

Weedon Parish Council

Clerk to the Council Mrs Ruth Millard

Minutes of a Planning Meeting of Weedon Parish Council held in The Chapel Weedon on Wednesday 26th April 2017 at 8.00pm

19/17 Attendance: Cllr Joanna Rose(Chair), Cllr Justin Sellers, Cllr Wendy Kett, Cllr Stephen Gradley, Cllr Nigel Winnett, Cllr Tom Jameson-Evans,
Clerk - Ruth Millard,

Applicant: Mr Edward Humphries, Residents: Tim & Dawn Baldwin, Beverley Jones

Apologies: Cllr Mark Talbott

20/17 Members Interests: Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Weedon Parish Council Code of Conduct for Members and by the Localism Act 2011. None declared.

21/17 Approval of Minutes; To agree and sign the minutes of the Meeting of Weedon Parish Council held on 15th March 2017 as an accurate record. **RESOLVED**

22/17 Planning. 17/01279/APP Change of use from telephone exchange to dwelling house and enlargement of existing building. - Land Adj. The Lodge Buckingham Road Weedon Bucks HP22 4DR

Open Forum

Edward Humphries explained the reasons for his application. He said that he is retiring at the end of the year and he thought originally to build a bungalow on the site. He has since realised that the site is not big enough for a bungalow and therefore he has submitted an application for a 2 storey development. The original building is in a state of decay.

Tim Baldwin raised his concerns with the application.

- The safety of the access, a vehicle would not be able to turn on the site and therefore would have to reverse out on to the A413.

Mr Humphries replied that he would be installing a 2 car turntable to enable cars to be turned around.

- Tim also has concerns about digging out the foundations and installing a septic tank and soakaways in the tree root protection area of an Oak Tree with a TPO.
- General planning issues regarding a new build in an isolated location mean that this development doesn't appear to comply with the current legislation.
- The gross internal floor area in the application is about 4 times that of the existing building.
- There are 2 windows shown on the side elevation that would overlook his garden.
- The height of the development will be higher than the Lodge.

The meeting reopened

The Council discussed the application.

The meeting was temporarily adjourned to enable Tim Baldwin to show the Council photographs of the area showing a superimposed line drawing of the development.

The meeting reopened

The Council **RESOLVED** to Oppose the application for the material planning reasons below;

- There isn't an existing vehicle access to the site therefore one would have to be created.
- The visibility is inadequate for a new access onto a busy main road.
- The development will be in the tree root area, of the protected tree.
- The height of the development in a Parkland setting within an area of attractive landscape.
- It is not a reuse of the building as the building would be demolished with a new development taking its place.
- Over development of the site.

JR will draft a response and circulate to the Council for consideration

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23/17 Finance & Accounts.

To draw cheques for this meeting and ratify cheques drawn since the last meeting. **RESOLVED**
Income January and February 2017

09 March 2017	Interest	1.11
10 April 2017	Interest	1.25
31 March 2017	Bucks CC Devolution grant	1126.58
25 April 2017	AVDC 50% Precept	6840.00

Invoices & Direct Debits March & April 2017

OPUS energy , invoices 61697585 & 61697561 10.02.2017	LGA 1972,Sched.14 para 34	DD	92.65
Green Thumb , ref Chapel 1Mar17	LGA 1972, s214	DD	5.17
Green Thumb , ref Play area 1Mar17	LG(misc prov)A 1976, s19	DD	16.00
Green Thumb , ref Chapel 3Apr17	LGA 1972, s214	DD	5.17
Green Thumb , ref Play area 3Apr17	LG(misc prov)A 1976, s19	DD	16.00

Mark Talbott , reimbursement of refreshments for volunteers	LGA 1972, s137	1392	31.80
Hardwick Church , donation toward the upkeep of the grave yard	LGA 1972, s137	1393	200.00
Chris Webster , reimbursement of 50% for clearing the fallen Willow		1394	225.00
The Old Schoolhouse , invoice 6518 for hire of hall		1395	13.00
Wel Medical Ltd , invoice 1215815, Defibrillator Pads	LGA 1972, s137	1396	77.82
Weedon Methodist Chapel , PC meetings 2016		1397	70.00
BALC , subscriptions 2017/18		1398	75.74
Bucks Best Kept Village Competition 2017	LGA 1972, s137	1399	20.00
AVALC , Donation 2017/18	LGA 1972, s137	1400	20.00

24/17 Date of next meeting. To agree the date – provisionally
 APM at 7.30 in The Chapel followed by the APCM at 8.00 pm on Wed 17th May 2017

The meeting closed at 8.55 pm.

Chairman's Signature Date.....