

## CHOLESBURY-CUM-ST LEONARDS PARISH COUNCIL

The Meeting of the Parish Council took place at Cholesbury Village Hall on Monday, 31<sup>st</sup> January 2022 at 6pm

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

**Also Present:** Mrs Farrelly (Clerk)

- 5485) To receive apologies for absence  
Apologies were received from Cllr Birchley, Cllr Fayyaz, Cllr Macbean and Cllr Matthews.
- 5486) (i) To approve the minutes of the meeting of the Parish Council held on 29<sup>th</sup> November 2021 and deal with any Matters Arising  
Approved and signed by the Chairman
- ii) To note the record of the special planning meeting on Monday, 20<sup>th</sup> December 2021  
Noted
- 5487) To receive declarations of interest  
None
- 5488) Reports from Buckinghamshire Councillors  
None
- 5489) To suspend standing orders and invite questions from members of the public  
None
- 5490) Reports
- (a) Chairman's Report and Questions to the Chairman  
The Chairman had received a further report on the Chilterns Conservation Board Hill Fort Project regarding a survey of tree condition at Cholesbury Camp. There have been at least 8 trees identified as being in a poor state that will need to be felled. Due to the equipment needed to remove the trees, English Heritage have so far not agreed to the use of the equipment for fear of damage to the hill fort so the delay continues whilst a resolution is found to this issue.
- (b) Update on Cholesbury Exchange Fibre Project  
Cllr Ingram reported that the Cholesbury exchange fibre project is progressing well with a completion date still set for 12th June. If it continues to go to plan, residents will be able to order fibre optic connections in 5 months or so. The separate project to bring fibre to the addresses on the Wendover exchange in Taylors Lane and Lanes End remains pending with Openreach.
- (c) Clerk's Report  
The Clerk's Report was noted. Councillors were asked to consider a review and update of the website and invited feedback on further content that might be included.
- 5491) Water Main Leaks Cholesbury and Hawridge -Update on Letter sent to Thames Water  
A letter has been received from Thames Water in response to the parish council's recent complaint letter regarding the continued flooding in the area. The Chairman has discussed the matter with Cllr Macbean to determine a suitable response to Thames Water to identify how they might contribute to the repair of Pound Lane damaged by prolonged water main leaks.
- 5492) Finance
- (a) To note the following regular orders of payments
- (i) Clerk's net salary for January 2022 – noted and approved
- (ii) HMRC – £100.80 – noted and approved
- (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  
None
- (c) To approve the following orders for payment and any other arriving after this notice
- (i) Clerk's Expenses - £8.28 - approved
- (ii) PS Matthews Agricultural Contractors - Hedge Cutting - £288.00 - approved
- (iii) Chairman's Expenses for Retirement Gift - £60.00 - approved
- (d) To review and note Q3 Financial Summary Report  
Noted
- 5493) Planning (see planning schedule)
- (a) (i) To note any responses to planning applications since the last meeting  
PL21/4446/FA - Bramleys Broomstick Lane Buckinghamshire HP23 6PF – No Comment

(ii) Follow up on Cholesbury Reservoir Planning Application

The determination date was the 20<sup>th</sup> January 2022 but to date, this application has not yet been determined. Councillors have followed this up with Cllr Macbean.

- (b) To deal with any planning applications, including those received after the date of this notice:  
PL/22/0089/KA - High Chimneys Cholesbury Lane – Tree Work – no comment  
PL/21/4648/HB - High Chimneys Cholesbury Lane – Listed Building Consent – no comment  
PL/21/4775/FA - The Chapel House Parrotts Lane Buckland Common Buckinghamshire HP23 6NX – no comment but to observe/note that the proposed development is adjacent to and would be visible from the adjacent graveyard which continues to be managed.  
PL/21/4554/FA - Braziers Well Oak Lane Braziers End Buckinghamshire HP5 2UL – no comment  
PL/22/0228/FA – Mayflower The Vale Hawridge Buckinghamshire HP5 3NY – no comment
- (c) To receive decisions from Buckinghamshire Council  
The schedule was noted
- (d) To receive notice of appeals – see schedule  
Councillors noted that the appeal for PL/20/1835/FA EN/20/230 scheduled to be heard in December 2021 had been postponed to March 2022.
- (e) To receive an update on enforcement matters – see schedule  
The Chairman reported that the Buckinghamshire Council Planning Enforcement team has been restructured and has been split into north and south teams.

5494) Local Government Boundary Commission Review of Buckinghamshire Council Wards – to discuss a Council response

It was noted that following a public consultation on proposed Buckinghamshire Council size for the authority, the Local Government Boundary Commission has decided to recommend that the number of councillors in Buckinghamshire should be reduced from 147 to 98. The Commission were now consulting on a new arrangement of Buckinghamshire Council wards.

Following discussion, it was agreed the Chairman would respond online to the consultation.

5495) To consider matters relating to Highways and Rights of Way

- (a) Review Highways and Rights of Way Schedule  
Noted
- (b) Other highways matters
- (i) Cllr Kersting advised that various online mapping systems incorrectly name the lane running through Heath End as “Cock Grove”. Conversely, Bing Maps and the Apple Maps app, on Mac computers, iPhones & iPads, correctly use “Heath End” as the name of the lane. It was agreed a request be made via FixMyStreet to have ‘Heath End” street signs installed at each end of the road and to employ the assistance of Buckinghamshire Council to get online mapping sites corrected.
- (ii) Councillors discussed having the street signs cleaned in the Spring. Possible contractors were identified and would be contacted. A schedule of signs will be identified before seeking quotations for the work.

5496) To consider matters relating to The Green, Buckland Common, Springall Hill Allotments and Noticeboards

- (a) Update on Cholesbury Noticeboard  
The order for a replacement noticeboard at Cholesbury, near to the Cricket Club is due to be completed by mid-February and will be installed as soon as it is received.
- (b) Allotment tenants update  
There is currently one plot available and discussions are taking place with a resident who has expressed an interest in taking over the tenancy.
- (c) The Green at Buckland Common maintenance update  
PS Matthews have completed the outstanding grass cutting.  
Pruning and removal of dead wood remains to be done.

5497) Co-option of a Parish Councillor

The Clerk advised that as there were two Councillor vacancies after the May 2021 election, which the Parish Council can co-opt into. The further vacancy arising following the recent retirement of Nigel Blomfield would be advertised at a future date.

Oliver Maury had expressed an interest in becoming a parish councillor. Councillors considered his application and agreed to co-opt Oliver Maury into the position of parish councillor with immediate effect. The Clerk will arrange for the necessary paperwork to be completed and submitted to Buckinghamshire Council Democratic Services.

5498) To confirm the time and date of the next meeting

- (a) 6pm on Monday, 28<sup>th</sup> February 2022
- (b) The clerk agreed to circulated proposed dates for 2022/23 to councillors for consideration.

## Planning Applications Schedule

Application No	Address	Description of Proposal	Date Submitted	Expiry Date	Parish Council Response	Status / Additional Comments
<b>Decided</b>						
PL/21/0368/FA	OS Field 3831 Hawridge Common Hawridge Buckinghamshire	Conversion of existing agricultural building into a residential dwelling	1 <sup>st</sup> Feb 2021		5 <sup>th</sup> March Comments submitted by PC	Refuse Permission
PL/21/1184/FA	Little Bury Wood Cholesbury Lane HP23 6ND	New garden outbuilding	8 <sup>th</sup> April 2021		Apr 21 No Comment	Conditional Permission
PL/21/3295/FA	Mermaid Cottage Hawridge Common Hawridge Buckinghamshire HP5 2UH	Erection of green house	8 <sup>th</sup> Sept 2021		Sept '21 No Comment	Conditional Permission
PL/21/3296/HB	Mermaid Cottage Hawridge Common Hawridge Buckinghamshire HP5 2UH	Listed building consent for erection of green house.	8 <sup>th</sup> Sept 2021		Sept '21 No Comment	Withdrawn
PL/21/3352/CONDA	The Black Horse Public House The Vale Hawridge Buckinghamshire HP5 3NS	Approval of conditions 2 (materials) and 3 (fenestration materials) of planning permission PL/20/1015/FA (Retention of outbuilding and alterations to roof, windows and doors.)	23 Aug '21		Sept 2021 No comment	Condition Accepted
PL/21/3850/FA	Ridge Cottage Hawridge Common Hawridge Buckinghamshire HP5 2UQ	Single storey rear extension.	1 <sup>st</sup> Oct '21		October 2021 No comment	Conditional Permission
PL/21/3470/FA	Hawridge and Cholesbury Church Of England School Hawridge Common Hawridge Buckinghamshire HP5 2UQ	Installation of mobile outbuilding for use as classroom with associated walkway and steps	13 <sup>th</sup> Oct '21		October 2021 No comment	Withdrawn
PL/21/4408/NMA	Home Paddock Cholesbury Lane Cholesbury Buckinghamshire HP23 6ND	Non material amendment to planning permission PL/21/2677/FA (Demolition of existing dwelling, garage and outbuildings etc	15 <sup>th</sup> Nov		November 2021 No Comment	Accepted
PL/21/4652/KA	Kingston Cottage Hawridge CommonHawridgeBuckinghamshireHP5 2UQ	Ash tree - Fell (Cholesbury & Hawridge Conservation Area)			December 21 No Comment	TPO Shall not be made
<b>Outstanding</b>						
PL/20/3988/FA	Russet Barn Little Twye Road Buckland Common Buckinghamshire HP23 6PB	Side extension and conversion of stables into residential annexe	8 <sup>th</sup> Dec 2020		21 Jan 2021 No objection comment but	

Application No	Address	Description of Proposal	Date Submitted	Expiry Date	Parish Council Response	Status / Additional Comments
					needs to be ancillary to the main residence.	
PL/21/3673/FA	Beechwood Jenkins Lane St Leonards Buckinghamshire HP23 6NW	Demolition of garage and erection of single storey side/rear extension, hip to gable rear roof extension with Juliet balcony, front porch, side dormer window and 4 side rooflights, changes to doors and windows	20 Sept '21		October 2021 Comments submitted	
PL/21/3643/FA	Old Orchard Oak Lane Braziers End Buckinghamshire HP5 2UL	Remodelling and extending single storey rear extension, changes to windows and doors, addition of a lap-pool and pool changing building in garden	6 Oct '21		October 2021 No comment	
PL/21/4528/FA	Cholesbury Reservoir Jenkins Lane St Leonards Buckinghamshire	Cholesbury Reservoir Jenkins Lane St Leonards Buckinghamshire	25 Nov		November 2021 Comments Submitted	
PL/21/4648/HB	High Chimneys Cholesbury Lane Cholesbury Buckinghamshire HP23 6ND	Listed Building Consent for amendment to listed building consent CH/2016/1186/HB (Side link extension to barn incorporating conversion to ancillary habitable accommodation, removal of side boiler room chimney, internal alterations, fenestration alterations) comprising internal revisions to layouts in cottage, linking extension and barn conversion, conversion now proposed of old Boiler room for a bathroom accessed from the Living room, roof repairs to the cottage and an external fenced enclosure to the possible installation of an Air Source Heat Pump	17 Dec		December 2021 No Comment	
PL/21/4446/FA	Bramleys Broomstick Lane Cholesbury Buckinghamshire HP23 6PF	Two storey side and rear extension following demolition of existing single storey side projection	19 Nov		December 2021 No comment	
PL/22/0089/KA	High Chimneys Cholesbury Lane Cholesbury Buckinghamshire HP23 6ND	Ash - fell and remove; boundary hedges, hazel and other overgrown vegetation - reduce down to 6ft; poor/dying trees in rear garden - remove; thin/self set trees	11 Jan 22		December 2021 No Comment	

Application No	Address	Description of Proposal	Date Submitted	Expiry Date	Parish Council Response	Status / Additional Comments
		in front garden - remove. (Cholesbury and Hawridge Conservation Area)				
<b>New Applications</b>						
PL/21/4554/FA	Braziers Well Oak Lane Braziers End Buckinghamshire HP5 2UL	Demolition of front porch and part of single storey rear conservatory, remodelling of dwelling, single storey front/side infill extension, single storey gable end side extension, new rear conservatory green roof, change of existing front single storey element roof to pitched, and change to flat glazed roof for link extension, conversion of remaining part of barn and garage to living space, changes to doors and windows, dark stained timber cladding and brick, changes to internal arrangements and the external landscape.	13 Dec		Jan 2022 No comment	
PL/21/4775/FA	The Chapel House Parrotts Lane Buckland Common Buckinghamshire HP23 6NX	Proposed outbuilding	15 Dec		Jan 2022 No comment	
PL/22/0228/FA	Mayflower The Vale Hawridge Buckinghamshire HP5 3NY	Rear extension	28 <sup>th</sup> Jan		Jan 2022 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. <b>Date for appeal originally set for Dec /2021 delayed until Mar 2022</b>

#### Enforcement Cases

Ref Number	Address	Enforcement Issue	Est'd Infringement Start Date	Current Status
EN/19/0315	7- Acre Field, Heath End Berkhamsted, HP4 3SU	Unpermitted Change of Use of field for wedding receptions	8 <sup>th</sup> June 2019	Jan 2021 PCN issued further update From Clr MacBean Aug '21 / Enforcement Team has again been asked to review accumulation of miscellaneous structures

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
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**APPENDIX 2**

**Highways and Rights of Way Schedule – 31<sup>st</sup> January 2022**

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

<b>Issue*</b>	<b>Ref</b>	<b>Location</b> StL=St Leonards BC=Buckland Common CH=Cholesbury H=Hawridge	<b>First Raised</b>	<b>Reported date and Status</b> TfB = Transport for Buckinghamshire FMS = Fix My Street Reporting tool RoW = Rights of Way Officer
<b>Closed</b>				
Flooding on Roads	16 / 21	Oak Lane (2 locations) – StL	2020 – 12	<b>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 40154001 Actioned by TfB Jan 2022</b>
Flooding on Roads	15 / 21	Oak Lane – Braziers End	2020 – 12	<b>Flooding onto road from field – raised via FMS and discussed with landowner ,to be monitored. No Flooding reported for last 9 months</b>
<b>Pinned</b>				
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	02 / 20	Dorriens Farm, Cholesbury Lane – BC	Ongoing	Pipe under road repaired, bore hole requires inspection / repair. 09 /21 Awaiting scheduled Drainage inspection
	22 / 21	Sandpit Hill	2021 -06	Pipework and Bore hole needs clearing Cllr MacBean assisting to get full inspection 09 /21 Awaiting scheduled Drainage inspection 40176069
<b>Open</b>				
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 to be reviewed at September meeting. <b>Raised again with Cllr MacBean requesting meeting with Drainage Manager</b>
	26 / 21	Rays Hill	2021- 09	Runoffs and gullies are block or need resetting leading to flooding at bottom of the Road Reported to FMS 09 /15 40174522 <b>Work undertaken inadequate to be raised again with TfB</b>

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Road Maintenance	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
	25 / 21	Rays Hill CH	2021 - 09	Road surface is broken up and worn on both hills profile for drainage needs resetting. Reported on FMS 09/15
	27 / 21	Pound Lane H	2021 - 09	Reported to FMS 09/15 road surface broken up / worn on whole length 275m Nov <b>2021 Inspection carried out by Bucks Council and Cllr MacBean</b>
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
	23 / 21	Verge Cutting	2021 - 07	Vision splay and verge clearance schedule queried with Ops Manager TfB Clearance work eventually completed w/e 20 <sup>th</sup> August. Quality of cut is poor areas missed and verge not fully cleared of perennial growth. <b>Query if final cut has been undertaken</b>
	29 / 21	Bridleway - Black Horse Lane CSL/51/1	2021 - 09	Bridleway being assessed for drainage work by RoW team
	24 / 21	Oak Lane CH	2021 - 09	Missing bollards on one side of double bend need replacing Posted FMS 09/15
Road Signage	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 chased July no change
	09 / 20	Whole Parish	2020 – 10	Devolution Project- Cleaning of Road Name and Village Entry and Destination Signs – data gathering for Spring 2022
	<b>31 / 22</b>	<b>Hill Farm Rd</b>	<b>2022 - 01</b>	<b>New Blue Advisory sign unsuitable for motorised vehicles top end by Hill Farm reported to FMS 40183366</b>
	<b>32 / 22</b>	<b>Heath End</b>	<b>2022 - 01</b>	<b>Request submitted to FMS for provision of street signs ‘Heath End’ and rectification of misapplied use of Cock Grove to online mapping</b>
Rights of Way Issues	30 / 21	Nr Hawridge Court - Hawridge	2021 - 11	Two damaged Stiles (1) Stile CSL/2285 on footpath CSL/32/2. FMS ref 211130256. (2) CSL/2200 on footpath CSL/21/1. FMS ref 211132933. Previously reported 6 April 2021 (ref: 210424584)
	33 / 22	Bottom Road BC	2022 - 01	Stile CSL/2201 on Footpath CSL/21 requires an additional step. Landowner and Rights of Way Team advised.