roberts - Salary March 21	£ 960.72	£ -	£ 960.72
8	08/04/2021	Brian Small Handyman - March 2021 Inv no B0084	£ 708.30	£ 26.46	£ 734.76
9	08/04/2021	HMRC 06.03-06.04 (April)	£ 99.73	£ -	£ 99.73
10	08/04/2021	Simon Barrow - March 20 (SB1022)	£ 2,283.33	£ 456.67	£ 2,740.00
11	08/04/2021	Hugo Hardy - RIBA Stage 1-5 (Inv 007 - as agreed)	£ 1,215.00	£ -	£ 1,215.00
		<b>TOTAL OL Payments To Be Made</b>	<b>£ 6,340.71</b>	<b>£ 694.73</b>	<b>£ 7,035.44</b>
<b>CURRENT ACCOUNT - Community</b>					
T19	04/03/2021	Transfer from Savings Account	£ 6,000.00	£ -	£ 6,000.00
T20	09/03/2021	Transfer from Savings Account	£ 9,949.66	£ -	£ 9,949.66
R45	19/03/2021	Buckinghamshire Council NHB re. Pavilion	£ 9,949.66	£ -	£ 9,949.66
			<b>£ 25,899.32</b>	<b>£ -</b>	<b>£ 25,899.32</b>
<b>SAVINGS ACCOUNT - BMM</b>					
T19	04/03/2021	Transfer to Current Account	-£ 6,000.00	£ -	-£ 6,000.00
T20	09/03/2021	Transfer to Current Account	-£ 9,949.66	£ -	-£ 9,949.66
R46	21/03/2021	Bank Interest to 20.03.21	£ 2.57	£ -	£ 2.57
			<b>-£ 15,947.09</b>	<b>£ -</b>	<b>-£ 15,947.09</b>
<b>BALANCES 06.04.21</b>					
		Current A/c			£ 14,615.37
		Savings A/c			£ 89,254.31
		<b>TOTAL</b>			<b>£ 103,869.68</b>
		Less DD to be paid			£ 74.09
		Less Online Payments to be made			£ 7,035.44
		<b>CURRENT BALANCE</b>			<b>£ 96,760.15</b>