

**Minutes of a meeting of Cublington Parish Council held on 14<sup>th</sup> September 2021 in Biggs Pavilion at 7.30pm**

Present:

Cllr H Vale (Chairman)  
Cllr M Reilly  
Cllr G Antosiewicz  
Cllr K Shults  
Cllr M Waters

Cllr A Bond (County) for item 3  
Cllr P Cooper (County) for item 3

In attendance: Mr M Joy (Clerk)

**1. Apologies**

Cllr D Blamires (attending Wingrave PC)

**2. Minutes of last meeting**

The minutes of the last meeting held on 13<sup>th</sup> July 2021 were discussed by the meeting and duly signed by the Chairman.

**3. Declaration of Interest**

There were no Declaration of interests .

**4. Reports**

**County Councillors**

The County Council are ratifying the Vale of Aylesbury Local Plan tomorrow. The plan sets out a 5-year housing supply and protects the Vale from developers building houses on sites without input the Council.

The Community Boards will provide trees to parish councils to commemorate the Queen's Jubilee. Cllr Cooper reiterated his comments in the July CPC meeting concerning funding of projects. He urged us to get involved with the subcommittees – Transport and Environment which consider project applications. It was suggested we apply for funding for the circular path around North Field and a path from Silver Street to the playground.

Bucks Council has announced a Local Heritage List and is looking for nominations from parish councils to

identify significant assets that celebrate their contribution to local identity and character. It was recommended we should nominate Ridings Cottage.

The Oxford Cambridge expressway has been shelved but the housing associated with the arc will proceed. The number of houses to be built is one million. Bucks Council has objected to the Government 'top-down exercise' as it has no say in the matter. The Chilterns is to become a national park which means housing development in the south of the county will become restricted . This will result in more development in the north over the next 20-25 years.

A discussion took place over Neighbourhood Plans. A NP needs to be passed by a formal referendum of its residents and then ratified by the Government Inspectorate. There is a lot of time and cost incurred in preparing NP which normally take several years to compile. The next 6 months will see which direction the Government is going on deregulation of planning.

**5. Accounts**

**5.1 To approve payments since last meeting**

The following invoices were passed for payment since the last meeting:

7 July 21 Autela Payroll services £50.40  
25 July 21 Clerk Salary £154.46  
25 July 21 DE Phillips £3,250 repairs to cricket sheds – insurance claim  
19 July 21 Swalec £97.94 Electricity  
9 August 21 Mainly Mowing £335 grass and hedge cutting  
20 August 21 Swalec £104.08 Electricity  
25 August 21 Clerk Salary £154.46  
25 August 21 Bucks Council £81.04 Election costs  
25 PKF Littlejohn LLP £240 audit fee

**5.2 To review accounts to 31<sup>st</sup> March 2022.**

There was a surplus to 31<sup>st</sup> August 2021 of £1,275.50 and accumulative cash balances of £19,968.21. The forecast to 31 March 2022 shows a deficit of

£4,087.50 and surplus cash of £14,605.21. This was after providing for legal fees of £2,500 on the lease with Orchard Ground, traffic calming project of £3,722, North Field Planning costs of £877 and replacement streetlights of £1,200.

## **6. Orchard Ground Report**

A meeting was held with the planning consultant regarding the Ecological and landscaping design report required by the planning officer in the outline planning permission concerning North Field. It was suggested local historic fruit trees are planted. Woodland Trust has agreed to donate nine hundred trees and an application has been made to Ovo Energy for community support of nine hundred trees. A new bbq was acquired by a grant of £750 received from Arnold Clark Community Fund. OG has committed to a car park/drive and gate. Funds are available and quotations have been obtained. The proposed new charity Cublington Orchard Ground Association will have a number of Trustees. As set out in the constitution *"the Chair of Cublington Parish Council will be an 'ex-officio' trustee to the charity as long as he or she holds that office; if he or she is unable to act as a trustee, the office holder may nominate another elected member from the Cublington Parish Council to be a trustee of the charity, this will continue as long as that person is an elected member of Cublington Parish Council"*. This is to help ensure that CPC and the proposed charity work closely together in all matters relating to Orchard Ground and North Field; all but two of the other trustees must be residents of Cublington. It is likely that trustees will meet four or five times a year to plan the necessary work, to allocate tasks and check progress linking closely with the current orchard ground committee.

The draft lease is in progress and once it is ready for signing the proposed new charity will apply to the Charity's Commission for registration.

### **6.1 Draft Lease Considerations**

The draft lease is with the lawyers for amendments. It was agreed letters of comfort would be issued to the tennis and cricket clubs to ensure their use of current facilities would be for the next ten years and the draft lease allows for these occupancies to renew every ten years.

## **7. Planning Permissions**

**7.1 19/04435/ACL** -Wing PC – Wing Caravan Site – application for certificate of lawfulness for existing caravan site. No change -awaiting decision from the planning office.

**7.2 CM/0066/20** Planning Application made under Section 73 of the Town and Country Planning Act 1990 to vary Condition 1 (Plans), Condition 2 (Operating Hours) and Condition 3 (Lorry Movements) of planning permission 08/20007/AWD at Lockharts Farm Recycling Facility, Wing Road, Cublington, LU6 0LB and additional amendment to conditions 4 (machinery) Awaiting decision from Planning Officer

**7.3 21/01248/APP** – 21/01248/APP Application for Technical Details Consent pursuant to Permission in Principle granted under ref 19/04442/PIP for the erection of three detached and two semi-detached dwellings with associated infrastructure and landscaping. As requested by Bucks Council we submitted proposals for use of S106 from the development if planning permission is granted. The proposals were - Improvements upgrading modernisation and refurbishment to the Orchard Ground Pavilion Cublington including storage and toilet facilities and/or provision of a footpath and access improvements to the adjoining North Field Cublington. The developer had offered to meet up with CPC and a date is to be arranged. There is on-going dialogue between the planners and developer.

**7.4 21/03199/APP** - Rose House 1 Roses Close Cublington Conversion of existing garage to form self-contained granny annex ancillary to 1 Roses Close. Discussions were held with interested

parties, and it was decided to object on the grounds that conversion to an annexe would not be in keeping with the existing streetscape of Roses Close.

**7.5 21/03006/APP** - Lakeside Farm Wing Road Cublington Buckinghamshire LU7 0LF Erection of proprietors' retirement cottage, parking and access road – no objection

#### **7.6 21/03199/App**

Ridings Cottage Ridings Way Cublington Buckinghamshire LU7 0LW Demolition of the existing cottage. Redevelopment of site with three detached dwellings and additional access to Ridings Way – this is a new application. Objection on the basis of previous objection. CPC to nominate this property for Bucks Council Local Heritage List.

### **7. Village Matters**

#### **8.1 Traffic Calming**

All papers have been passed from Simon Morgan to Cllr Shults and Speed watch is in progress. Red Brick recycling had been reported to the Enforcement Officer who confirmed that the operator had contravened condition 7 concerning the number of articulated lorry movements. Breach of Condition Notice (BCN) was delivered on the 4<sup>th</sup> of August 2021 and took effect on the 7<sup>th</sup> of September 2021.

**8.2 Street Lighting:** Cllr Antosiewicz had collected all the papers from Simon Morgan. It was suggested a schedule of replacement lights to LED should be prepared.

#### **8.3 Playground and maintenance**

An audit report has been completed highlighting areas on the playground which need looking at. CPC to contact Howard Gregory to see if he can assist us.

Signs need to be prepared setting out the users of the playground do so under their own risk. Various trees need trimming up. Steve Hayward to be approached to do the work.

#### **8.5 Trees and Pond**

Algae cover is a problem which flourishes with sunlight. Daphnia has been used with limited success. Looking for other solutions.

#### **8.5 Path**

A member of the public had asked if the council would consider a formal path from Silver Street to the playground. The meeting thought this was a good idea and should be a project to apply for community board funding. Michael Jenkins to be approached to clear the top of the path to see if there is a hard base and to obtain a quote for the path.

#### **8.6 Local Heritage List**

Bucks Council has introduced a local heritage list to identify local significant assets. It was agreed to nominate Ridings Cottage in view of its age.

#### **8.7 Waste bins**

Waste bins were filling up quickly due to more cyclists passing through the village. Clerk to check the cost of increasing the number of collections.

#### **8.8 Drains and Gullies**

Clerk to check the progress of the clearance of drains and gullies.

**The next meeting of the Parish Council and annual general meeting will take place on Tuesday 9<sup>th</sup> November 2021 at 7.30pm venue to be advised.**

Signed: .....

Dated:  
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