

THORNBOROUGH PARISH COUNCIL

MINUTES of MEETING

Monday 21st January 2019 at 7.00p.m.

Present: Cllr Melanie Staff (Chair), Cllr Steve Tribe, Cllr Charlotte Moore, Cllr Ray Goodger, Cllr Deborah Hosein, Maggie Beach (Clerk), AVDC Cllr Sir Billy Stanier.

Public attending - 3

Item	Minute	Actions
1.	Apologies: Cllr Mary Taylor, BCC Cllr Warren Whyte,	
2	Public Participation Session – None	
3	Declaration of interest in items on the agenda – None	
4	Minutes of the meetings of 17th December 2018 – agreed	
5	<p>Review of Action Points</p> <p>Item 6 Planning – response sent and e-mails circulated</p> <p>Item 8 GDPR - Most Councillors have now activated their individual TPC e-mail addresses. SM is sorting out any minor problems. TNews issue – on agenda</p> <p>Item 7 Sports Field and Pavilion – on agenda</p> <p>Item 9 Bucks Home Choice Allocations Draft Policy Consultation - e-mail circulated</p> <p>Item 10 Playground Notice Wording – on agenda</p> <p>Item 12 LAF Funding for verge gates at Coombs – on agenda</p> <p>Item 13 Unitary Meetings – on agenda</p> <p>Item 14 Finances:</p> <p>b) Payments: cheques all sent.</p> <p>Item 15 A.O.B., other correspondence and any other Councillors' Issues. Fire Prevention Report for the Sports Pavilion. – on agenda</p>	
6	<p>Planning:</p> <p>i. <u>Ref.19/00056/APP</u> - Lone Tree Farm House, High Street, Thornborough. MK18 2DF - Erection of tractors shed – No objections</p> <p>ii. <u>Ref.19/00091/APP</u> - Home Farm, Nash Road, Thornborough, MK17 0HL - Continuation of temporary siting of a mobile home - supported</p> <p>iii. <u>Ref.19/00226/APP</u> - Home Farm Enterprises Home Farm Thornton Road Nash Buckinghamshire MK17 0HL- Replacement of temporary mobile home with permanent dwelling- also discussed as relevant to preceding planning application – supported</p> <p>iv. Nash neighbourhood Plan – Pre-Submission Consultation- Noted. The Clerk will ask Nash PC how much the plan cost and who they used to help them write it.</p> <p>v. New Homes Bonus Project Grant Scheme - There is likely to be another New Homes Bonus project grant round for 2019/20, although the budget and timescales are not yet confirmed. Thornborough Parish Council could possibly apply for funding for upgrading the Sports Pavilion. Also, the NHB micro grant scheme is continuing to invite applications from local voluntary organisations as well as Parish and Town Councils for capital expenditure only. These easily accessible grants are assessed on a monthly basis. Noted.</p>	<p>Clerk to make responses</p> <p>Clerk to check out</p>

	<p>vi. Government Consultation on Planning Proposals – these mainly affect the High Streets of towns but could be relevant with the new Buckingham Local Plan. – Noted.</p> <p>vii. Milton Keynes Council - Draft Statement Of Community Involvement – Noted</p> <p>viii. Updates - Planning Appeals at Thornborough Mill, Mill Lane, MK18 2E – these were for two appeals for Thornborough Mill, <u>Ref. 17/04340/ALB</u> (appeal <u>Ref 18/00055</u>) and <u>Ref.17/04341/ALB</u> (appeal <u>Ref. 18/00056</u>). Both appeals were allowed and listed building consent granted. The appeals were against refusals dated 14th and 15th November 2017.</p>	
7	<p>Sports Field and Pavilion</p> <p>i. Boundary – A Consultant for Thornborough Parish Council has researched the boundary issue between the Sports Field and the neighbouring property to the east and has made a report (attached as Appendix 1). Agreed that the report be accepted as a resolution of the issue and that it be signed as such by both Thornborough Parish Council and the resident who owns the neighbouring land. The Clerk will then to file the statement with the Deeds.</p> <p>ii. Thornborough CC plans – the Secretary of the cricket club attended to discuss the issue of security of tenure. Sports England are requesting some evidence that Thornborough CC have secure tenure before releasing money to them for work at the Sports Field. The Chair had prepared a statement for Thornborough CC. (Attached as Appendix 2) Proposed Cllr MS, seconded Cllr ST that this statement be signed and given to Thornborough CC as evidence of Thornborough Parish Council’s continuing commitment to Thornborough CC. Agreed unanimously. The signed statement was given to Thornborough CC’s Secretary for inclusion as evidence in their bid for funding to Sports England. The Secretary of Thornborough CC thanked TPC for the support given to Thornborough CC.</p> <p>iii. Heating in Pavilion –the Clerk is still waiting for an updated quote from John Collins and further quotes from other electricians for the work. She will chase these up.</p> <p>iv. Fire Inspection report issues – the Clerk has previously circulated a summary of the work that the recent fire inspection listed as being needed although the Fire Report did give an overall assessment that it is considered that the risk to life from fire at these premises is: Overall Risk Rating Tolerable. Agreed these issues can be picked up later with upgrading the Pavilion. Smoke alarms have now been fitted.</p>	<p>Chair and resident to sign the report as an accepted statement. Clerk to file statement with Deeds.</p> <p>Clerk to get 3 quotes</p> <p>Clerk to put on next agenda</p>
8	<p>GDPR</p> <p>The Clerk has checked and Thornborough Parish Council would be responsible for any personal information published in Thornborough News once it was uploaded onto Thornborough Parish Council website. Agreed to ask the Editor to contact BucksVoice and set up a dedicated Thornborough News website. A link to the Thornborough News website will be put on the TPC website.</p>	<p>Clerk to inform TNews editor.</p>
9	<p>NBPPC Meeting 16th January 2019 - report</p> <p>The Clerk gave a brief report of the recent NBPPC meeting. It had been attended by Cllr Peter Strachan (AVDC Cabinet Member for Planning and Enforcement) to introduce himself</p> <p>There was an update re Oxford to Cambridge Expressway Preferred Corridor, although no decision about whether the route for the expressway will be north or south of the railway has been made yet, and the New Unitary Authority although TPC have already had this information. The legal opinion obtained by Buckingham TC on validity of Neighbourhood Plans subsequent to the issue of the land adjacent to Cornwalls Meadow. Planning permission for a care home has recently been given by AVDC despite the fact that the land is</p>	

	<p>prone to flooding and there are already further plans for care homes in Buckingham. The land had been identified as possible further parking by the Buckingham NP. Legal advice was that the Buckingham NP wording was not precise enough and it would not be cost effective to fight the planning decision in the courts.</p> <p>The VALP is now going forward. The Inspector has reduced the number of extra housing he originally required by 2,000 and also accepted that the implications of extra housing caused by the East-West Corridor and the Government requirement for an extra 1,000,000 homes does not need to be addressed at this stage.</p> <p>Other topics covered were the current position of Wycombe District Local and various other development issues, Town/Parish Updates and any Milton Keynes issues.</p> <p>The Clerk explained that this was an important meeting for Thornborough Parish Council to have representation at and that once she had left her post, a Councillor should pick this up. Agreed Steve Tribe will attend in future. The next NBPPC meeting is on 1st May 2019. The Clerk will give his details to the secretary of the NBPPC.</p>	<p>Cllr ST to attend</p> <p>Clerk to action</p>
10	<p>Allotments – update</p> <p>The meeting with allotment tenants on Saturday 19th January was well attended. Various issues concerning upkeep of the allotments were raised with tenants. Thornborough Parish Council have received a written report, followed by a verbal report from the Pest Control company used, that the allotments are now rat free. Tenants were asked to rake over and fill any old rat burrows and to regularly check compost heaps.</p> <p>The Clerk has asked the Aylesbury Vale District Council Environmental Health Officer to acknowledge in writing that the Prevention Of Damage By Pests Act 1949, Section 4 - Notice Requiring Steps to be taken - Thornborough Parish Council - PR201805-190997 has been complied with but has not yet received this confirmation.</p> <p>Agreed that Thornborough Parish Council get the hedge at the back of the allotments tidied up as recommended by the Pest Control report. Also agreed to get allotment 9 strimmed and tidied as the tenant has been unable to do this at present due to family bereavement.</p> <p>Cllr RG offered to ask his brother for a quote for laying the hedge at the road side of the allotment field.</p>	<p>Clerk to action.</p> <p>Cllr RG to get quote for laying the front hedge</p>
11	<p>Playground</p> <ol style="list-style-type: none"> i. Notice Wording -In the absence of Cllr MT, it was agreed to defer this item to the next meeting. ii. The Fence - The Clerk has a further quote for the fence for £1,375.00 the other quote received was for £1,463.00 plus VAT. The Clerk will obtain one more quote. 	<p>Clerk to put on next agenda and continue to action</p>
12	<p>Road and Drainage issues</p> <ol style="list-style-type: none"> i. Current Issues –The Clerk continues to report Thornhill pot-holes. ii. Change of LAT (Local Area Technician) – David Smith, the LAT for this area is now leaving the post. The Clerk does not yet have information about a replacement. iii. Bucks CC - National Highways & Transportation Public Representative Survey - online link – previously circulated for Councillors to action individually. iv. Relevant Closures and roadworks – There is a notice for closure of Nash Road, Thornborough on 18-20 February 2019. 	
13	<p>LAF Funding for verge gates at Coombs</p> <p>Cllr ST has measured the space and got quotes for gates to be made and installed and has sent them to the Clerk. The Clerk as sent an e-mail confirming that Thornborough Parish Council wish to go ahead with the bid for funding for the gates and will match fund at least 50% of the final amount.</p>	

	The Clerk also sent the quotes for doing the work in-house which Cllr ST has obtained, which would make the cost considerably less.																													
14	Unitary Meetings The Clerk has now booked Cllr ST and Cllr MS onto the meeting on 4 th April 2019 at Gawcott Village Hall about the forthcoming Unitary Council to be set up for 2020.																													
15	Casual Vacancy and Clerk position <ul style="list-style-type: none"> The Clerk explained the position with the Casual Vacancy. There have been two expressions of interest so far. Several parishioners have written to the Aylesbury Vale District Council Electoral Officer requesting an election. However elections cannot be held within 6 months of any other scheduled elections and currently the next scheduled election for all Buckinghamshire's local Councils is May 2019. Aylesbury Vale District Council will write to all the parishioners who have requested an election to explain the situation. There has not yet been any response to the advert for a new Clerk. 																													
16	<p>Finances:</p> <p>a) Bank Reconciliations – December 2018. Current Account: £117,591.55 Business Reserve Account: £2,179.08 Current liabilities: £1,195.60 Unbanked cash: £666.68 Receipts 2018-19: £22,098.50 Payments 2018-19: £21,743.32 Current Total: £19,241.71</p> <p>b) Various payment issues The Clerk reported that once again she had received another bill for electricity at the Sports Pavilion, this time for over £3,600 and was having to sort this out. She has read the meter and sent in the readings There has been an issue with the payment of the AVDC dog waste services invoice as AVDC have confused TPC with Thornborough and Coombs Woodlands Enterprise Trust and assumed their cheque in payment of their invoice was a payment against our invoice. The Clerk has sorted this out.</p> <p>c) Payments:</p> <table border="0"> <tr> <td>Mrs Julier, - TPC storage</td> <td>£15.00</td> <td>Standing Order</td> </tr> <tr> <td>Village Christmas tree lights and transformer (Section 137)</td> <td>£53.95</td> <td>Cheque No 964</td> </tr> <tr> <td>Fire Inspection of Sports Pavilion</td> <td>£48.00</td> <td>Cheque No 965</td> </tr> <tr> <td>Acme Pest Control</td> <td>£73.00</td> <td>Cheque No 966</td> </tr> <tr> <td>E-on (unmetered supplies)</td> <td>£26.64</td> <td>Cheque No 967</td> </tr> <tr> <td>Clerk's Salary – January 2019</td> <td>£395.87</td> <td>Cheque No 968</td> </tr> <tr> <td>HMRC - Clerk's Income Tax (PAYE Ref. 475/SA75351 Accounts office Ref. 475PE00369213)</td> <td>£99.00</td> <td>Cheque No9</td> </tr> <tr> <td>Total</td> <td>£711.46</td> <td></td> </tr> </table> <p>d) Receipts</p> <table border="0"> <tr> <td>Pre-school Rent Sept 18 – Jan 19</td> <td>£666.68</td> </tr> <tr> <td>Total</td> <td>£666.68</td> </tr> </table>	Mrs Julier, - TPC storage	£15.00	Standing Order	Village Christmas tree lights and transformer (Section 137)	£53.95	Cheque No 964	Fire Inspection of Sports Pavilion	£48.00	Cheque No 965	Acme Pest Control	£73.00	Cheque No 966	E-on (unmetered supplies)	£26.64	Cheque No 967	Clerk's Salary – January 2019	£395.87	Cheque No 968	HMRC - Clerk's Income Tax (PAYE Ref. 475/SA75351 Accounts office Ref. 475PE00369213)	£99.00	Cheque No9	Total	£711.46		Pre-school Rent Sept 18 – Jan 19	£666.68	Total	£666.68	Clerk to raise cheques
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17	A.O.B., other correspondence and any other Councillors' Issues. <ol style="list-style-type: none"> News for the Parishes - December 2018 The Clerk has received an e-mail from Thornborough Fund Raisers about replacing Merryn's seat round the tree on the Green. She has asked them to send or bring their proposal to the next Thornborough Parish Council meeting for consideration. 	Clerk to put on next agenda																												
18	Date of next TPC meeting: 18th February 2019. The meeting closed at 9.10p.m.																													

Appendix 1.

Status of boundary between Title nos. BM248248 and BM410859

1.0 Introduction

- 1.1 I Richard Staff, former Chartered Surveyor and former Registered Expert Witness, have been asked to give my independent, now layman's, opinion as to the status of the boundary between Thornborough Cricket Field and Sue Hare's paddock.
- 1.2 My involvement being understood by the parties to be on a free and friendly basis, without any avenue for redress by the parties.

2.0 The paper evidence

2.1 From Sue Hare:

- (a) Official copy of Register of Title No. BM410859 dated 20.12.16 including the Title Plan.

2.2 From Thornborough Parish Council (TPC):

- (a) Various documents from 29.07.54 to 25.05.94, a period which starts with the demise being a meadow and part of the Thornton Hall estate, being sold to Sir Henry Moore, being leased by him to TPC and ultimately being conveyed to TPC on 14.01.2000.
- (b) Land Certificate dated 14.01.2000 including the Title Plan of no. BM248248.

3.0 My review of the paper evidence

- 3.1 Sue Hare's Title Plan is silent (unmarked) as to the ownership of/responsibility for the boundary in question.
- 3.2 TPC's Title Plan has ownership markings to 3 of its 4 boundaries, but the boundary in question is silent.
- 3.3 The remainder of the TPC documents are as at 3.2 above except for the following:
 - (a) The Conveyance dated 06.12.84 from Sir Henry Moore to TPC in relation to the Pavilion only where the boundary in question has been marked **by hand**, in a different graphic style, as being the ownership/responsibility of the landowner to its Eastern side, which may at that time have been Tony Watts.
- 3.4 With regard to scaling off the measurement between the Southeast corner of the Vine House plot to the boundary in question on a line which is roughly parallel to the rear boundary of Stonebrook, Sunnyview, etc, the results were:
BM248248 – 46 metres approx.
BM410859 – 46 metres approx.

4.0 My review of the Boundary area

4.1 From the Cricket Pitch:

- (a) A shallow ditch of approx. 4 metres average width was noted to the West side of the tree line. Grass cuttings were noted at its Northern end.
- (b) Chain link fencing was noted on the East side of the trees.

4.2 From Sue Hare's Paddock:

- (a) The chain link fencing referred to at 4.1(b) above was noted to be fixed to the trees. It was also capped with a single line of barbed wire.
- (b) I checked with a tape measure the previously-scaled measurement at 3.4 above. From the Southeast corner of the Vine House plot to the chain link fencing was 45.7 metres approx.

5.0 My opinion

- 5.1 The unusual configuration of the ditch would suggest to me that if the traditional 'ditch and hedge scenario' applies, it is related to the cricket field.
- 5.2 The fact that the chain link fence is capped with barbed wire draws me to believe that this was the boundary line that Tony Watts was maintaining, as the Northern boundary with Stonebrook is also capped in the same way.
- 5.3 In the 27 years that I have lived at Stonebrook I have never observed Tony Watts maintaining the shallow ditch area.
- 5.4 It looks likely that the Title Plan that was issued to Bill and Sue Hare was based upon measurements to the chain link fencing only.
- 5.5 In view of all of the above, I am inclined to believe that Sue Hare's boundary is on the line of the chain link fencing and thus the trees are within the Cricket Field's demise.

6.0 My recommendation

- 6.1 If both parties are minded to accept my opinion, then in order to record same so as to settle this matter they jointly sign two copies of this report and safely retain their copy with their deeds.

December 2018

Appendix 2

To Whom It May Concern

The Sir Harry Moore Playing Field, Thornborough

We can confirm that this field and its pavilion are in the ownership of Thornborough Parish Council (TPC).

We can further confirm that Thornborough Cricket Club (TCC) have hired this facility since around 1985.

We are aware that TCC has approached Sport England for a contribution towards the upgrading/replacement/provision of lane practice nets, mobile sightcreens, and mobile wicket covers, with a view to encouraging youngsters of both genders to participate in cricket.

The TPC fully supports this approach, and looks forward to TCC's continuing use of the field well into the future. It is our intention that the facilities will be available to TCC for in excess of 7 years. Our commitment is such that as a Parish Council we are planning (in 2019) to significantly improve the internal fabric of the sports pavilion to the benefit of TCC, the only current sports club using the sports facilities.

Signed: Melanie Staff
 Chairman, Thornborough Parish Council
 22 January 2019