

Minutes of the virtual meeting of Hulcott Parish Council held on Tuesday 23rd March 2021

at 6:00 p.m. in accordance with The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 which came into force on 4th April 2020

Present:

Councillors Peter Fenton-O’Creevy (Chairman), Heather Green, Andrew Harper, Bob Masini, Ian Pleeth, Deborah Roberts; Deborah O’Brien (Parish Clerk); Caroline Boswell on behalf of the PCC; Michelle Howley, Project Manager of Elgin Energy & Richard Moore, Planning Consultant.

Ms Boswell gave a comprehensive report on the progress made by the PCC in relation to repairs and upkeep of the Church building. This is a complex programme of investigation and works which is underway but has been understandably impacted by the pandemic and the ability to obtain grants. Ms Boswell will provide a written summary which will be incorporated into the Annual Parish Meeting reports for the benefit of all residents. The Chairman thanked her for the update.

The two representatives from Elgin Energy attended in relation to planning application 20/00779/APP Solar PV at Hale Farm. They wanted to respond to some of the comments made during planning consultation by the Parish Council and others and to update on the progress. The Chairman advised that the Parish Council would not be able to make any decisions or agree to any changes unless they were submitted to the Planning Authority and then received for consultation by the Parish Council.

There have been considerable delays in the planning process due to Covid-19 and the developers have submitted a modified layout reflecting concerns relating to screening, flood risk and ecology. They noted the recent comments made by Heritage as part of the consultation process. A construction traffic delivery plan is also proposed to avoid Hulcott.

The Chairman summarised the Parish Council’s key concerns – the northern area is the greatest concern with the southern area being less of a concern. The proposed planting/screening may have the effect of blocking views of the panels, but will also block the open countryside. Views of the conservation zone will be impacted and heritage assets will be affected. There are already 2 solar farms in the immediate vicinity and this is seen as an unfair burden on the area.

Cllr Pleeth agrees with the concerns raised by the Heritage and Landscape Officers and doesn’t feel that sufficient information is available to demonstrate the impact on the community. Additional screening will change the appearance of the landscape. He would like the northern area removed. Cllr Green also feels that the northern area is too large and that ‘screening’ will not be a sufficient solution.

Mr Moore agreed that the Heritage and Landscaping Officers’ comments were not encouraging and they will look at the northern area again. Ms Howley advised that they are not receiving much guidance from AVA at present, but would like PC input to present to AVA.

The Chairman again advised that if amendments are proposed the Parish Council will consider them once they are formally submitted for consultation. He thanked Ms Howley & Mr Moore for coming to the meeting. Ms Howley advised that they will go back and review the application with a view to protecting the conservation area and will return with a revised plan.

The visitors left the meeting and the Parish Council meeting commenced at 6:38 p.m.

29. Apologies:

Apologies were received and accepted from Councillor Ian Craigs.

30. Declarations of Interest:

There were no new declarations of interest

31. Approval of the Minutes:

RESOLVED to agree that the minutes of the meeting on 19th January 2021 HPC/04/2021 were a true record and they were signed and dated by the Chairman and to be sent to the Clerk.

32. Matters arising from the 19 January 2021 meeting - members noted:

- Broadband – Cllr Fenton-O’Creevy advised that E-com is progressing with the fibre installation and that connections to homes is underway. He has asked for a map of the fibre installation and E-com has agreed to provide this. Damage to the verges has generally been repaired with seeding to follow. A vote of thanks is to be formally made to Mr Colin Rickard for his efforts on behalf of the Parish. The Chairman will draft this for the Clerk to send.
- Drainage issues – Cllr Fenton-O’Creevy summarised the activity to date. TfB visited in February and conducted various investigations and some jetting. Conclusions were that the pipe adjoining Hale Farm driveway to the catch pit opposite Cobwebs is blocked and beyond repair. TfB has indicated that they can replace this with an open ditch. In addition, a new soakaway solution will be required and TfB will make a proposal/design solution to be added to the Capital drainage programme. A resident is also going to replace a collapsed pipe underneath their driveway (Riparian responsibility). There is an additional issue with a soakaway and Cllr Fenton-O’Creevy has asked TfB for evidence of this for the homeowner to review. A plan of action from TfB is awaited with appropriate timings.

33. Planning:

33.1 *New Applications considered:*

- 21/00839/APP | Change of use of land to create additional garden to include small decking area and steps (retrospective) | The Stables Cane End Farm **RESOLVED** that there are no objections
- 21/00711/APP | Change of use to office and light commercial use | Cavan Farm Cane End Lane Bierton **RESOLVED** that to oppose the application due to insufficient information provided regarding type of ‘light commercial use’; danger to pedestrians and cyclists - preference for the southern vehicular access to be closed to protect pedestrian loop; concern about the large number of parking spaces proposed, indicating substantial traffic usage.

33.2 *Decisions made by AVA planning department:*

- 20/04019/AOP | Outline planning application Proposed development of 14 x two bedroom bungalows for senior living and 1 x three bed bungalow for managers dwelling | Aylesbury Golf Centre Ltd **REFUSED** by AVA
- 20/04035/APP | Change of use of land to residential garden (retrospective) and erection of greenhouse and shed | The Stables Cane End Farm – **APPROVED** by AVA

33.3 *Awaiting determination by AVA planning department:*

- 20/00779/APP | Ground mounted solar farm with DNO substation, point of connection, ancillary infrastructure and associated works, landscape planting and access tracks | Hale Farm Hulcott – Members are advised that the Environment Agency has made 3 objections to this proposal – flood plain, no flood risk assessment & ecological concerns
- 21/00056/APP | Detached Garage | Manor Farm Bungalow The Green
- 21/00033/APP | 21/00034/ALB | External and internal alterations to the existing house, demolition of existing outbuilding and with a new glazed link between farmhouse and dairy. Minor landscaping work to suit. | Grove Farm 22 Rowsham Road
- 20/03331/APP | Erection of porch and front extension | Instant Landscapes Red Oak Farm

34.0 Finance

34.1 *Bank Balances*

RESOLVED to note:

- Lloyds Bank £6,607.26 as of 28/02/21
Cllr Fenton-O’Creevy reviewed the 3 March bank statement and confirmed that it tallied.

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- Green Fund Savings Account £252.36

34.2 *Payments:*

Members **RESOLVED to** agree the following cheques to be issued:

- D. O'Brien - £209.28 (net salary 30/1/21-2/4/21; stamps) – cheque 418
- HMRC - £50.40 – PAYE – Cheque 419
- SLCC - £36.00 (£30 + £6 VAT) – Wordpress webinar training – cheque 421

Members **RESOLVED to** issue a further cheque as agreed in minute 35.4 & 35.8:

- D. O'Brien - £250.60 (£25 + £5 VAT SLCC seminar; £198 + £22.60 VAT topsoil/seed) – cheque 422

34.3 *Income received: none*

34.4 *Review of Year-end accounts:*

Members considered the spreadsheet as presented recognising that 2 additional expenditures are to be included (cheque 422). No further expenditures are anticipated and members therefore **RESOLVED that** the Financial year 2020/21 is agreed. The Clerk to prepare the AGAR accordingly.

34.5 *2021/22 Precept request:*

Members noted that the precept request as agreed at the January meeting has been submitted to Buckinghamshire Unitary in the amount of £4,100. Receipt of the request has been received.

34.6 *Green Fund Bank Account*

RESOLVED that the account should be closed and balance of £252.36 (plus interest) transferred to the Treasurer's Account. Clerk to prepare Mandate & Closure of account forms for signature.

34.7 *Internal Auditor*

RESOLVED to re-appoint Mrs Melanie Rose as Internal Auditor and that she should undertake the 2020/21 Internal Audit. Fee £25.00. Clerk to notify Mrs Rose and make arrangements.

34.8 *Risk Assessment & Asset Register 2021*

Members reviewed and **RESOLVED to** adopt the Parish Council Strategic Risk Assessment and Asset Register.

34.9 *S137 Allowance 2021/22*

Members noted that the allowance per elector for the year ahead is £8.41.

35.0 *Parish Council Business:*

- Local Elections – members noted that these will take place on May 6th and all Parish Councillor positions become vacant. Candidates wishing to stand for election/re-election need to complete nomination packs which are available from the Clerk or the PC website. These must be submitted BY HAND no later than 4pm on 8th April to the Deputy Returning Officer at The Gateway, Aylesbury. [Local Elections 2021 – Hulcott Parish Council](#) Notices of election and instructions for residents wishing to stand have been placed on the website and sent out via e-mail.
- Councillor Bob Masini has announced that he will not stand for re-election. Cllr Fenton O'Creevy advised that Cllr Masini has been a Parish Councillor for over 35 years and has at various times been both Chairman and Vice-Chairman, which is a significant commitment and contribution. His extraordinary experience and knowledge has been invaluable and he will be missed. Thanks were extended to him on behalf of the Parish Council and residents of Hulcott.
- Traffic calming on A418 – members noted that the Clerk has written to TfB regarding this issue. Cllr Chapple followed up with TfB and the Road Safety Officer. Further feedback is awaited once their statistics are updated.
- Damage to the village green, triangle and verges – following a resident's suggestion, it was **RESOLVED to** purchase topsoil and seed to be delivered to a central point in the village for residents to make repairs once E-com and Power Networks have made good. 4 quotes were considered and it was **FURTHER RESOLVED to** purchase from Bletchley Turf at a total cost of £220.60 delivered. Clerk to arrange. Cllr Harper to provide map with delivery location.
- Grass cutting for 2021/22 – **RESOLVED to** re-appoint Lynch Garden Services at a cost of £50 per cut. Proof of £10 million liability insurance has been supplied.

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- Village Green Inspection – **RESOLVED** that Cllrs Fenton O’Creevy and Pleeth would conduct this and report back to the Parish Council.
- Wendover Community Boards – members declined to appoint a representative at this point – to be revisited in the next municipal year.
- Clerk’s training – **RESOLVED** to agree 2 courses – Wordpress-based website training (£30 + £6 VAT) and SLCC Regional training seminar (£25 + £5 VAT)

36.0 Correspondence/consultations received – members noted but declined to respond:

- Town & Parish Charter – 21/1/21 – response due by 31/3/21
- Planning Policy Meeting – to take place on 31/3/21 5-6:30 pm.
- Brownfield Sites call (Bucks Local Plan) – 16/2/21 – response due by 22/3/21
- Standards of Community Involvement (Bucks Local Plan) – 16/2/21 – response due by 22/3/21
- New guidance to enhance biological diversity – 19/2/21 – response due by 19/3/21
- Upgrade to towpath at Wendover Canal

37.0 Dates of next meetings – Hulcott Parish Council:

Members noted: The Annual Parish Council meeting will be required in May following elections to elect a new Chairman. The meeting should take place on 18th May to meet statutory requirements (between 10th & 24th May). The Annual Parish meeting is also scheduled to occur before 1st June. There is an issue which is currently under government review at the urging of both NALC & SLCC in that Covid-19 ‘virtual meeting’ regulations expire as of 6th May and yet Covid-19 regulations will still prohibit the meeting of more than 6 people face to face indoors.

At this stage, the Clerk recommends that a provisional meeting is planned for the 18th May 2021 to be held socially distanced, outdoors, at which a Chairman will be elected, the Annual Governance & Accountability Return (AGAR) agreed and all other business deferred. An extension of Delegated Powers to the Clerk can be made to enable business to continue. Following that, the Annual Parish Meeting can also be held, at which the 2019 minutes can be approved and any other business can also be deferred until later in the year.

It is hoped, however that Central Government will make provisions to continue virtual meetings before the existing legislation expires, in which case all business can be conducted via Zoom.

18 May 6 p.m. to be confirmed

38.0 Exclusion of Public & Press

In accordance with Schedule 12A, Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters. It is therefore RECOMMENDED, pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960, that the public and press be excluded.

- Clerk’s annual appraisal and review (Confidential staffing matter)

This matter was deferred.

Signed:

Chairman

Date: