

Minutes of Buckland Parish Council Meeting
held on 8th July, 2019
at Buckland Village Hall
Commencing at 7.30 pm

Attending:-

Cllr N Hayward

Cllr Mrs S Gillingham (Vice Chairman)

Cllr Mrs C Paternoster

Cllr Mrs F Livingstone

Cllr A Penn

Clerk: Mrs Fiona Lippmann

19.123 Apologies

There were no members absent from the meeting.

19.124 Declaration of Interest

Cllr Penn declared a personal and a prejudicial interest in item 19.129© Moat Farm.

19.125 Open Forum

No comments were wished to be discussed.

19.126 Minutes

The draft minutes of the 10th June, 2019, Parish Council Meeting were agreed and signed by the Chairman.

19.127 Clerk's Report

The Clerk's report was discussed.

19.128 Finances

a. Payments were approved, no cheques were signed and bank balances were agreed.

b. The contractual payments by direct debit were approved.

19.129 Planning

(a)19/2233/APP – Homesitters Buckland Wharf – Operational Development consisting of dormer extension and external alterations to Homesitters subject of Prior Approval 17/04153/COUR for change of use from B1(a) office use to C3 residential use comprising six self contained flats. *The Parish Council had no objections.*

(b)19/00399/APP – Arla Foods Ltd. – Extension to dairy (Final Phase as approved by 11/00962/APP dairy consent – revised scheme) Buckland Parish Council object to this proposal on the following grounds:-

It will be closer to the residences in the village giving additional noise at night and light pollution from the additional traffic using the facility. Monitoring of traffic and noise has to be a consideration to allowing planning and the Human Rights Act. (allowing residents to enjoy their property). The Parish Council supports the comments made by Aston Clinton Parish Council.

Cllr Penn left the meeting room

(c)19/02169/APP – Moat Farm – Erection of dwelling and agricultural barn with associated new driveway.

Buckland Parish Council object to this proposal on the following grounds:-

- 1)Intrusion into open countryside, contrary to Buckland NP Policy BP5: New Development. 'Throughout the Parish in the built up areas new ribbon development on infill sites will be supported, as long as the proposed development respects the immediate environment and the design and layout respects local distinctiveness. Infill means that there is already built development on two sides of the site.'
- 2) It is contrary to AVDLP saved policies RA3 : Proposals for the extension of residential and other developed curtilages beyond the built-up area of settlements that would adversely affect the character and appearance of Rural Areas will be resisted. and RA14: One the edge of the built up areas of settlements listed in Appendix 4 of the Plan, permission may be granted for residential or mixed-use development of up to 5 dwellings on a site not exceeding 0.2 ha where: a. the site is substantially enclosed by existing development, B. The proposal would satisfactorily complete the settlement pattern without intruding into open countryside and c. The proposal does not comprise the partial

development of a larger site. Proposals should use land efficiently and create a well-defined boundary between the settlement and the countryside. Permission will not be granted for development that impairs the character, or identity, of the settlement or the adjoining rural area.

3) It is contrary to NPPF P79 : Planning policies and decisions should avoid the development of isolated homes in the countryside unless the following applies: - Essential need for a rural worker to live permanently at or near their place of work.

4) Material planning consideration 19/00716/AGN - made under the terms of an agricultural notification for the construction of a barn in the current location and the same as the one in the current application, which was refused for the following reasons: -
- Insufficient evidence to demonstrate that there is an agricultural need for a development of the proposed scale and that the proposed barn is designed solely for an agricultural purpose.

Site visit notes made by the case officer:

- It was not clear that the site was being used for agriculture. The application form states that the building would be for the storage of crops grown on the farm, but there was no evidence of agriculture or crop production seen during the site visit.

- The field was grassland and there is no evidence of recent agricultural work or crop production. There are no tyre tracks or wear to the grass at the access from the road which also suggests that the site has not recently been used for an agricultural purpose.

- There is no demonstrable need for a building of such a size especially given that there is no evidence of agriculture on site.

- The proposed siting is not considered appropriate by virtue of its location outside the settlement boundary.

- The barn would have patio doors and glazing. Given that the application form states that the barn would be used for the storage of crops, no justification has been provided as to why these windows have been included.

- The walls have approx. 1m deep brick footings and feather edge cladding which are not considered appropriate for a building with an agricultural purpose. The materials are considered to be harmful to the character of the area.

5) A similar application in this location was made by the same applicant in 1977/78 and was refused. The same reasons apply. (a) the dwelling unit is on land beyond the recognised built up settlement limits (b) Extension of ribbon development on SW of a country road outside the built up area limits. ***Cllr Penn was asked to return to the meeting***

(d) Olleco – Notice of Application for Hazardous Substance Consent: The Planning (Hazardous Substances) Act 1990 and the Planning (Hazardous Substance) Regulations 2015 (Regulation 10). *Buckland Parish Council objected to the proposal due to Olleco's failure to operate the plant in accordance with the current planning consents, including but not limited to obnoxious and dangerous odours being released into the environment.*

19.130 Policies and Procedures

No policies or procedures were presented for consideration

19.131 Consultations

There were no consultations to discuss

19.132 AVDC and VALP

VALP – the modifications went to the Inspector on 4 July.

19.133 Roads and Transportation

Members discussed a complaint from residents of Lower Icknield Way, highlighting safety concerns for local walkers, including speeding, 40 mph sign – no longer visible and the unsafe path. Buckland Parish Council supported their complaint and would contact BCC to endeavour to rectify the problems and the 'SLOW' being in the form of a 'table'. *This has been reported to BCC.*

The pot holes along Buckland Road are getting larger, these would be reported again to BCC.

19.134 Burial Ground

Nothing to report.

19.135 Grass keep, Copse and Allotments

- The current situation with the boundaries to the Copse and Allotments was discussed. PWS have the file of information and are putting together a letter to go out.

19.136 Footpaths and Environment

The Clerk will follow up with the request for the Footpath 7 to be moved to the other side of the hedge.

19.137 Web site

The website was being updated.

19.138 Arla and Olleco sites

- Following attendance at the Arla/Olleco meeting, the representatives were not open to the complaints of the residents. They were asked to allow an independent assessor on to the site, this was turned down. A letter was sent to Olleco, from the Clerk, an answer has not been received yet. Meetings are ongoing with professional organisations and advisors.

19.139 BOST

There was nothing to report

19.140 Matters of Report

- The Chairman would attend the next PCC Meeting.

19.141 Correspondence and circulars

The Councillors received all hard copy correspondence and circulars.

19.142 Date of next Parish Council Meeting

The next Parish Council Meeting shall be on 12th August, 2019 at 7.30 pm

The meeting closed at 9.20 pm.

Chairman's signature