

CHOLESBURY-CUM-ST LEONARDS PARISH COUNCIL

The Meeting of the Parish Council took place on Monday, 26th July 2021 at 6pm

Present: Cllrs Brown (Chairman), Blomfield, Kersting and Ingram

Also Present: Mrs Farrelly (Clerk)

5436) To receive apologies for absence
Cllr Patricia Birchley, Cllr Mohammed Fayyaz and Cllr Philip Matthews had sent their apologies

5437) To approve the minutes of the meeting of the Parish Council held on 28th June 2021
Approved and signed by the Chairman

5438) To receive declarations of interest
None

5439) Reports from Buckinghamshire Councillors
Cllr MacBean reported that TfB advised work had been undertaken to investigate and clear drains and gullies on Cholesbury Road. One gully has been cleared but the second drain gully etc need further investigation and has been escalated.

Buckinghamshire Council has been experiencing issues with waste collection, exasperated by the lorry driver shortage nationwide. A new fleet of waste vehicles are now in place, with more smaller vehicles to service the rural villages and it is hoped that waste services will return to normal operation.

Resurfacing work continues around the county, including in the parish.

5440) To suspend standing orders and invite questions from members of the public
There were no members of the public present.

5441) Reports

(a) Chairman's Report and Questions to the Chairman
Cllr Brown attended the recent Planning and Environment Forum on Tuesday, 13 July 2021. The key message was that they are trying to improve on the processing of planning applications and enforcement issues. Staffing has been increased, including in the enforcement team.

Notification of planning applications was discussed at length and the current inconsistencies over who would be notified in relation to the location of an application.

Cllr Brown also reported on a Community Board meeting with the focus of the meeting being on rejuvenation and regeneration of businesses and activities. At the Board meeting he presented on the importance of rural businesses providing local services and employment to the community. The Board agreed to consider how they can support these businesses and some training sessions will be made available for those who have started up new businesses to attend.

Update on Gigabyte Broadband Project

Cllr Ingram reported that in mid-July, the impasse between the DCMS and broadband infrastructure providers over new T&Cs was resolved. Openreach is yet to confirm when the Cholesbury Exchange project will resume and in the mean time the Council has asked for some revisions and fine-tuning to the costings.

(b) Clerk's Report

The clerks report highlighted the Boundary Commission draft report, which would be discussed as a separate agenda item at the meeting.

5442) To note and, if agreed, take action with regard to the Town & Parish Charter
Councillors noted the circulated Town & Parish Charter and approved the Chairman to take any action required.

5443) Finance

(a) To note the following regular orders of payments

(i) Clerk's net salary for July 2021 - noted

(ii) HMRC – £100.80 - noted

(b) To report and note payments made under section 4.5 of the Council's Financial Regulations approved by Chairman as per Register of Delegated Decisions circulated with Agenda

(i) IAC Audit - £180.00 - noted

(c) To approve the following orders for payment and any other arriving after this notice

(i) Clerk's Expenses - £8.28 - approved

(d) To note the Q1 Statement

Councillors reviewed the Q1 statement of accounts and were content to note these.

5444) Planning (see planning schedule)

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

(i) PL/21/2364/FA - Unit 1A Woodlands Farm The Vale Hawridge Buckinghamshire HP5 3NS – no comment.

(ii) PL/21/2677/FA - Home Paddock Cholesbury Lane Cholesbury Buckinghamshire HP23 6ND – no comment but with some observations regarding solar panels.

(iii) PL/21/2509/AGN - Land Between Jenkins Lane and Bottom Lane St Leonards Buckinghamshire – no comment.

(b) To receive decisions from Buckinghamshire Council

See planning schedule

(c) To receive notice of appeals

There has been no date set for the outstanding appeal PL/20/1835/FA Field A4800 Cholesbury Lane, Buckland Common, although it is understood the planning inspectorate is working with all parties to secure a suitable date.

(d) To receive an update on enforcement matters

Councillors agreed that the following enforcement matters were no longer active and will be removed from the schedule going forward:

- 2016/00270/AB - Little Pressmore Farm, The Vale, Chesham, HP5 3NS
- APP/X0415/C/17/3189588 & CH/2017/2099/FA- Woodlands Farm, Shire Lane

Councillors received an update from Cllr Brown and Cllr MacBean on EN/19/0315 7- Acre Field, Heath End Berkhamsted, HP4 3SU

Draft Boundary Commission draft report for parliamentary constitution 2023

5445) (a) To discuss and authorise the Chairman to take any action, as required

Councillors heard from Cllr MacBean that this was a national decision being taken by parliament. Chesham and Villages Community Board had discussed this at their recent meeting and noted that it was for Buckinghamshire Council to respond. Cllr Brown outlined some of the issues and Councillors agreed for the Chairman to respond to the draft report.

To consider matters relating to Highways and Rights of Way

5446)

(a) See Highways and Rights of Way Schedule.

Noted that the flooding issues at Cherry Tree Cottages Cholesbury Rd had been partly addressed but was subject to further TfB investigation. Cllr Brown advised he had written the TfB Management about several of the long-outstanding repairs which have previously been chased up several times.

(b) The Vale – failed road surface. The safety issues arising from the failed road surface in The Vale was discussed further and Cllr MacBean undertook to escalate to Rosie Tunnard Highways Ops Manager along with several of the outstanding maintenance issues.

5447) To consider matters relating to the Green at Buckland Common and Springall Hill Allotments

Councillors noted that the Green has been cut this month. Thanks expressed to Cllr Matthews for completing this work. The trees that have died on Buckland Common will be removed in the Autumn.

Cllr Blomfield, reported he had carried out some maintenance work to reinforce gaps in the boundary hedge with fencing around the allotments to prevent egress by deer. Thanks expressed to Cllr Blomfield

5448) To confirm the time and date of the next meeting

(a) 6pm on Monday, 27th September 2021

Planning Applications Schedule

Application No	Address	Description of Proposal	Date Submitted	Expiry Date	Parish Council Response	Status / Additional Comments
Decided						
PL/21/0390/FA	7 Little Twye Cottages Little Twye Road Buckland Common Buckinghamshire HP23 6PB	Single storey rear extension and front rooflight to rear outbuilding, erection of pergola and landscaping including relocation of pond	11 th Feb 2021		1 st March Comments submitted by PC	Conditional Permission
Outstanding						
PL/20/3988/FA	Russet Barn Little Twye Road Buckland Common Buckinghamshire HP23 6PB	Side extension and conversion of stables into residential annexe	8 th Dec 2020		21 Jan 2021 No objection comment but needs to be ancillary to the main residence.	
PL/21/0368/FA	OS Field 3831 Hawridge Common Hawridge Buckinghamshire	Conversion of existing agricultural building into a residential dwelling	1 st Feb 2021		5 th March Comments submitted by PC	
PL/21/0307/FA	The Barn Vale Farmhouse Hawridge Vale Hawridge Chesham Buckinghamshire HP5 2UG	Conversion of existing building to form detached dwelling house, single storey rear extension, 4 rear and 2 side rooflights, changes to windows and doors, new gate and fencing, cycle storage and car charging point and reduction to ground level immediately surrounding part of the existing building	5 th Feb 2021		1 st March No comment	
PL/21/0690/FA	Land Adjacent to Cholesbury Lane (OS Field 4800), Cholesbury Lane, Buckland Common, Buckinghamshire	Change of use of land to residential for members of the Gypsy/Traveller community, comprising the siting of 3 mobile homes and 3 touring caravans, and associated works (Hardstanding, parking, refuse store, vehicular access) for a temporary period of 3 years.	18 th March 2021		Planning meeting on the 20 th April 2021 Objection in Strongest terms	
PL/21/1184/FA	Little Bury Wood Cholesbury Lane HP23 6ND	New garden outbuilding	8 th April 2021		Apr 21 No Comment	

Application No	Address	Description of Proposal	Date Submitted	Expiry Date	Parish Council Response	Status / Additional Comments
PL/21/1630/FA	Woodview House Farm The Vale Hawridge Buckinghamshire HP5 3NT	Partial conversion of an agricultural barn into a residential annex, including 2 new side windows and 4 front roof lights	6 th May 2021		May 21 No Comment	
PL/21/1732/FA	5 Little Twye Cottages Little Twye Road Buckland Common Bucks HP23 6PB	Proposed three dormer windows to rear, additional windows to front and rear elevations and changes to existing doors and windows	1 st June 2021		June 21 No Comment but with query	
PL/21/2083/FA	Craven Cottage Jenkins Lane St Leonards Buckinghamshire HP23 6NW	Single storey rear extension	9 th June 2021		June 21 No comment	
PL/21/2204/FA	The Pines Bottom Road Buckland Common Buckinghamshire HP23 6NU	The erection of a car port	11 th June 2021		June 21 Comments submitted	
PL/21/2490/TP	Overburnts Cholesbury Lane Cholesbury Buckinghamshire HP23 6ND	Works to trees subject to a Tree Preservation Order (TPO)	23 rd June		June 21 No Comment	
New Applications						
PL/21/2364/FA	Unit 1A Woodlands Farm The Vale Hawridge Buckinghamshire HP5 3NS	Raising of the roof height and change from lean-to to gable end roof to front section of building	2 nd July 2021		July 21 No Comment	
PL/21/2677/FA	Home Paddock Cholesbury Lane Cholesbury Buckinghamshire HP23 6ND	Demolition of existing dwelling, garage and outbuildings and construction of a replacement dwelling, garage and pool house with new carport and greenhouse, installation of ground mounted solar panels, new front wall and gate and associated landscaping	5 th July 2021		July 21 No Comment but with some queries re: solar panels	
PL/21/2509/AGN	Land Between Jenkins Lane and Bottom Lane St Leonards Buckinghamshire	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for: Farm storage building	30 th June 2021		July 21 No Comment	

Appeals

Application No	Address	Description of Proposal	Date of Planning Inspectorate Appeal	Parish Council Response	Status / Comments
PL/20/1835/FA EN/20/230	Field A4800 Cholesbury Lane, Buckland Common	Change of use from agricultural to Travellers' site	tba	PC submission sent 12 Mar	Application Refused - 23 Sept 2020 Notification of Planning Appeal against refusal and planning enforcement received. Still awaiting date to be set

Enforcement Cases

Ref Number	Address	Enforcement Issue	Est'd Infringement Start Date	Current Status
2016/00270/AB	Little Pressmore Farm, The Vale, Chesham, HP5 3NS	Unpermitted Change of Use of outbuildings for industrial use	Late 2016	Review Feb 2021
EN/19/0315	7- Acre Field, Heath End Berkhamsted, HP4 3SU	Unpermitted Change of Use of field for wedding receptions	8 th June 2019	Jan 2021 PCN issued further update From Cllr MacBean / Enforcement Team Apr '21
APP/X0415/C/17/3189588 CH/2017/2099/FA	Woodlands Farm, Shire Lane	a. Change of use of Shepherds Hut to residential b. Change of use to Forge	6 th November 2017	No activity to convert to forge Review Feb 2021
EN/20/230	Field A4800 Cholesbury Lane, Buckland Common	Enforcement and Stop Notices issued on change of use – including surface and occupation by caravans etc	2 June 2020	Notice of Appeal Hearing received. see Appeals above

Highways and Rights of Way Schedule – 26 July 2021

(Additional Items / updates since last report **in Bold**)

Issue	Ref	Location StL=St Leonards BC=Buckland Common CH=Cholesbury H=Hawridge	First Raised	Reported date and Status TfB = Transport for Buckinghamshire FMS = Fix My Street Reporting tool RoW = Rights of Way Officer
Closed				
Flooding on Roads	04 / 20	Cherry Tree Cottages Cholesbury Rd–Ch	2020 – 08	Flooding on road drain / pipe blocked – reported to TfB via FMS ref 4014 4147) chased LAT again. 21 / 04 and 20/05 C&CM chased again 07/06 super- sucker deployed and resolved 20th July
Pinned				
Flooding on Roads	02 / 20	Dorriens Farm, Cholesbury Lane – BC	Ongoing	Pipe under road repaired, bore hole requires inspection / repair.
Rights of Way Issues	12 / 20	Undefined Path between Sandpit Hill and Parrotts Lane – Ch	2020 – 12	Enquiry from Chiltern Society to have path added to Definitive Map – Raised with RoW Officer Dec 2020 – Registered with Definitive Map Team Feb '21
Flooding on Roads	16 / 21	Oak Lane (2 locations) – StL	2020 – 12	Flooding 2 adjacent locations reported to FMS: (i) by Dundridge Manor, (ii) near junction with Jenkins Lane landowner has cleared pipe but problem is caused by run-off and detritus along Jenkins Lane clogging up pipework
	15 / 21	Oak Lane – Braziers End	2020 – 12	Flooding onto road from field – raised via FMS and discussed with landowner, to be monitored
Open				
Flooding on Roads	01 / 20	Swan Lane / Jenkins Lane – StL	2019 – 07 BCC	Remedial work undertaken at The Hermitage Sept 2020, Monitored remedial work unsuccessful. Permanent solution required Raised with Cllr MacBean 01/05 who has raided with Drainage Manager
	22/21	Sandpit Hill	2021 -06	Pipework and Bore hole needs clearing Cllr MacBean assisting to get full inspection
Highway Maintenance	13 / 20	Arrewig Lane – St L	2020 – 11	Pot holes and worn road surface throughout length reported via FMS and to Cllr Birchley

Issue	Ref	Location StL=St Leonards BC=Buckland Common CH=Cholesbury H=Hawridge	First Raised	Reported date and Status TfB = Transport for Buckinghamshire FMS = Fix My Street Reporting tool RoW = Rights of Way Officer
	21/21	Vale Rd - H	2021 - 05	Road surface just below Black Horse inn pub worn out. Due to Gravel that built up and was not totally removed road surface is slippery – Reported to FMS 19/05 Chased up as of safety concern July with TfB. Cllr MacBean to raise with TfB Ops Manager
Road signs and Markings	07 /20	Hawridge Lane – Jtn with Hawridge Common	2020 – 01	'Unsuitable for motor Vehicles' blue advisory sign missing. Reported to LAT and Rights of Way Officer 2019. Chased repeatedly No response ref 4012 6323 – Referred to Customer Compliance Manager (22 Mar) 21/04 advised order for replacement sign made awaiting update Chased C&CM 20 /05. 07/06 and 019 /07 22 July incorrect sign saying 'Footpath only' installed TfB advised
	09 / 20	Whole Parish	2020– 10	Devolution Project- Cleaning of Road Name and Village Entry and Destination Signs – data gathering for Spring 2021
	17 / 21	Shire Lane / Cholesbury Rd - C	2021 – 02	Blue Cycle Route sign hanging loose – reported to FMS Advised scheduled for repair by FMS chased C&CM 07/06 May
	10 / 20	Whole Parish	Ongoing BCC	Repainting of Road signs – mid line/ junctions / roundels/ warning- junction signage completed midline and roundels outstanding - 2020 -10 Reported to Amersham Depot Manager by Cllr MacBean. Notified by Jane MacBean that order placed for renewing signage April –May 21 chased CCM 19/07
Verge Maintenance	20/21	Jenkins Lane – Top end - Stl	2021 -05	Mowing of grass on wide verge at top end of village – 21/04 referred to Cllr MacBean to discuss with Asset Management Team To be updated
	18 /21	Hawridge Common HP5 2UQ	2021 - 02	Two Trees in Verge leaning into road opposite house previously reported but no action LAT ref 4014 3170 chased Feb 26 – Site visit 1 Mar –Referred to Tree Surgeon for assessment 22/03 Chased C&Cm 20 May and 07/06 no update has been provided
	23/21	Verge Cutting	2021 - 07	Vision splay and verge clearance schedule queried with Ops Manager TfB