

MINUTES OF THE MEETING HELD ON THURSDAY
10th DECEMBER 2015 AT 8.00 PM IN THE CHURCH ROOM, WEST WYCOMBE

ATTENDANCE:

Cllrs Mrs V. Smith, Mr N Harris, Mr R Seymour, Mrs K. Cheshire, Mr S Cope,
Mr N. Timberlake, Mrs S. Henson – Clerk

APOLOGIES FOR ABSENCE: County Cllr Mr D Hayday

11 members of the public

DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS BY MEMBERS RELATING
TO ITEMS ON THE AGENDA AND TO CONFIRM WHETHER COUNCILLORS NEED TO
UPDATE THEIR DECLARATION OF PECUNIARY INTERESTS

Nothing to declare and all Councillors present confirmed that they did not need to update their
DPI forms.

CONFIRMATION AND SIGNING OF MINUTES OF THE NOVEMBER MEETING

These were agreed by those Councillors present and signed by the Chairman.

REPORT ON PROGRESS ON ITEMS IN THE PREVIOUS MINUTES

Clerks Report

1. Clerk has met with West Wycombe Estate regarding the proposed tree management and work on the trees near Gerrard Court has been completed.
2. Clerk attended the Bucks CC conference on devolved services – very depressing for the future – the presentations will go on the website.
3. Councillors and Clerk attended a site visit at the Burial Ground to discuss management of the trees. Cllr Harris met with Complete Tree Services who will provide prices for the Parish Council to consider.
4. Cllr Mrs Smith attended the NAG meeting.
5. The Clerk reported that there have been break ins at the allotment sheds and sheds along the Bradenham Road.

MEETING CLOSED FOR PUBLIC QUESTIONS

MEETING REOPENED

223.1 Correspondence Received from 19th November – 10th December 2015

1. Get Healthy Bucks – forwarded to Councillors
2. WDC reminder for Councillors to update their declaration of Pecuniary Interests
3. Report on the website
4. Bucks CC newsletter on trees and overhanging hedges – on website and noticeboard
5. Bucks CC – My Bucks budget consultation – on website and forwarded to Councillors
6. Bucks CC – effect of budget restrictions on the Local Area Forum projects
7. Chiltern Society Newsletter and Birdbox scheme – on website and forwarded to Councillors
8. Flood Advisory Service – Marlow – 9th and 10th December
9. BCC LAF schemes timetable
10. Lets Talk Health Bucks – invitation to join the Stroke Advisory Service- forwarded to Councillors
11. Notification of a new system of reporting the Defibrillator to AED Locator
12. Thank you email from Mr Stevens for gift for his work with the Parish Council on HS2
13. Notification from BCC that the Church Lane official consultation takes place from 11th December – 22nd January
14. SW Chilterns LAF – Have your Say on the future transport plan – forwarded to Councillors and on website
15. Minutes of the December NAG
16. Local Council Review Magazine
17. WDALC Training on Internal Audit and financial control procedures – 2nd February
18. BCC – Bus cage form – Clerk to submit application for consideration and costing
19. Bucks CC – volunteers for Independent Appeal Panel members – not able to if day time panels

223.2 Planning

Applications

15/08161/FUL- Mede Cottage, Park Farm Road -- Erection of 1 x 4 bed detached dwelling

The Parish Council strongly objects on the grounds that this is an over development of the site and will have a considerable dominance and impact and will be visually intrusive on the neighbouring properties.

We feel that the drawings are inadequate and lacking in detail and inspiration with a building which looks like a warehouse and will be totally incongruous in a very pretty residential street of 1930's properties.

We have concerns over the height of the building if the drawings are to scale - compare the 1.8m height of the boundary fence to the eaves.

We have concerns about the proposal to remove the trees on site as these would provide some element of both visual and noise screening.

There are already long standing problems with an overload of the sewage system.

Although stated to be a 4 bedroom property this has the potential to be a six bedroomed property or suitable for conversion to flats or a house of multiple occupancy –the latter two options would be totally out of keeping and unacceptable in Park Farm Road and would exacerbate the sewage issue.

The basic drawing shows a garage and one car parked in front of the garage – a four bedroomed property is likely to have more cars than this and although the application states that 4 parking spaces are created we do not see this as being viable when a turning circle will be required to ensure that cars are not reversing out on to the main road.

We cannot see any reference to parking for Mede Cottage who already park one car on Park Farm Road. We can only assume that they will remove the front garden of Mede Cottage to create parking clear of the joint driveway. If this is the proposal then this would totally destroy the street scene and create a very urban appearance in a classic tree lined road.

There are already huge problems caused by the narrow drive at 399 West Wycombe Road. Residents at 399 do not use their property for parking as space for parking and turning is limited. They continually park on Park Farm Road on the junction with the A40 and are constantly reversing out on to Park Farm Road. Extra cars parked on both sides of Park Farm Road will cause difficulties for emergency vehicles and waste recycling vehicles.

The creation of this property will seriously adversely affect the value of the neighbouring properties, in particular The Haven and will be a dominant structure overlooking all the currently very private rear gardens on this side of Park Farm Road.

The Parish Council strongly recommend that this goes to committee with a site visit.

Decisions

15/07772/FUL - 460 West Wycombe Road – householder application for erection of two storey side and rear extension and alterations; creation of new hardstanding; access steps and retaining walls to front; new retaining walls and steps to rear garden – permit

15/06148/FUL -6 Beechwood Road, High Wycombe -Householder application for construction of first floor rear extension – appeal dismissed.

223.3 To consider the WDC Consultation on the Local Plan for Princes Risborough

Whilst West Wycombe Parish Council accepts and understands the need to construct more residential dwellings in this district we have strong concerns over the increased amount of traffic which will be created by possible/proposed developments at the Molins site, Longwick and Princes Risborough on the A4010, all of which will converge at The Pedestal Roundabout in our parish. This roundabout is the daily walking route for our primary school children and we have concerns about pedestrian safety. This Parish Council has been asking Bucks County Council for over 15 years for work to be undertaken on this dangerous road. It is unlit and does not have a white line painted on either side of the carriageway; has very little scope for overtaking; is the main blue light route between Stoke Mandeville and High Wycombe hospitals and it is the main route from the North of the county to the M40 and M4. Cars are already queueing from The Red Lion at Bradenham every morning and the proposed increase in traffic volume could take this queue back to Saunderton. ,

This Parish Council would like to see:

Methods considered to ameliorate the increase in traffic by enhanced use of the train service and a better bus service.

Creating employment opportunities within the new developments would reduce traffic.

Robust ideas from the planning process to reduce car use.

The Parish Council are pleased to have the opportunity on being consulted on this Local Plan and would like to be involved on how the action plan develops.

223.4 To consider placing an order for work at the Pedestal Roundabout verge

Elizabeth Stillman has supplied a price of £309 to extend the planting. We need to have the rear hedge reduced or removed. It was resolved to extend the planting and remove one of the hedge shrubs.

223.5 To report any Highways issues including village signage

All non-working street lights have been repaired other than the light above the belisher beacon.

The Clerk produced photos of the current signage. Cllr Timberlake produced some brief initial designs for discussion at the January meeting. Clerk will make contact with Bucks County Council to discuss the possibility of rationalising signs once we have a clear idea of what we believe is necessary.

BCC have stated that the bus routes 40 and 275 will be decided upon by Oxfordshire CC in February and then they will make their decision.

223.6 To consider the fee structure for West Wycombe Burial Ground

It was resolved to increase the erection of memorial and memorial plaque fees to £90 as from 1st January.

223.7 To approve the accounts for December 2015 and signing of cheques; to discuss the budget for 2016/2017. – appendix 2

It was resolved to approve the accounts. See end of Minutes.

223.8 Members questions

Cllr Mrs Cheshire asked for feedback on the Festive Fayre. The evening had been a great success.

223.9 Date of next meeting

Thursday 14th January 2016 at 8pm in The Church Room, West Wycombe

Cheques to be paid in December 2015

Mrs S Henson s/o	517.99	November salary
Mrs S Henson	45.04	Balance of November salary
Bucks CC	162.95	December pension
Mrs S Henson	280.98	Expenses for November, HS2, Christmas
TBS Hygiene	60.00	Collections for October
Acorn Landscaping	215.83	8/12 highways grass cutting
SLCC	118.00	Subscription
David Stocks	744.00	Repair stiles, gate post Pedestal/fence repair BG
WDC	172.60	Election expenses
The Handy Man	420.00	Installation of new goal post
Thames Water	6.16	Burial Ground water
Thames Water	104.50	Allotment water (actual reading)
Elizabeth Stillman	760.00	Annual Landscape Maintenance service
D.R. Dakin Electrical	150.00	Contribution for defibrillator installation
Mrs S. Henson	22.00	Balance on expenses
Southern Electricity dd	19.93	Feeder pillar energy
Southern Electricity dd	22.24	Feeder pillar energy
Southern Electricity dd	137.20	Street light energy
Total	3959.42	

Statement of Account as at 1st December 2015

Opening balance – 1 st November	32407.35
Less November cheques	6100.03
Plus allotment rent	10.00
Sub Total	26317.32
Deposit account	2628.19
Total	28945.51