

CHOLESBURY-CUM-ST. LEONARDS PARISH COUNCIL

Minutes of a Meeting of the Council held in St Leonards Village Hall on Monday 28th January 2019 at 8.00pm

Present: Cllrs Allen, Brown, Ingram, Matthews, Brackley, Sanger and Blomfield

Also present: Miss Martins (Clerk) , District Cllr Rose and Cllr Birchley

PC Kevin Flint - Cllr Brown paid tribute to Kevin for his work in the parish and it was agreed that a donation would be made to a charity of his family's choice.

5097) To receive apologies for absence
None

5098) Matters arising
None

5099) To receive declarations of interest

- Cllr Allen declared an interest in the restoration of White Lion Public House at St Leonards.
- Cllr Sanger declared interest in planning application PL/18/4808/FA Full Planning Permission Old Britannia, Bottom Road.

5100) Questions from members of the public

Cllr Birchley

- The new unitary authority, Buckinghamshire Council is underway, there will be 147 members for the new authority, 3 members from each county ward.. Decisions need to be made on how we will divide the work whilst continuing to serve our constituency. We need to ensure that on the 1st April 2020 we have a seamless handover from all councils to the new unitary council.
 - A revised time table is to be made to the following waste disposal sites, Burnham, Aylesbury (Rabans Lane) and Chesham, they will close on Wednesday and Thursdays.
 - There are still potholes that need to be repaired, which is ongoing and within our planned works.
 - Cllr Brown to send Cllr Birchley the list of repairs with regards to the white lines on the roads that have been identified by the Parish Council over the last 2 month.
 - Highways issues should be referred to Mark Averill, BCC and Rob Smith, TFB.
- Cllr Rose
- CDC and other Buckinghamshire County Councils have decided to take judicial review of decisions made by the Secretary of State, this is to protect the interest of our communities and we believe in the best interest of our residents.
 - On April 1st there will be 147 members however a boundary review will take place shortly after this to review the size and shape of divisions and also the people that are within them.
 - Candidates for each ward to be confirmed.
 - There have been fundamental problems with the planning applications for the White Lion Public House, that have caused severe delays. These issues are currently being reviewed by the Planning Office and will be dealt with imminently.. Cllr Rose suggested that if the Parish Council wanted to raise their concerns with regards to the way the planning department have dealt with The White Lion Public House and their planning requests they should write to Mark Jaggard and cc Cllr Peter Martin.
 - Woodlands farm Shire Lane currently have consent to convert a building to a forge, however they have logged an appeal to convert the building to dwellings. no progress has been made with regards to this appeal.

5101) Questions to the Chairman
None

5102) To approve the minutes of the Meetings of the Parish Council

- (i) It was resolved to approve the minutes of the meeting of the Parish Council held on 26th November 2018.
- (ii) It was resolved to approve the minutes of the meeting of the Planning Committee held on 17th December 2018.

5103) Reports

(a) Clerk's Report:

- An email was received on the 4th January 2019 from the Pension Regulatory Scheme for re enrollment. I contacted the scheme and advised them that Hayley Lewis had now left and I was the new Parish Clerk. As I will not be joining the scheme I will need to, on behalf of the Parish Council state this via their website in April 2019. This has also be documented in a letter form and signed by Cllr Allen for further reference.
- The PC reported the issues raised by Cllr Brown with regards to the road at the junction of Hale/Taylor's Lane, BCC have said they are already aware of this defect which has been added to their works programme.
- The PC was contacted by 2 of St. Leonards residents asking when the postbox would be replaced. PC contacted Royal Mail for an update.

(i) Update from LAT:

- Oak Lane - grass has now been cut and 10 new posts installed in the area
- Pothole at Rays Hill/Braziers End, to be done as soon as the finances become available in March/April.
- Borehole and flooding at Dorriens Farm - this is ongoing and Cllr Allen will draft a reply for the PC to send to LAT.
- Swan Lane/Chapel Lane - When the Plane and Patching was carried out, the area was extensively swept and the gravel mound was cleared.

(ii) I was asked by Wigginton Parish Council if I would consider covering for their clerk for 3 months, February - May 2019. After discussing this with Cllr Allen I have accepted this temporary

(b) Cllr Brown informed the council that the Wendover exchange could not install Superfast Broadband to Coppice Park Farm, Taylor's Lane and the 1st few properties at Lanes End at the end Of 2018 as originally intended. This has now been rectified and Superfast Broadband is now available in these areas.

5104) Finance

(a) Payments were authorised for:

(i) The Clerk's salary for January

(ii) To note it was agreed at the Planning Committee meeting in December that the Clerks salary for December be authorised for payment.

(b) A motion was approved for the reimbursement of £499 to Hawridge and Cholesbury Commons Preservation Society related to a grant awarded by Bucks CC.

(c) The budget was approved and the precept level was set to £9,800.00.

(i) Q3 finance statement was approved.

(d) The Parish Council are considering switching to online banking. Cllr Ingram to liaise with the clerk..

5105) Planning

(a) To deal with any planning applications, including those received after the date of the agenda

(i) **PL/18/4808/FA** Full Planning Permission Old Britannia, Bottom Road, Buckland Common, Buckinghamshire, HP23 6NU, Construction of five dwellings with associated hardstanding and landscaping. Provision of garages and vehicular access. PC; This council objects strongly to the application. The proposal calls for new dwellings filling in a significant open area of garden. Far from being conserved or enhanced, the scenic, rural character of the site and surroundings would be severely damaged. The proposal conflicts with the principles protecting the Chilterns Area of Outstanding Natural Beauty. It is inappropriate and harmful in the Green Belt, with no exceptional circumstances outweighing the harm it would do.

(ii) **PL/19/0055/FA** Full Planning Permission Holly Lodge, Parrotts Lane, Buckland Common, Buckinghamshire, HP23 6NX, Two storey front and side extension with new external finishes and alterations to fenestration PC; The council object this application, the property is located on a narrow plot in the centre of Buckland Common village and in common with several neighbouring properties their frontages are close to the edge of a very narrow lane. In its current form the property spans almost the complete width of the plot. The proposed development involving a two-storey extensions to the front and one side of the property would add significantly to the bulk of this property, sited on this already narrow plot On the side where the two-storey side extension is proposed, as this extension is

positioned close to the boundary with the next door property, Providence Cottage, it would appear to be of an overbearing nature in relation to Providence Cottage. There are also some concerns that impact of the the proposed front and side two-story extensions would impact on the street scene, by creating a near continuous line of property elevations involving Holly Lodge and Providence Cottage as viewed from the lane.

(b) To note that the Parish Council decided not to meet and to send a response of 'no comment' on the following:

(i) **PL/18/4665/FA** Full Planning Permission St Finn Barrs, Jenkins Lane, St Leonards, Buckinghamshire, HP23 6NW, Proposal Demolition of existing garage and erection of new double garage PC; No Comment

(ii) **PL/18/4522/HB** Listed Building Consent for alterations, extension or demolition of a listed building The White Lion Public House, Jenkins Lane, St Leonards, Buckinghamshire, HP23 6NW, l Listed building consent to repair, renew or reinstate timbers in the gable wall. To repair identified sections of the entire wall plate and second purlins in rear bedroom. PC; No Comment

(iii) **PL/18/4615/HB** Listed Building Consent for alterations, extension or demolition of a listed building The White Lion Public House, Jenkins Lane, St Leonards, Buckinghamshire, HP23 6NW, Proposal Listed Building Consent for removal of paint and restoration of timbers. PC ; No Comment

(c) To receive notice of appeals.

(i) **CH/2018/0545/FA** Adjacent To 1 The Row, Hawridge Common, Hawridge, Buckinghamshire, HP5 2UH, Detached dwelling with detached garage. Refused. Appeal Dismissed - 27th November

(d) To receive decisions of Chiltern District Council

(i) **PL/18/3012/VRC** Units 7 and 8, Woodlands Farm, The Vale, Hawridge, Buckinghamshire, Variation of Condition 13 of Planning Permission CH/2017/2234/FA (Demolition of existing Class B8 warehouses and redevelopment to provide 4 x 3-bedroom semi- detached dwellings and 1 x 4-bedroom detached dwelling, served by new and altered accesses): To allow for basement rooms to the semi-detached dwellings. PC; No Comment; CDC; Conditional Permission.

(ii) **PL/18/3499/TP** The Old Manor House, Cholesbury Lane, Cholesbury, Buckinghamshire, HP23 6ND, Proposal Ash (T1) - fell, protected by tree Preservation Order. Works to trees subject to a Tree Preservation Order TPO. PC; No Comment: CDC Conditional Permission.

(iii) **PL/18/3545/FA** Application type: Full Planning Permission Location: Spring Lea, Shire Lane, Cholesbury, Buckinghamshire, HP23 6NA, Proposal Alteration to front roof and addition of roof lights. PC; No Comment. CDC; Conditional Permission

(iv) **PL/18/3667/FA** Full Planning Permission Holly Lodge, Parrotts Lane, Buckland Common, Buckinghamshire, HP23 6NX, Single storey rear extension (Retrospective) PC; No Comment CDC; Conditional Permission

(v) **PL/18/3665/HB** Listed Building Consent for alterations, extension or demolition of a listed building Quiet Corner, Cholesbury Lane, Cholesbury, Buckinghamshire, HP23 6ND, Listed building consent for single storey side extension and oil storage tank. PC; No Comment CDC; Conditional Consent

(vi) **PL/18/3664/FA** Full Planning Permission Quiet Corner, Cholesbury Lane, Cholesbury, Buckinghamshire, HP23 6ND, Proposal Single storey side extension and oil storage tank. PC; No Comment CDC; Conditional Permission

(vii) **PL/18/4186/KA** Notification of proposed works to trees in a conservation area, Land Adjacent To 1 The Row, Hawridge Common, Hawridge, Buckinghamshire, HP5 2UH, Hazel hedge - height reduction within a conservation area. PC; No Comment CDC; TPO Shall not be made

(e) Enforcement Matters

(i) Little Pressmore Farm

Little Pressmore Farm (reference 2016/00270/AB) The email from Chiltern Planning Enforcement dated 15th January was noted. The Council agreed to respond expressing disappointment in the lack of progress over two years to investigate whether there were breaches in planning policy and to urge the Planning Enforcement Team to expedite the investigation and any follow up actions including enforcement.

(f) The Parish Council reviewed and reconsidered all planning applications for the White Lion.

PL/18/4522, 18/4615, 19/0071, 19/0072/HB : The PC replied to the planning department with the following comments:

'In light of further information which has become available, this council strongly objects to the manner in which technical issues have been dealt with since consent was granted on 31 July 2018. To date 4 further applications have been demanded: 4522, 4615, 0071, 0072. A further 3 are said to be required. They all have to contain detailed drawings and multi page design and access statements. Application 4522 was submitted on 27 November 2018 but not validated until 11 December 2018, 2 weeks later. On 22 January 2109 the applicants architect received a 2 page email containing many unhelpful comments.

An immediate detailed response was sent. Consent is still awaited, 9 weeks after submission. Since the roof

coverings were removed in August 2018 no further work has been able to be carried out as a direct consequence of the demands of this process. The council are of the opinion that the planning application process should not be used to resolve technical issues. They can best be resolved, in a matter of days, through constructive and positive discussions between officers and architect by the application of common sense, knowledge and experience. The process that CDC has pursued has given rise to additional professional fees which materially affect the applicants budget for all the works required to reopen the pub. It has also delayed the date upon which a revenue stream was planned for. The council requests, as a matter of urgency, that immediate action is taken to resolve this totally unacceptable situation.'

5106) The Green at Buckland Common

- Hedge and Bank have been cut back on the Cherry Tree Lane side and deposited on the Common by the owners of No's ¾.

5107) Springall Hill allotments

- Vacant plots Allotments have been covered to prevent weed growth and Cllr Matthews has cut the hedges

5108) Devolved responsibilities

- Hawridge Vale SignPost - BCC will pay the Parish Council for the refurbishment, copies of invoices/bank statements to be sent to BCC. Cllr Matthews provided Postcreeet and some assistance and will invoice the parish council accordingly.
- The Council resolved to sign a variation agreement to its current Devolution Scheme Agreement with Bucks CC to extend for a further year from 1st April 2019, for a payment of £1093.52.

5109) To consider matters relating to Highways

(i) White lining

Outstanding information to be provided to Cllr Brown

(ii) LAT update

In clerks report

(iii) Heath End Lane (Cockgrove)

Work has now been completed

(iiii) Update on BCC Transportation/TFB Staff Changes

See 5100 above.

5110) HS2 Traffic Hilltop Survey

Cllr Ingram reported that there had not yet been any sign of action or discussion on the part of HS2 Ltd about traffic monitoring since late October. However, at 2pm today, he received a copy of a proposal by HS2 Transport Managers to their budget authority for funding to pay Transport for Bucks to install Automatic Traffic Counters at six locations around The Lee, Ballinger and Dunsmore. This was the minimum they could do to fulfil the wording of U&A 2719 that was issued in January 2017. To learn the impact on roads in our parish, we will only have historic and future data from the MVAS monitoring.

5111) MVAS Update

The MVAS was in place for 2 weeks from the 4th January near Hawridge and Cholesbury C of E School, any findings from the recorded data will be reported at a later date.

5112) Salvation Army Textile Bank

The Parish Council agreed not to pursue this matter.

5113) Heathrow Flight Paths Consultation

Cllr Brown to forward all the relevant details to Cllr Ingram who will update the PC at its February meeting.

The meeting closed at 10.20

Chairman.....
Date.....

Date of next meeting: Monday 25th February 2019 at Cholesbury Village Hall