



HADDENHAM Parish Council

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MINUTES FULL PARISH COUNCIL MEETING

Monday 26th April 2021, 7.00pm
Held remotely via Zoom

Present: Cllrs Mrs. Aston, Mr. Brown, Mr. Hoare, Mr. O'Hanlon, Mr. O'Loughlin, Ms. Poole, Mr. Sharp, Mr. Thawley, Mr. Truesdale (Chair), Mr. Wheeler and Mr. Young.
Bucks Cllrs: Mrs. Brandis and Mr. Foster.
Clerk: Ms. Gilbert.
Deputy Clerk: Mrs. Marsden.
Assistant Clerk: Ms. Griffiths.
Members of the public: 7

PC21 93 APOLOGIES

No apologies were received.

PC21 94 DECLARATIONS OF INTEREST

Mr Sharp declared an interest in Haddenham Parochial Charities and Haddenham Community Library. Mr Wheeler declared an interest in Haddenham Parochial Charities. Mrs Aston declared an interest in Haddenham Tennis Club, Haddenham Village Hall Management Committee, the Playing Field Management Committee and Haddenham Youth and Community Centre. Mr Truesdale declared an interest in Haddenham Youth and Community Centre.

PUBLIC PARTICIPATION

2 members participated.

1. Support was expressed for the Parish Council's plan to apply for planning permission for allotments on land adjacent to Snakemoor. It was suggested that sheds for storing tools and a solar powered pump could be included in the plans.
2. Concern was raised over the potential for invasive species affecting Snakemoor if allotments were adjacent, although allotments would be preferable to a housing estate.

PC21 95 MINUTES

The minutes of the meeting held on 29th March 2021 were AGREED as a true record and signed.

PC21 96 PARISH COUNCIL ELECTION

It was noted that Notice of an Uncontested Election for Haddenham Parish Council was posted by Buckinghamshire Council on 9th April 2021 for the election scheduled for 6th May 2021. 11 nominations were received to fill the 11 places on the Parish Council. 3 Councillors have stood down and 3 new Councillors are elected.

PC21 97 PLANNING COMMITTEE

- (i) The minutes of the meeting held on 29th March 2021 were noted.
- (ii) The Council's response to the following planning application was AGREED:
21/01035/APP The Gateway Haddenham Industrial Estate Pegasus Way Haddenham Buckinghamshire HP17 8LJ
Use of building as a food takeaway, together with provision of extraction system.

The Parish Council submits a holding objection due to insufficient information having been provided with the application for the Council to properly assess it. The Parish Council acknowledges that a food take-away operating during the working day and serving the business park could provide a useful service, but has concerns in relation to the location.

1. This small building originally served as the gateway to the industrial estate when there was full vehicle access from Dollicott. Following the construction of Pegasus Way several years ago, the Dollicott access was permanently closed to vehicles by a large metal gate with a pedestrian-only side access, since when the gatehouse has been vacant.
2. There is no pavement from the gateway northwards into the industrial estate for a considerable distance until after the left-hand bend, so all approach on foot is on the roadway (Pegasus Way).
3. Immediately opposite the gateway is PDX Logistics which is one of the industrial estate's busiest operators. Its business involves the loading/unloading of pallets from HGVs. At any one time there are several HGVs present, and the operation regularly spills over and takes place on the roadway itself. HGVs dominate the gateway building, with waiting and manoeuvring on the road, in the car park adjoining the gatehouse, and lining up back into the industrial estate awaiting their turn, some with engines running. Complaints about noise and disturbance arising from this operation on evenings and weekends have been received from residential neighbours on Dollicott.
4. A new development (ref 16/00047/APP) of 10 homes is under construction only a short distance behind the gatehouse and accessed from the Dollicott side of the large barrier gate via a newly constructed turning.
5. The Parish Council's concerns are:
 - a) The lack of any pavement to the industrial estate and the dominance in the roadway and immediate environs of HGVs does not make for safe access to collect food take-aways by customers from the industrial estate, who are likely to be on foot.
 - b) Similarly, HGV activity is likely to restrict vehicle access to the gateway for its own deliveries and, probably more difficult, for refuse vehicles attending the building. The Parish Council notes that there is no information on refuse arrangements in the application.
 - c) The dominating presence of HGVs inevitably causes localised pollution which is a health and safety concern in relation to the preparation and serving of food in the immediate vicinity.
 - d) There is no information about opening hours. It may be that daytime on weekdays are intended but any intention to serve food to the wider village and/or in the evening or weekend has the potential for two sets of problems. Firstly, it is likely that at least

some customers would come by car and park on or just off Dollicott, causing local nuisance to residents and negating the intentions in permanently closing that access to vehicles. Secondly, evenings and weekends are more likely to involve hot food, and hence smells, again with the possibility of causing nuisance to neighbours, not least in the new development.

6. In conclusion, the Parish Council suggests that more information and discussion is needed.

(iii) The following recent LPA decisions were noted:

20/00060/ALB Bigstrup Farm Aylesbury Road Haddenham Buckinghamshire HP17 8TX
Conversion and restoration of redundant barns to create an Outreach Education Centre and Wedding Venue, plus the demolition of a former silage barn and erection of a replacement restaurant/kitchen building and formation of associated new access drive and car park, plus change of use of Wychert and Byre Barn to self-catering accommodation

Buckinghamshire Council –Listed Building Consent

21/00647/AGN M J Holland & Son Grove End Farm Mill Lane Haddenham OX9 3RZ
Agricultural storage building

Buckinghamshire Council – Agricultural refused

21/00520/APP 4 Roundhill View Haddenham Buckinghamshire HP17 8RN
Demolition of existing single garage and construction of new two storey side extension

Bucks Council – Householder refused

21/00534/APP 65 Churchway Haddenham Buckinghamshire HP17 8HB
Demolition of existing garage and erection of single storey rear extension

Bucks Council – Householder approved

20/03836/APP 28 Rudds Lane Haddenham Buckinghamshire HP17 8JP
Two storey front extension, single storey side extension and detached garage

Buckinghamshire Council – Householder approved

21/00621/APP Land Off Aston Road Haddenham Buckinghamshire
Demolition of existing buildings and erection of two dwellings

Application withdrawn

21/00491/APP 3 Cricketers Way Haddenham Buckinghamshire HP17 8FL
Construction of single storey rear extension

Bucks Council – Householder approved

(iv) Following on from the discussion of the land adjacent to Snakemoor at the planning committee meeting on 29th March 2021, it was explained that the site belongs to Aylesbury Vale Estates (AVE) and is currently rented to a farmer. It was referenced in a report to Buckinghamshire Council's Cabinet meeting on 16th February 2021 which reviewed the operation of AVE and approved its 2021-2024 business plan. The 2021-2024 business plan lists several small "non-core" and community assets described as "negative net value" sites "to be reviewed and sold/developed where possible". They

include the land adjacent to Snakemoor, valued at £60,000 in 2019, the highest value of all the non-core sites. A note says “the potential of this site has not been progressed due to political sensitivities, which should be addressed in due course. There is significant potential residential development value attributed to this large site immediately adjacent to Haddenham station”. The report also states “The AVE business plan is not subject to consultation with local councillors and community boards”.

The Parish Council agreed at the previous planning meeting to attempt to register the land as an asset of community value, as a way of initiating discourse with Buckinghamshire Council regarding its intentions for the land but it also considered that the site would work well as additional allotments. The Parish Council has a statutory duty to provide allotments and there is currently a waiting list of over 20 people for plots at the existing allotments with only very limited options for creating additional plots on the existing site. Demand is also likely to increase due to the expansion of the village. It was noted that ownership of the land is not required to submit planning permission.

It was AGREED to apply for outline planning permission for allotments, including access, permission for sheds, a solar powered bore hole and parking, on Land Adjacent to Snakemoor.

- (v) It was AGREED to delegate to the Clerk, in consultation with the Chair and /or Vice-Chair of the Planning Committee, to respond to new minor planning applications within the consultation period, until the next planning committee meeting is able to take place. Committee members will be notified of the applications by email for their input prior to submitting a response.
- (vi) No further update.

PC21 98 FINANCE AND GENERAL PURPOSES COMMITTEE

- (i) The list of payments was not available in time for the meeting.
- (ii) It was noted that RBS have been booked to close down year-end in the Omega system on 5th May 2021.
- (iii) It was noted that the Internal auditor is booked for a year-end visit on 21st May 2021.
- (iv) It was AGREED to proceed with the quote of £4,200+VAT (plus an allowance for an increase between receiving the quote and commissioning the work) from CDS for a Tier 2 Environment Agency Groundwater Risk Assessment for the Aston Road Burial Ground.
- (v) It was AGREED to approve the updated Tennis Club lease and delegate to two Councillors in the presence of the Clerk to sign the lease.
- (vi) Prior to the meeting, quotes for furniture and audio-visual equipment for the conference room were circulated. It was AGREED to set a budget of £12,109 to include some optional extra items that will be considered following a demonstration of the AV equipment. The Clerk confirmed that an application to reclaim the costs from S106 would be acceptable to Buckinghamshire Council, so this was AGREED.
- (vii) It was AGREED to delegate to the Clerk, in consultation with the Chair and /or Vice-Chair, to make any financial decisions that would normally be made by the Council or a Committee to ensure the Council’s assets are maintained and ongoing projects can progress, until it is confirmed that remote meetings can continue or it is practical and safe to hold meetings indoors.
- (viii) No further update.

PC21 99 ENVIRONMENT COMMITTEE

- (i) As a result of the tendering process 6 designs for the refurbishment of Woodways Play Area were received. The working group reviewed all the submissions in details and

- recommended a shortlist of 2. The designs were presented and it was AGREED to appoint Wicksteed as the contractor for the Woodways playground refurbishment.
- (ii) A comprehensive tender process for the grounds maintenance contract has been carried and as a result 5 tenders have been received. The working group carried out an assessment process and prepared a report which scored two tenders more highly than the others. During the tendering process queries were received about the specification of the annual sports pitch maintenance schedule which was considered by several to be over the top for grass roots pitches. Contractors were therefore given the opportunity to submit an alternative specification and cost for the sports pitches. It was agreed that the assessment should be on the basis of the sports pitch specification included in the tender documents. It was AGREED that the final decision will be made, between the 2 highest scored tenders, once the results of the references and responses to additional queries have been received.
 - (iii) It was AGREED to delegate to two Councillors in the presence of the Clerk to sign a contract with the selected grounds maintenance contractor in line with the tender specifications.
 - (iv) No further updates.

PC21 100 ALLOTMENTS SITE LEASE

- (i) Feedback from the trustees of Rev. John Willis Charity on the draft new allotment site lease was received. It was noted that the trustees are not in favour of the clause which allows for unresolved disputes over the rent review to be referred to an independent surveyor. The trustees have met informally and would either like the clause to be removed or for the Parish Council to agree to cover any costs incurred from referral to the independent surveyor. Mr Truesdale raised concern over whether the charity commission would approve a lease of 40 years without any means of dispute resolution.
- (ii) It was AGREED that the Clerk and Chair of the Parish Council will meet with the trustees to discuss a solution that is acceptable to all.
- (iii) It was AGREED that the current lease will be permitted to hold over and the new lease will be brought back to the Council for consideration, following discussions with the trustees.

PC21 101 LOCAL COUNCIL AWARD SCHEME

Due to delays outside of the Parish Council's control, it is unlikely that the Parish Council will be able to submit an application in May but will be in a good position to apply for Gold status during the next window for applications in September.

PC21 102 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Mr Truesdale remotely attended the Service of Licensing of The Revd Cassa Messervy as Rector for The Wychert Vale Benefice.

It was noted that Dandara has informed the Parish Council that it has now opened the country park area at the Aston Road development site.

PC21 103 SCHEDULE OF MEETINGS

It was AGREED to await the outcome of the legal process which will determine whether local councils can hold remote meetings under the Local Government Act 1972. If it is determined that remote meetings are not permitted under the Local Government Act 1972, then the Council will cancel all non-essential meetings until COVID-19 restrictions on indoor gatherings are lifted. The delegations above will then apply.

Monday 17 th May 2021	Annual Parish Council (essential)	19:30
Monday 7 th June 2021	Planning Committee (to be confirmed)	19:00
	Environment Committee (to be confirmed)	19:30
Monday 28 th June 2021	Planning Committee	19:00
	Parish Council (AGAR) (essential)	19:30

PC21 104 CONFIDENTIAL ITEMS

None.

CLOSURE OF THE MEETING

The meeting closed at 20.53

Signed: _____
Chair

Date: 17th May 2021