



## **COLDHARBOUR PARISH COUNCIL**

### **Mintes of a Meeting of the Parish Council held at 8pm on Thursday 5<sup>th</sup> July 2018 Fairford Leys Centre, Hampden Square, Fairford Leys**

**Present:** Cllrs Poland (Chairman), Cole, Baughan, David and Searle  
K Gray (Clerk to the Council)

4 Residents            C Lambert (Bucks Herald)

#### **1. 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 S James (prior commitment), SA Jarvis (family commitment), S Lambert (prior commitment) and S Pattinson (prior commitment).

#### **2. Declarations of Interest**

To receive any pecuniary or non-pecuniary declarations of interest

To receive written requests for dispensations for disclosable pecuniary interests (if any)

To grant any requests for dispensation as appropriate

- No declarations made, or dispensations requested.

#### **3. Minutes of the Previous Full Council Meeting**

RESOLVED: To accept and sign the minutes of 7/6/18 as a true record.

#### **4. Clerk's Report**

To receive a report from the Clerk on matters dealt with and taking forward.

The clerk had nothing to report and there were no questions from councillors.

***RESOLVED: Chairman to suspend Standing Orders to allow questions from the public and any reports from councillors***

#### **5. Questions from the Public & Reports**

- Resident asked why the parish council continues to object to garage conversions where the applicant wishes to remove the garage door and replace with a window. The Chairman, Cllr Cole and the Clerk explained the history of Fairford Leys, its exemplar design awards and the overall vision of its distinguished architect, John Simpson. They also explained the need to protect the overall design of Fairford Leys and its particular street scenes, mews areas and individual property designs which is the reason many people choose to live on Fairford Leys and for which the parish council has taken many steps to protect. Explanation was also given as to why there are Ernest Cook Trust Covenants on every property on Fairford Leys (managed by the parish council) as well as an additional covenant on all garages to

protect parking (managed by Alesbury Vale District Council). There were put in place in order to protect the design of Fairford Leys and this is why, on the purchase of properties, people sign the deeds of their property and agree to abide by the ECT & AVDC Covenants. Solicitors should make the purchaser aware of these covenants as it is a well-known fact and which the parish council over the years continually reminds residents of the existence of the covenants and the Fairford Leys Development Guidelines. Failure to obtain ECT Covenant permission on any changes to the property could cause problems at re-sale.

- Resident asked for some advice on people installing security cameras on their properties and what the regulations are if the cameras appear to be pointing to the street or other properties. Advice needed to be sought from the police in specific situations. There is also a Gov.UK website which gives general information.
- Neighbourhood Report was given by Rio Harper which highlighted concerns over post on social media sites by people going on holiday and informing everyone that their homes were unoccupied, which could mean insurance cover affected.
- Cllr Poland gave an update on the arrangements for the Fair in the Square on Saturday 7<sup>th</sup> July.

***RESOLVED: Chairman to reconvene meeting under Standing Orders***

**6. Decisions by the Resources & Personnel Committee, Leisure Committee & Youth Services Committees**

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.

- Resources & Personnel Committee minutes (19/6/18) copied to all councillors.

RESOLVED: To receive, accept and agree the decisions made by the Resources & Personnel Committee at their meeting on 19/6/18.

**7. MVAS**

To consider nominations for a councillor lead in respect of monitoring reports from the MVAS.

RESOLVED: Cllr Searle will liaise with Steve Webb concerning info from the MVAS and he will report to council at their monthly meetings.

**8. Riverine Corridor Transfer**

Receive updates on land transfer and make decisions as necessary.

- Council to formally approve the land transfer from AVDC to CPC for stage one of the land transfer and agree that the Chairman and Clerk sign the documentation.

The Clerk and Cllr Cole reported on matters relating to a delay in the contract for the land transfer which concerned clauses in the transfer document. These are being challenged with AVDC and we hope to be able to sign the documentation as soon as possible.

**9. Devolved Services Agreement – March 2019 onwards**

- Council to consider if they wish to continue with the Devolved Services Agreement with Bucks County Council for the same amount of financial contribution as before. RESOLVED: To continue with the Devolved Services Agreement with BCC under the same financial agreement as before.
- Council to consider if they wish to continue to be part of the current “Cluster” arrangement with Aylesbury Town Council in respect of the Devolved Services Agreement or whether they wish to find alternative contractors to carry out the work.

RESOLVED: To be part of the cluster arrangement with Aylesbury Town Council.

## 10. Finances and Orders for Payment

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

• Cllr S Pattinson	CN Expenses	£20.00	2928
• HMRC	Contributions	£2,150.99	2929
• S Baughan	Payment	£1,232.44	2930
• S Pattinson	HMRC refund	£94.40	2931
• S Webb	Reimbursement	£22.50	2932
• Window Flowers	Plants	£1,749.60	2933
• Vale Training	Maintenance Staff	£283.00	2934
• Fairford Leys Centre	Transfer of funding	£11,700	2935
• J Priest	Reimbursement	£100.00	2936

To receive, accept and agree the monthly financial report from the Finance Officer.

RESOLVED: To receive and accept the financial report and Cash & Investment Reconciliation Report as at 29<sup>th</sup> May 2018.

## 11. Planning Applications

- To receive, comment and to either object, support or oppose the following planning Applications.
- To consider late applications presented by the Clerk.
- To consider Ernest Cook Trust Permission on all planning applications
- To note and formally agree decisions/comments made under delegated authority

- **18/02113/APP**

### **8 Hampstead Close, FL**

Garage conversion with installation of window to front elevation.

#### **RESOLVED: OBJECT**

This application is in breach of the Fairford Leys Development Guidelines and the Ernest Cook Trust Covenants, which AVDC Development Control have always supported and draw attention to the Ernest Cook Covenants on all Fairford Leys properties. There is also concern over parking as this will remove a parking space from a mews area. The additional covenant on all garages is managed by AVDC Development Control and we request that you investigate the suitability for additional parking on the street/mews area.

The parish council have refused ECT Covenant Permission on this application due to the proposal that the garage door is removed and replaced with a window - this is in breach of the FL Development Guidelines and there is no reason why the garage door needs to be removed. Other residents have converted their garages and have left the garage door in place or replaced the garage door with the design type which has 4 windows at the top allowing light to enter the room. There is also no reason why the additional proposed patio doors cannot allow enough light into

this small room (garage) area. We request that the planning officer discuss other options with the applicant or ask the applicant to speak the parish clerk for assistance and advice in complying with the FL Guidelines and ECT Covenants while still being able to convert their garage should AVDC allow planning permission for the conversion. Failure to obtain ECT Covenant Permission could cause problems when the property is later put on the market for sale.

There are many examples of garage conversions on Fairford Leys without the removal of the garage door which will affect the overall street scene and have a negative impact on the overall design of Fairford Leys which the parish council seek to protect under the ECT Covenants and Fairford Leys Development Guidelines. Should the applicant change the design and allow the garage door to remain then the parish council will review their decision in regard to the ECT Covenant on this property and will consider granting permission. The parish council will send a representative to AVDC Development Control to oppose this application should it be necessary to do so.

- **18/01633/APP**

**63 Sandhill Way, FL**

Garage conversion (Retrospective)

**RESOLVED: NO OBJECTION.**

The conversion does not breach the Fairford Leys Development Guidelines and the garage doors remain in place and there is no negative impact on the street scene. There is also ample parking for 4 vehicles within the curtilage of the property.

**ERNEST COOK TRUST COVENANTS**

**Permission is required for the following properties:**

**8 Hampstead Close**

Garage conversion with installation of window to front elevation

**RESOLVED: REFUSE PERMISSION**

Garage door must remain in place so as not to negatively impact on the street scene. Alternative design proposals for the conversion can be considered without the need to replace the garage door with a window. The possible impact on parking in this area.

**63 Sandhill Way, FL**

Garage conversion (Retrospective)

**RESOLVED: PERMISSION GRANTED**

The conversion does not breach the Fairford Leys Development Guidelines and the garage doors remain in place and there is no negative impact on the street

scene. There is also ample parking for 4 vehicles within the curtilage of the property.

**1 Starling Mews, FL**

Change of garage door, on an already approved garage conversion, to a garage door with windows at the top which match the same as other garage doors on Fairford Leys. The new door to be painted blue which is the current colour of all garage doors in this mews area.

**RESOLVED: PERMISSION GRANTED**

The garage door remains although changed to an exact design already approved on Fairford Leys and the door to remain the same colour as the current garage door (dark blue).

There being no further business of the Council, the Chairman closed the meeting at 8.38pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_