



"Making Life Better"

COLDHARBOUR PARISH COUNCIL

www.coldharbour-pc.gov.uk

Minutes of the Annual Meeting of the Parish Council held at 8pm on Thursday 4th May 2023

Present: Cllrs Cole (Chairman), Pattinson, James, Poland-Goodyer, Walland, Wadlow, Hritcan, Andrew & Harvey.
K Gray (Clerk to the Council)

No Residents in attendance

1. Election of Chairman of the Council

To elect a Chairman for a term of one year.

The Chairman to sign the Declaration of Acceptance of Office

Proposed by Cllr Poland-Goodyer and Seconded by Cllr Pattinson that Cllr A Cole be elected as Chairman of the Council.

RESOLVED: Unanimously, that Cllr Andrew Cole be Chairman of the Council for a term of one year and to sign the Declaration of Acceptance of Office.

2. Apologies for Absence

To receive and accept apologies for absence notified to the Chairman or Clerk

RESOLVED: To receive and accept apologies for absence from Cllrs Blandford (illness) and Baughan (family commitment).

3. Declarations of Interest

To receive any pecuniary or non-pecuniary declarations of interest and any requests for dispensations.

- Cllr Cole made a declaration of interest on item 11. No other declarations and no dispensation requests.

4. Minutes of the previous meeting held on 6th April 2023

To accept the minutes of 6/4/23 as a true record

RESOLVED: To receive, note, accept and sign the minutes of 6th April 2023.

5. Election of Vice-Chairman

To elect a Vice-Chairman for a term of one year

Proposed by Cllr James and Seconded by Cllr Harvey that Cllr Sarah Walland be Vice-Chairman.

Proposed by Cllr Cole and Seconded by Cllr Poland-Goodyer that Cllr Sally Pattinson be Vice-Chairman.

On being put to the vote, there were 5 For and 2 Against for Cllr Walland and 2 For and 5 Against for Cllr Pattinson. Cllrs Walland and Pattinson did not vote.

RESOLVED: That Cllr Sarah Walland be Vice-Chairman of the Council for a term of one year.

6. Clerk's Report

To receive a report from the Clerk on matters dealt with and taking forward on behalf of the parish council.

The Clerk had nothing to report and Cllr James raised a question on the conditions of the new benches. The Clerk explained that these are metal benches and are intended to look the way they are. They are not rusting but have different shades of metal on them, and if council wished to change the appearance then the only alternative would be to paint the benches.

Overall it was generally agreed the benches were acceptable.

RESOLVED: Chairman to suspend Standing Orders (adjourn meeting) to enable questions from the public and any reports from councillors.

7. Questions from the Public & Reports. To receive any reports from Parish or Unitary Councillors.

- Cllr Hritcan raised concerns over parking on the corner of roads causing other drivers to have to cross onto the other side of the road and not being able to see on-coming traffic. Discussion took place on further need for double yellow lines on the corners of some roads and this will be considered by the parish council and Buckinghamshire Council local Ward Members. BC Members were asked to investigate the possibility of additional double yellow lines for specific areas.
- Cllr Andrew raised the point of Buckinghamshire Council needing to repaint many of the original lamp posts. Discussion centred around the new installed lighting. Cllr Poland-Goodyer said he would message the Local Area Technician and discuss the project details for additional new lighting and whether the current lighting is to remain, in which case they will need painting.
- Cllr Pattinson raised concerns over the increase in people trying car doors and the police were interviewing someone in connection with this activity. Update was given on the Coldharbour News edition and the Clerk will forward the Annual Report for publishing.
- Cllr James (Buckinghamshire Council) gave an update on the Platinum Way cycle project along with details of the official opening, in the main square, of the cycleway. Potholes reported to Bucks Highways and an overall update on Bucks Council matters.
- Cllr Poland-Goodyer reported that approval has been agreed for double yellow lines to be painted on Arncott Way. The community garden project funding has been approved and he gave an update on work related to school pick-up/drop-off scheme system being looked into.
- Cllr Cole gave feedback from the regular Hs2/EKFB representatives meeting. Network Rail rep will be attending the next meeting and he works for A418 should be finished by December 2023. The broken fence on Hs2 appropriated land near Andrews Way, will be repaired. Hs2 are considering a temporary dog area on land currently closed off, although it was highlighted that this land is privately owned by the Ernest Cook Trust and was never land allowed to be used by the public so there is no responsibility for opening up land which should not have been accessed by the public. Further discussions will take place on this proposal. Section 17 Decisions postponed to October 2023 and Hs2 staff volunteers are keen to carry out community work on Fairford Leys as they did before.

RESOLVED: Chairman to reconvene meeting under Standing Orders

8. Outside Bodies & Organisations

To agree the Council representatives to Outside Bodies & Organisations, if necessary.
Cllrs continue to attend the Hs2/EKFB meetings.

9. Standing Orders & Financial Regulations

The Council to review and agree its current Standing Orders & Financial Regulations.
RESOLVED: That the Standing Orders and Financial Regulations remain unchanged and that any government changes or guidelines be considered and changed as and when necessary.

10. Council Policies and Procedures

Council to formally approve its current policies and procedures.
RESOLVED: All Council policies remain in place with changes to be made as and when necessary by the Council, based on government procedures, good practice and guidelines.

Cllr Cole left the Chamber and Cllr Walland took the Chair

11. Internal Auditor

To appoint an Internal Auditor to audit the Parish Council accounts as per procedure.
Proposal that Mrs D Cole be the Internal Auditor for 2023/2024 End of Year Audit/Annual Return.
RESOLVED: That Mrs D Cole act as Internal Auditor for the Council and prepare the Annual Governance Report for internal and external audit.

Cllr Cole returned to the Chamber and took the Chair.

12. Internal Audit Report for AGAR purposes 2023/2024

Council to receive and agree the Internal Auditor's Report.
RESOLVED: That the above report be received, reviewed, agreed and signed.

13. Annual Governance & Accountability Return 2023/2024 (AGAR)

Council to receive, approve and sign the AGAR and issue to the External Auditor.
RESOLVED: That the above AGAR be received, reviewed, agreed and signed by the Chairman, Clerk and Responsible Financial Officer of the Council.

14. General Powers of Competence

To resolve to take on the General Powers of Competence and to agree that the Parish Council meets the criteria for eligibility relating to its Electoral Mandate and Qualified Clerk.
RESOLVED: The Council to take on the General Powers of Competence as we meet the criteria to do so.

15. Council Committees & Working Group

To approve the membership of Committees and Working Groups

- **Resources & Personnel Committee (Finance, Budget, HR)**
Cllrs Cole, Poland-Goodyer, Harvey, Andrew and Wadlow
- **Leisure & Services Committee (Events, Maintenance, Community)**
Cllrs Cole, James, Walland, Wadlow and Hritcan
- **MVAS – Lead Councillor (Highways, Traffic Calming)**
Cllr Harvey

- **Local Police Liaison** (Local PCSO & Thames Valley Police)
Not required
- **Hs2/EKFB Meetings**
Cllrs Cole, James, Poland-Goodyer and any other cllrs wishing to attend

16. Code of Conduct

Councillors to agree to abide by the Code of Conduct as advised by Government/NALC/SLCC and administered by the Monitoring Officer of Buckinghamshire Council.

RESOLVED: The Council to continue to adhere to and abide by the Code of Conduct administered by the Monitoring Officer at Buckinghamshire Council.

17. Finances and Orders for Payment

RESOLVED: To agree and authorise the following orders and retrospective orders for payment:

• CH Morgan	Maintenance	£30.61	3653
• AVS Fencing Supplies	Maintenance	£137.68	3654
• Briants of Risborough	Maintenance	£523.72	3659
• CH Morgan	Maintenance	£176.60	3660
• Vale Tyres	Maintenance	£60.00	3661

RESOLVED: To receive, note and agree/accept the Councils Financial statements, income and expenditure report. Emailed to all councillors. Updated one will be issued to all councillors as per procedures.

18. Decisions by the Resources & Personnel Committee and Leisure Committee Meetings

Council is asked to receive and approve the minutes & decisions of the above Standing Committees. Minutes of the committees have been copied to all councillors.

No committees have met but a Finance Committee is due to meet.

19. Riverine Corridor Update

To receive an update and make such decisions, as necessary.

Solicitors have been contacted to progress this matter as quickly as possible.

20. Playgrounds Refurbishment Working Group

To receive an update report from Cllr James on the discussions and proposals from the working group for the refurbishment of the playgrounds. Council to consider any requests from the working group.

Cllrs Poland-Goodyer and James had met and presented a list of ideas for replacement and repurposing the playgrounds. Cllr James will copy the list to all councillors for consideration. This list is in line with the recent RoSPA Report on all the playgrounds.

Discussion centred on the need to repurpose some of the playgrounds and refurbish others. Considerable amounts of money will be required to refurbish equipment and land areas.

RESOLVED: That further discussion will take place and an agreed decision to make changes and identify what the overall costs will be. Webbs Meadow playground will be repurposed as a Community Garden and funding has been agreed for this. Saunders Place will also be repurposed with other playgrounds to be discussed.

21. Gardenway & Aylesbury Garden Town

To discuss any matters relating to the above project/scheme.

Cllr Poland-Goodyer gave an update to the parish council. The new proposed Terms of Reference were discussed and the parish council wait to see what representation they will have before considering whether or not to continue to support these projects, bearing in mind that they are being told they have no current representation on these groups. It is reported that there is no government nor Bucks Council money for these projects and no real updates and plans have been received in order to move these projects forward.

22. Planning Applications

To receive, comment and to either object, support or oppose the following planning applications. To consider late applications presented by the Clerk.

All applications are sent to councillors electronically and cllrs should look at the BC website for details of all applications prior to decision at parish council meeting.

- **23/01225/APP** **59 Chelsea Road, FL**
Householder loft conversion including former window and roof lights. Single storey rear extension.
RESOLVED: No Objection

- **18/04346/AOP** **Land at South West Aylesbury**
Stone with Bishopstone and Hartwell
Outline planning application (with all matters reserved except for principal means of access to the highway) for mixed use development including up to 1,400 residential dwellings (Class C3), a primary school, a community building (class F), a Gypsy and Traveller Site comprising 5 pitches, multi-functional green infrastructure including a linear park and recreation/play areas, realignment of the Stoke Brook with the creation of associated wetland habitat and provision of infrastructure including the South West Link Road, cycling and walking links, flood attenuation measures and other ancillary works and the demolition of The Oaks.

RESOLVED: Object/Oppose

The Parish Council Objects/Opposes this application and will attend a Planning Committee Meeting to oppose the application.

1. Increased in traffic:

In an already well used area of the town which will significantly impact the traffic flow not only on Coldharbour way but the main roads into Aylesbury and will have a negative impact on both local residents and visitors to the area.

Not only an increase in traffic on an already busy and congested road (A418) but by adding an extra entrance to the roundabout at the junction with Coldharbour Way will have a knock-on effect especially during peak times to the flow of traffic in and out of Aylesbury. We have already seen on countless occasions how a holdup on the A418 can bring the town's already overused roads to a standstill. Coupled with the increased traffic from HS2 in this area it has the possibility of crippling routes in and out of the town centre.

There is also no sign of a link road to the north and therefore Coldharbour Way will become even more of a rat run, pushing more traffic to residential areas and roads that were not designed for heavy use as vehicles attempt to find alternative routes.

2. Lack of amenities

The increase in traffic through Fairford Leys itself as people use local shops adding to the difficulties already in place by Bucks Council not enforcing illegal parking on double yellow lines on Fairford Leys.

With a lack of amenities this will result in new residents utilizing the existing amenities in the centre of Fairford Leys. Whilst we are keen to see our local businesses supported and prosper, the centre was designed to be walked to by the residents. With limited parking the area was not designed to be driven to and with a lack of parking enforcement on the existing double yellow lines I can see that this will become another traffic flow issue in the centre.

Due to inconsiderate parking and lack of restriction enforcement we have seen on numerous occasions traffic jams caused by vehicles being unable to pass on what should be a quite road.

3. The negative impact and strain on local services, school provision as well as local doctors and dentists.

We are already seeing off the scale waiting times and strains on the local NHS services and this development does nothing to alleviate it. Adding another 1,400 households into an already failing system where there is a mad scramble at 08.30 to get an appointment is ridiculous and some local provision should be provided, otherwise the local surgeries and practices will start providing third rate care.

4. Crossing Points:

Whilst I note the comments on 'The Highways Third Comment' junction 33 – A418/Aqua Way there is already a crossing point at the junction of Coldharbour Way which is used by residents including children trying to cross to the playing fields area. The increase of traffic on this roundabout will have a direct effect on this crossing and therefore a solution should be sought to make this a safer point to cross an already busy road.

5. Secondary School Places:

There is no mention of provision for secondary school places, the proposed development will increase the requirement on the local catchment area quite substantially. With school places at a premium where are students of secondary age supposed to go?

Further Comments for consideration:

The development can only progress when SEALR Phase 2 and the outstanding HS2 Schedule 17 application for the section covered under Scheme CT-6-042 and 43 has been approved.

General Comments

SEALR (Phase 2)

The development assumes that the link roads will be in place and as such a condition of any work starting is that this phase is approved.

The following policies apply:

- Vale of Aylesbury Local Plan – T3

HS2

The HS2 applications received under 22/01576/HS2 & 21/04344/HS2 have conditions attached with respect to flood risk. Both of these have a direct impact on the outstanding planning application and therefore cannot be considered in isolation.

Furthermore, there are a number of open issues with this application which require the approval of HS2.

Impact on Infrastructure / Transport

The primary routes through Aylesbury remain the A418, A413 and A41, this impacts on the town centre hence the Aylesbury Transport Strategy (2017) identifies the need for outer link roads to reduce that impact.

Coldharbour Way was developed as spine road for the Fairford Leys development, it is not signposted as the primary route but for access to Fairford Leys and the Rabans Lane Industrial Estate only. When compared to the Primary Route A418 / A41 it is clear that Coldharbour Way / Brunel Road / Rabans Lane is deemed to be shorter route for through traffic with respect to distance and time (0.28 miles and 2 minutes respectively) and by default it is identified as the shortest and least congested route by modern satellite navigations systems.

The traffic modelling utilises ATM base data from 2017 which has been factored to a base year of 2019/20. This calculates the impact on the morning (08.00 – 09.00) and afternoon (17.00 – 18.00) peak. The future baseline does factor in HS2 (inclusive of the A4010 Bypass), specified Aylesbury orbitals routes (Link Roads), Public Rights of Way and the Gardenway Project but this does not take into consideration road layout changes (A41), residential, retail and business developments that have occurred.

As a result, the introduction of the SWALR (Scenario 4) forecasts that in 2036 (2021 + 15 Years) there will be a significant increase in traffic flow on Coldharbour Way but what is does not consider is whether the change is immediately linked to completion of the development.

What is clear however is that Coldharbour Way becomes the primary route for through traffic. Furthermore, the modelling link flows do not consider the impact on Brunel Road and Rabans Lane.

Based on the above there is a high probability of variation with the traffic flow data hence actual base data should sought allowing suitable mitigations to be considered.

Clarification is also required that the congestion modelling considers the introduction of Toucan Crossings at A418 Oxford Road / Coldharbour Way Roundabout (G250/116).

Assessment on Facilities & Services

The application identifies the immediate local facilities and services, it does not consider the suitability or capacity of those existing services. Similar to the transport assessment, an impact assessment on facilities and services should be issued which as a minimum should consider education, health, retail and leisure.

Specific Comments

In addition, the following specific points relate to the impact on Fairford Leys :

Infrastructure & Transport

There is now passive provision within the design for the Western Link Road (A418 to A41). Whilst this is currently aspirational, the WLR is recognised with the Aylesbury Transport Strategy (2017) and the Buckinghamshire's Local Transport Plan 4 (2016 – 2036) as having a significant impact on traffic flows.

The revised roundabout A418 Oxford Road / Coldharbour Way (drawing G250/116) does not consider the bus stop locations used by Service 616, this should also include footpath access.

The revised roundabout layout (drawing G250/116) includes Toucan Crossings however no consideration has been given to the increase in traffic flow on Coldharbour Way and the impact on pedestrian safety at key junction such as:

- The roundabout at Coldharbour Way / Andrews Way / Fairford Leys Way which provides access to the Fairford Leys Football Pitches and Public Rights of Way and the proposed Gardenway.
- The roundabout at Coldharbour Way/ Prestwold Way / Great Meadow Way which has bus stops on opposite sides of the road for Service 616.
- The roundabout at Coldharbour Way/ Egypt Way / Keen Close which has bus stops on opposite sides of the road for Service 616 and access to the Primary School.

The following policies apply:

- Local Transport Plan 4 – 2, 7, 8, 11, 12 & 17
- Vale of Aylesbury Local Plan – S5, D1, T1, T5, T7, C4

Noise

The assessment that reviews the change in traffic on existing roads is theoretical (based on peak flow rates), this identifies a marginal increase in the peak noise over the 18 hour period for Coldharbour Way.

Coldharbour Way has residential properties which are within 10 metres of the carriageway and its use has change significantly from its inception and noise generated by the tyre / road surface needs to be understood. Based on this, a formal assessment of noise should be undertaken to determine the actual baseline, this should also apply to Rabans Lane.

The following policies apply:

- Local Transport Plan 4 – 10
- Vale of Aylesbury Local Plan – NE5

Flooding

The impact of the development upstream assumes that there will be no change downstream, assurance is required through monitoring of the Stoke Brook prior to, during construction and, if required, after construction to demonstrate that the risk is being effectively managed.

The following policies apply:

- Vale of Aylesbury Local Plan – I4

ERNEST COOK TRUST COVENANTS

Permission is sought from the following residents regarding their properties:

- **59 Chelsea Road, FL**
Householder loft conversion including former window and roof lights.
Single storey rear extension.
RESOLVED: Covenant Permission Granted.

- **102 Great Meadow Way**

Permission requested for installing 12 solar panels on the front roof elevation of our property. It will be a 12 panel system in black as to legate the appearance at the front of the house. This is the only elevation as it is south facing that we can use. Lawful Development Certificate will also be applied for.

RESOLVED: Covenant Permission Granted.

There being no further business of the Council, the Chairman closed the meeting at 9.40pm

Signed: _____ Date: _____