

Minutes of the Meeting of Aston Clinton Parish Council - held on Wednesday
4th April 2018 at 7.30pm
at Aston Clinton Parish Meeting Room

Present:

Councillors: -

L Tubb - Chairman

C Read

M Mason

R Stewart

S Howard

J Eggesfield

L Ronson

C Judge

P Wyatt

M Collins (AVDC), C Paternoster (AVDC), B Chapple (AVDC/BCC)

Clerks: G Merry (Recording), E Barry

22 Members of the public

18.034 Apologies:

There were no apologies

18.035 Declarations of Interest:

Cllr Howard declared an interest in item 18.041 i.

18.036 To Approve the Minutes of the Parish Council Meeting held on 7th March 2018.

The minutes were PROPOSED by Cllr Stewart, SECONDED by Cllr Howard, AGREED and SIGNED.

18.037 Public Participation. It was agreed by show of hands to set aside Standing Order 3. F) and allow 30 minutes for Public Participation. Cllr Tubb advised that the football club's proposal to re-locate the pitch to the east of the tennis courts, had been withdrawn but all points would still be taken:

- It was asked when the park driveway would be surfaced. Cllr Tubb responded that this was currently out to tender but was not a quick process as it had to be publicised on the government contract finder. Cllr Read explained that the project would be more than just surfacing and would involve some remodelling and improved access.
- It was enquired why Cllr Wyatt had not declared an interest in the football matter and Cllr Tubb responded that Cllr Wyatt had resigned from the football club committee.
- It was asked whether the football club's proposal could be re-presented. Cllr Tubb responded that in theory it could. However, it was now the football club's intention to do a consultation with the public and to explore alternative sites.
- It was suggested that the council vote immediately as most of the village were against the proposal. The clerk (GM) explained that out of 120 emails, 90 had been against and 30 had been for the proposal. Cllr Tubb added that all Cllrs had been hearing verbally from residents too and that all views had been taken into consideration.
- It was asked whether, if the vote was a 'no', the proposal could be re-presented. Cllr Tubb advised that legally a motion can be re-presented after 6 months. Any organisation can bring a proposal to the council at any time. However, in this instance it would be unlikely. The FC had not expected the strength of feeling from the village.
- It was asked who had marked out the proposed pitch and Cllr Howard responded that he had. He confirmed that this was the total size, but the degree of slope had not been a factor in withdrawal of the proposal. He also confirmed the marked area included the stand.
- It was asked why the PC had not consulted with the immediate neighbours. Cllr Tubb responded that the PC feels it has.

- It was asked whether the one affected tree carried a TPO and Cllr Read confirmed that it does.
- It was suggested the Park would become a sports ground and Cllr Tubb responded this was not the case as the rest of the park was not affected.
- It was enquired how the FC would now consult with the public. Cllr Howard responded that it may be an online poll. However, he was there as a parish councillor rather than to answer for the FC on this occasion.
- The clubhouse location was brought up and Cllr Tubb responded that the vote is only for approval in principle and the exact details would need to be worked out.
- It was enquired whether evening matches would require changes to park barrier closing times and had the PC considered the consequences of this. Cllr Tubb responded that the consequences had been considered in other contexts, which is why this PC introduced barrier locking. The times were not expected to change, as clubs operating in the evenings had their own key to let their members out after lock-up.
- The amount of night games was questioned. Cllr Howard responded that approx. 8 per season. Training would continue to be on the All-Weather Pitch.
- It was enquired how the funding for the community centre would be affected, if the proposal was voted down. Cllr Tubb detailed the stage the community centre is at with £500,000 already allocated and another application encouraged from AVDC. There would still be changing rooms and showers in the new build.
- Cllr Mason confirmed the funding deadline is July and a new application must be submitted.
- It was enquired why there were more than 8 people around the table. It was explained there were 9 councillors of which 8 would be voting, and 2 clerks.
- It was asked why previous minutes had stated the FC were happy to remain at their current location. Cllr Read explained that the FC investigated the promotion requirements further and discovered the current area would not be large enough.
- It was stated that the FA rules for promotion required parking to be closer to the stadium than it currently would allow and were there plans to provide closer parking. Cllr Mason confirmed that for step 6, parking just needs to be close by. No changes to parking were currently being planned.
- It was again enquired why in November the minutes had stated the FC would stay where it was. Cllr Read reiterated his answer above.
- Cllr Eggesfield stated the FC were hurt by their inability to progress. Cllr Tubb stated that even the letters of objection had expressed support for the FC's aspirations.
- It was asked how the proposed build would be funded and Cllr Tubb stated it would be up to the FC to fund themselves.
- It was stated that to progress, the FC should find a piece of land.

18.038 Council

i Reports from external organisations:

AVALC: Councillor Mason reported as follows: -

- AVALC felt it important that parish council roles are strengthened in any unitary authority arrangement.
- S106 had been discussed and that councils elsewhere had been able to challenge the 5-allocations rule.
- The New Homes Bonus was discussed and the uncertainty over unitary authority changes meant its future was uncertain. The July 2018 deadline may be the last opportunity to apply. There was also the possibility of applying for NHB funding for traffic calming. Micro-grants of up to £1000 were also available for local organisations to apply for.
- The Oxford-Cambridge corridor was likely to fall just north of Aylesbury with 75,000 new houses likely for Aylesbury Vale.

S106 Meeting: Cllrs Tubb, Read and the clerk (EB) had met with AVDCs S106 Officer to discuss why the money could only be spent on leisure, when the village is in need of infrastructure improvements. It was explained that in 2002, AVDC conducted an audit throughout the Vale and discovered that leisure provision was lacking. A database of needs had been created. Any deviation from this may result in legal challenge from developers. There was however, some scope for parishes to approach developers directly to negotiate S106 sums. Cllr Read explained what S106 monies are.

Wendover Area Youth Action: Cllrs Ronson and Wyatt had attended the Youth Action evening at the Aston Clinton Baptist Youth Club. This initiative was created to encourage youth groups to engage with their local communities.

18.039 Finance and Staff Committee: Cllr Hughes had resigned from the council and Tubb reported that she now chairs the Finance and Staff Committee:

- i **Month-End Accounts:** The Clerk (GM) presented the month-end accounts for March. These showed a total income for the year to-date as £382,772 (181% of budget). Total expenditure was £317,405 (139% of budget). As agreed, the F&S committee had approved most invoices so that they could be settled before the end of the financial year.
- ii **Budget Status:** The account for 'Miscellaneous Income' was queried and the clerk agreed to circulate the details.
- iii **Payments to be agreed:** the clerk (GM) circulated the list of payments to be agreed (below) and it was agreed not to settle the balance to ETC Sports yet, as snagging issues for the new STP had only just been addressed and not yet signed-off. The Sport Equip invoice for repairs to the Trim Trail would also not be paid, as the contractors needed to return and remove fly-tipped debris. The clerk confirmed that payments to the payroll company were made in advance.

Date	Company	For	Amount £	Vat £	Total £	
Invoices Received After 26/3/18 - TO BE APPROVED: -						
27/03/2018	Community Heartbeat	Gold Membership - support package to 1/3/18	£ 850.00	£ 170.00	£ 1,020.00	
28/03/2018	Power Rod	CCTV Survey on Café Drains	£ 360.00	£ 72.00	£ 432.00	
31/03/2018	BAS Associates	Payroll Support - April-June	£ 108.00	£ 21.60	£ 129.60	
31/03/2018	BALC	Annual Subs 2018/19	£ 588.54	£ -	£ 588.54	
Invoices Approved by F&S Committee 26/3/18						
18/12/2017	ETC Sports Ltd	BALANCE - STP	£ 21,931.20	£ 4,386.24	£ 26,317.44	UNPAID
14/02/2018	Npower	Street Lighting - June 17-January 18 - extra MPAN	£ 5,024.22	£ 865.32	£ 5,889.54	
		(less credit of £3596.22 already paid)		Owing	£ 2,293.32	PAID
28/02/2018	G McEnergy	Office Cleaning - Feb (OS)	£ 30.00		£ 30.00	PAID
05/03/2018	Buckland Landscapes	Feb Site Maintenance	£ 2,237.50	£ 447.50	£ 2,685.00	PAID
08/03/2018	Smiths of Derby	Clock servicing	£ 282.00	£ 56.4	£ 338.40	PAID

09/03/2018	Sportsequip	Repairs to trim trail	£ 3,150.00	630	£ 3,780.00	UNPAID
15/03/2018	Your Café in the Park	Catering - 7/3/18	£ 54.00		£ 54.00	PAID
13/03/2018	Npower	1013095120842 MPAN - Feb 18	£ 608.79	£ 121.76	£ 730.55	PAID
13/03/2018	Npower	1013095120610 MPAN - Feb 18	£ 38.10	£ 7.62	£ 45.72	PAID
22/03/2018	E Sharp Electrical	photocell fitting for Café apex	£ 196.50	£ 39.30	£ 235.80	PAID
22/03/2018	E Sharp Electrical	108 Long Plough and 11 Overstrand	£ 197.15	£ 39.43	£ 236.58	PAID
22/03/2018	E Sharp Electrical	LED conversion Rosebery and Beaconsfield	£ 1,260.00	£ 252.00	£ 1,512.00	PAID
23/03/2018	G McEnery	office cleaning March	£ 40.00		£ 40.00	PAID
23/03/2018	E McGoldrick	Park bins and toilet - March	£ 156.00		£ 156.00	PAID
26/03/2018	Your Café in the Park	Cleaning 5/3/18 - 1/4/18	£ 140.00		£ 140.00	PAID
DDs - For Info						
05/02/2018	British Gas	Top Car Park	£ 52.88	£ -	£ 52.88	
05/02/2018	British Gas	Monthly DD PC/YC	£ 98.00		£ 98.00	

MOTION: to recommend the list of payments to full council PROPOSED by Cllr Tubb SECONDED by Cllr Stewart and AGREED, with provisos as above.

18.040 Planning Committee: Cllr Read reported from the last planning meeting as follows: -

a. Small-Scale Applications: -

18/00203/COUAR Merrymead Farm College Road North - Determination as to whether prior approval is required for the proposed change of use and conversion of an agricultural building to a dwelling house: **No objection**

18/00152/AOP Land Off Stablebridge Road - UPDATED PLANS - Erection of 5 new dwellings with new access from Stablebridge Road: **Original objections to this application stand.**

17/04672/APP the Rothschild Arms PH 82 Weston Road – ADDITIONAL DOCUMENTS Conversion and subdivision of the existing public house into two terraced dwellings and construction of three terraced two storey dwellings and associated parking on land on the opposite side of the road currently used as car parking and beer garden associated with Rothschild Arms Public House: **Full original objection stands.**

18/00687/ADP Land Off Chapel Drive Approval of reserved matters pursuant to Outline permission 16/01774/AOP relating to Application to approval conditions: No objection but request addition of the following: restriction to the construction management plan: No deliveries between the hours of 8.30 and 9.30

b. Large-Scale Applications: -

17/00069/REF Land off College Road South – up to 85 dwellings: Communication from Hollins Strategic re Hollins Strategic consultation: -

Hollins Strategic had written to both the Parish Council and a number of local residents asking for comments on the 'new' 55 scheme. As this was a complex and unusual case, it was agreed by the planning committee to seek further advice on this 'consultation'. Following this, the PC is currently preparing a response to the Hollins Strategic 'consultation' to include the reasons why it believes the 55 scheme should not be considered at the appeal but also, its opinions on the 55 scheme, should the inspector decide to consider it. The PC will also be writing to the Planning Inspectorate and AVDC.

- ii. **NHP:** The examiner's final report was expected on 6/4/18 and it was hoped this would approve the Plan. If so, this would now carry significant weight against developments.

18.041 Facilities Committee:

- i **Football Club:** Cllr Tubb advised that this discussion was only for members of the parish council. She confirmed the reasons this matter had been kept on the agenda after being withdrawn, were as follows: 1. The proposal had been withdrawn late in the day at the time the agenda needed to be published; 2. It may have looked at if the PC were hiding something by not having the vote. Cllr Tubb advised that the PC is an elected body and represents the views of the village. Councillors must not pre-determine their vote but come to the debate with an open mind. She asked for councillor's views: Cllr Read stated that the original plan had not been for such a large build. The addition of first a fence, then a hedge, then a stand and floodlights would, he felt affect the view to the Chilterns. He had spoken with many visitors to the park who had expressed their concerns. After considering all views, he would not be supporting the proposal. Cllr Tubb outlined that when this PC started, there was a poor relationship with the football club and this had now changed to a collaborative one. She felt that a club lasting 126 years deserved to remain in, and have the support of, the village. Cllr Mason fully supported the FC in their aspirations to progress but was very concerned about the size of the proposed pitch. She had conducted her own research and produced an accurate graphic of the size of the pitch and stand, which had been displayed. She also felt the PC may be contravening its own NHP policies by supporting this. Cllr Eggesfield stated that the football club has been around for a very long time and deserves to be supported. This application however, may ultimately work against them as it did not allow enough capacity for them to move up the league. He stated the PC must support them in their bid for promotion but the the cost to the park, with this proposal, was too great. Cllr Wyatt expressed disappointment at the inaccuracies in emails and on local social media, as these have misled the debate. He had thought hard about his decision in view of the public response. Cllr Ronson stated her full support for the FC but felt this location is not the right one. The PC may be able to help by allocating any 'banked' S106 money towards land for the FC. Cllr Stewart stated she supported the views expressed by Cllrs Read and Mason and wished the FC well. She stated the level of engagement from the public has been unprecedented but felt that any application to site a stadium anywhere in the Park, would contravene policies stated in the NHP. Cllr Mason asked for the word 'stadium' to be replaced with 'stand' as it was misleading. Cllr Judge state the build was going to be too big and would spoil the views in that area. Cllr Eggesfield stated the importance of the PC assisting the youth of the village and Cllr Tubb felt a positive outcome of this matter was the renewed working relationship between the FC and the Colts. Cllr Mason stated that although the onus is on the FC to find a suitable ground, but the PC could help by facilitating dialogue with 3rd party organisations e.g. Larger councils. Cllr Tubb stated she has initiated this process.

MOTION: to agree in principle to the re-location of the football pitch to the east of the tennis courts, with associated infrastructure as proposed by the football club, **OPPOSED** by 6 votes against and 2 abstentions.

- ii **S106 Money – 14/00426/AOP - £113,636 (off Brook Street & Aylesbury Road) and 15/03786/AOP £304,729 (South of Aylesbury Road) Re-allocation:** The Facilities Committee had recommended 14/00426/AOP - £113,636 should be banked for potential land purchase, since the houses were already built, and it was too late to negotiate directly with the developer. For 15/03786/AOP £304,729, it may be possible to negotiate with the developer. Cllr Read stated one idea would be to allocate this to rejuvenating the footpath along Stablebridge Road and from Stablebridge down to the canal, as well as linking to the Upper Icknield Way.

MOTION: to agree to the committee’s recommendation for this S106, as above, **PROPOSED** by Cllr Ronson **SECONDED** by Cllr Stewart and **AGREED**.

Cllr Tubb allowed for further public participation

- Cllr Collins (AVDC) stated that now the Woodlands development has been approved, there was land behind the properties on the Aston Clinton road which could be available for recreation. He suggested talking to the Woodlands development Consortium
- It was stated that the vast majority of the village supported the football club’s aspirations, just not the proposed site.

18.042 Date of next meeting: Wednesday May 2nd at **6.30pm** for the Annual Parish Meeting and **7.30pm** for the Annual Meeting of the Parish Council.

Signed Date