

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

ATTENDANCE:

Cllrs Mrs V. Smith, Mr N Harris, Mr R Seymour, Mr N. Timberlake, Mrs K. Cheshire,
Mr S Cope, Mr M Hogan (until 9pm) Mrs S. Henson – Clerk

No members of the public

APOLOGIES FOR ABSENCE: County Cllr Mr D Hayday

The presentation to two local children had to be postponed due to a family commitment.

DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS BY MEMBERS RELATING
TO ITEMS ON THE AGENDA AND TO SIGN THE APPLICATION FOR DISPENSATION
UNDER S33 OF LOCALISM ACT

None declared. All Councillors completed the application for dispensation.

CONFIRMATION AND SIGNING OF MINUTES OF THE JULY 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. The Chairman attended the West Wycombe Business Group meeting.
2. The Chairman attended the NAG
3. The Chairman and Clerk attended three HS2 meetings where the presentation to the Select Committee was reviewed and practiced. We still have to make a sound recording to complete the presentation
4. The new Pedestal Play Area sign has been installed as have all the dog signs on the gates and access points. All the repairs have been carried out as per the Play Inspection report and a new litter bin have been installed. The stiles into the crop field need to be repaired; the stile into Cookshall Lane will also be repaired. The top of the hedge has been cut.
5. The National Trust has agreed in principal to carry out repairs to Meads Yard. Clerk has written to the other landowners for the drive leading to Meads Yard asking if they would pay for repairs to that section. West Wycombe Estate has suggested a percentage breakdown of the first section with 60% being allocated to the National Trust. The Clerk will make contact with the National Trust and see what their reaction to this would be as they have already agreed to pay for the whole of the second section in front of the garages.
6. Annual Report was issued with the September issue of Contact.
7. The Clerk attended the WDALC budget training.
8. The Clerk has issued allotment rent invoices.
9. The Clerk has issued an invoice to Downley Dynamos Football Club.
10. The agent for the land by the advertising hoardings has arranged work on the trees near the crossing lights but has not indicated that annual maintenance would take place on the boundary fence/weeds/brambles.
11. The Rosemary Close management company has been written to regarding their boundary hedges and trees which are affecting grass cutting and the pelican crossing control box.
12. The Clerk attended a BCC meeting to discuss devolution of BCC services.

MEETING CLOSED FOR PUBLIC QUESTIONS

MEETING REOPENED

220.1 Correspondence Received from 9th July – 10th September 2015

1. Letter from WDC Planning Enforcement confirming that there is no action to take re 316 West Wycombe Road's additional building and operation times.
2. WDC Community Infrastructure Levy – asking for ideas for projects
3. WDC Gambling Act 2005 – Policy Statement Review – it will remain largely unchanged.

4. Emails from residents of Park Farm Road and BCC about the street light – an acceptable replacement has been ordered and should be installed in October.
5. Letter from a resident confirming that her children will attend out meeting on 10th September to receive book vouchers and certificates as a thank you for their prompt action on 28th June.
6. Revised plan from BCC for the parking scheme in Church Lane – now out to the first stage of consultation.
7. Notification of appeal against WDC planning decision on 6 Beechwood Road
8. WDALC Budget Training Course -3 Sept – Clerk attended
9. Chilterns Conservation Board newsletter – forwarded to Councillors
10. BCC Transport Plan Consultation – forwarded to Councillors
11. Notification of BCC Roads Workshop at Adams Park on 9th October 9am – forwarded
12. Chilterns Dial-a-Ride appeal for financial support – October agenda. Cllr Timberlake to undertake research for the meeting.
13. Mazars – return of the external audit – no queries raised – on the website and noticeboards
14. Bucks CC Flooding survey – completed
15. Chilterns Conservation Board candidate election summaries – Councillors selected a candidate.

220.2 Planning

Applications

Amended plans: 15/06026/FUL: Castle Transmission Tower – reduction in size of satellite dish – no objection

15/07214/FUL-314 West Wycombe, Road High Wycombe -Change of use residential garage to store and maintenance building ancillary use to the rental site at 316 West Wycombe Road – we strongly object as approval would be directly contradictory to conditions placed on previous planning applications with which we totally agree and support. Conditions in the past have stated that no further access points should be allowed off the West Wycombe Road; that vehicles should be able to draw off the Highway for the safety and convenience of highway users – this access is directly onto the West Wycombe Road and proximity to the A40/A4010 junction and already impedes traffic on the A40 or turning off onto Chapel Lane (A4010) - it would mean that vans and lorries are either going to have to reverse in or out directly off and on to the highway – there is no ability to turn vehicles; we suspect the short access to the building is not long enough to take the full length of vans/lorries which will result in pedestrian safety being compromised by having restricted pavement access and cars being put in dangerous situations – this already happens with cars using the reverse flow of the filter lane for Chapel Lane; the original planning permission was for 14 vehicles which would have allowed for sufficient space on the site for a workshop – currently as many as 35 vehicles can be seen parked on site; a previous planning condition stated – no cars should be advertised for sale or have mechanical work undertaken whilst parked on this land – by using 314 West Wycombe Road is this a way of working the planning system; the creation of a workshop and the nature of hire vehicles would mean that mechanical maintenance would be necessary at all times of the day/night – we already have the business operating outside the hours stated in the planning permission – 8.30 – 17.30 Monday to Friday and 9.00 to 13.00 hours on Saturdays and at no time on Sundays, Bank and Public Holidays – this has not been enforced to the detriment of local residents and we see the situation being exacerbated.

We seriously believe a site visit should be carried out and a thorough report from Bucks County Council Highways should be undertaken after a site visit.

Decisions

15/06751/TPO – Floras Temple, Park Farm Rd, West Wycombe – fell cypress T1, T2, T3 – permit

15/06739/CTREE – Cave Cottage, Church Lane, West Wycombe – thin reduce T1 yew tree by 15% removing up to 1 metre apical growth and 1.5metres lateral growth to form more compact crown, remove major deadwood and crown lift to 3 metres from ground level – permit not to make a TPO

15/06736/FUL -22 Copperfields High Wycombe -Householder application for partial re-build of existing rear extension with brick replacement & tiled roof, single storey front extension with catslide roof & insertion of a new dormer – permit

Amended plans: 15/06026/FUL: Castle Transmission Tower – reduction in size of satellite dish – permit

15/06148/FUL -6 Beechwood Road, High Wycombe -Householder application for construction of first floor rear extension – appeal to the Secretary of State

15/06419/FUL-349 West Wycombe Road High Wycombe -Change of use of a 6-bed HMO (class C4) to a 7-Bed (Class C-4/Sui Generis) for professionals. (retrospective) – permit

15/06134/FUL -335A West Wycombe Road High Wycombe -Conversion of existing 3 bed flat at ground floor & lower ground floor level to create 2 x 1 bed self-contained flats and insertion of window to side - permit

15/06321/FUL-70 Chorley Road West Wycombe -Householder application for construction of part two storey, part single storey rear extension – permit

15/05833/LBC -Floras Temple Park Farm Road High Wycombe -Listed Building application for installation of secondary glazing to Flora' Temple windows and removal of asbestos cement roof and replacement with modern fibre cement roof to adjacent outbuilding – permit

- 220.3 To agree to purchase one replacement football goal and net at a cost of £370 + VAT
It was resolved to purchase the goal post and net and obtain a cost for installing same.
- 220.4 To consider any requests to WDC for Community Infrastructure Levy projects
Clerk will investigate the criteria further. October agenda.
- 220.5 To receive a report on our appearance at the Select Committee for HS2
The Clerk and Chairman have worked with Princes Risborough Town Council, Bradenham Parish Council and the National Trust and are now fully prepared with evidence to present, possibly on 20th October.
- 220.6 To report any Highways issues including village signage
The pavement work is complete and generally our parish is now in a good state of maintenance as we go into Autumn and Winter.
Bucks CC has started the consultation process on the parking scheme for Church Lane. West Wycombe Estate has advised the Clerk that they will be carrying out some major tree works around the Pedestal sheep field once the leaves have fallen – this will clear the road signs, street lights and the bus shelter. They will also be tidying up the group of trees near Gerrard Court.
Pavement along Chorley Road needs an inspection as the surface and weeds in the gullies are causing issues for residents on both safety and flood risk.
All the drains and gullies in the parish need clearing – we were advised it would be undertaken with the road resurfacing but there was little evidence of it taking place.
Request for weeds to be cleared from the Bradenham Road pavement – Clerk has spoken to the land owner and has also asked BCC when the final cut is due.
Village signage needs to be looked at. Cllr Timberlake will investigate legislation and take photographs of the current signage for the October meeting.
- 220.7 To consider modify our contract with Elizabeth Stillman to include extra allotment maintenance and weed spraying
The Clerk reported that we need to carry out more maintenance on an annual basis at the allotments – keeping the top and bottom sections of the site clear by having the grass cut on a more regular basis. We also need to have the hedge on the left hand side cut back to encourage allotment tenants to keep that end of their plots tidy.
On highways we need to allow for weed spraying and removal of same along the West Wycombe Road near the advertising hoardings.
Trees need to be cleared from Parish Council lights.
Clerk will obtain prices on all the above in time for budget discussions.
- 220.8 To consider whether to continue with the Local Council Award Scheme
The Clerk and Chairman have studied the document on the Scheme and the Chairman recommended that we did not continue with it as there were no obvious benefits for the

parish. It was resolved not to continue with the scheme. We will reconsider the scheme should we be disadvantaged by not participating.

220.9 To approve the accounts for August/September 2015 and signing of cheques; to receive the expenditure against budget up to 31st July; to begin the budget process for 2016/2017

The Clerk issued an expenditure against budget sheet to the end of August 2015 for Councillors to consider. The second half of the precept is due in at the end of September. Councillors were asked to start thinking about the budget for 2016/2017. See Financial Statement at the end of the Minutes. It was resolved to approve the accounts for August and September.

220.10 To receive the External Auditors report

The external auditor, Mazars, approved our accounts and had no comments or recommendations to make. The approved Annual Return is on the website and notices for the completion of audit are on the Noticeboards.

220.11 Members questions

Cllr Mrs Smith asked about the National Trust about the second Christmas tree for the island; land at the side of Church Lane at the bottom of the hill; no parking/passing place only signs; work on the top corner of Church Lane for parking for residents; grass cutting.

Councillors will be given a user name and password for access to the Parish Council Twitter account.

The Clerk was asked to contact the National Trust contractor to arrange a cut of the grass outside the park wall near the main gates.

Cllr Hogan asked a question about the current refugee crisis and offered to find out more information – October agenda.

220.12 Date of next meeting – Thursday 8th October 2015 at 8pm in The Church Room

Cheques paid in August 2015

Mrs S. Henson S/O	517.99	July salary
Mrs S Henson	45.04	Balance of July salary
Bucks County Council	162.95	Pension – August
Signs Scott	597.00	Large Pedestal sign
Acorn Landscaping	215.83	4/12 – highways grass cutting
Elizabeth Stillman	245.00	Clearing area/planting Christmas tree by VH
Stocksigns	99.91	4 dog signs for Pedestal
Staples	22.45	Stationery/copying
Mrs S Henson	31.05	Expenses July
TBS Hygiene	48.00	June dog collections
Southern Electric d/d	155.38	Energy (street lights)
BT d/d	366.95	Telephone
Total	2262.55	

Statement of Account as at 31st August 2015

Opening balance – 1 st July	21937.73
Less July/August cheques	5843.54
Plus burial fee	300.00
Plus BCC devolved funds	1069.50
Sub Total	17463.69
Deposit account	2627.86
Total	20091.55

Cheques to be paid in September 2015

Peter Gomme	425.00	Two grass cuts and hedge cutting - Pedestal
WDALC	15.00	Budget training
Acorn Landscaping	215.83	5/12 highways grass cutting
South Bucks Business Prods	185.00	Annual Report
The Handyman	377.00	Erect Pedestal sign/Pedestal play area repairs
Glasdon	1.93	Spare litter bin key

Thames Water	44.29	Allotment water
Thames Water	4.96	Burial Ground water
Mazars	240.00	External audit
The Post Office	108.00	200 x second class stamps (54p)
The Chiltern Society	25.00	Annual subscription
Mrs S Henson	67.45	Book vouchers and expenses for August
St Lawrence PCC	240.00	Annual Church Room hire
Mrs S Henson	45.04	Balance of August salary
Bucks CC	162.95	September pension
Mrs S Henson	517.99	August salary
Southern Electricity dd	42.29	Feeder pillars energy
Southern Electricity dd	137.20	Street light energy
Total	2854.93	