

CHOLESBURY-CUM-ST LEONARDS PARISH COUNCIL

The Meeting of the Parish Council took place at St Leonards Village Hall on Monday, 28th February 2022 at 6pm

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

Also Present: Cllr Birchley and Cllr Macbean

5499) To receive apologies for absence

The Chairman welcomed Cllr Oliver Muary who had previously signed off his Acceptance of Office Apologies were received from Cllr Fayyaz, Cllr Matthews and Mrs Farrelly

5500) To approve the minutes of the meeting of the Parish Council held on 31st January 2022 and deal with any Matters Arising

Approved and signed by the Chairman

5501) To receive declarations of interest

Cllr Maury notified the parish council that he is close neighbour of planning application PL/22/0353/FA to be considered later on the agenda.

5502) Reports from Buckinghamshire Councillors

Cllr Birchley reported:

- The Annual Council Budget Meeting took place the previous week and the net budget for Council will be £420million. The next operative expenditure will be £461.4million which are funded by business rates.
- Covid rates are much reduced in the county but non-urgent surgeries are delayed.
- The Council offices are flying the Ukraine flag in support for the country.

Cllr Macbean reported:

- Stephanie Penny is the new Head of Enforcement and it was pleasing to see has been making significant impact on enforcement matters in the County for example adding five new staff to the enforcement team

Cllr Brown highlighted those responses from TfB complaints have not been forthcoming regarding road issues. Cllr Macbean asked for any issues that are still outstanding, to notify her of them and will raise this with TfB direct.

5503) To suspend standing orders and invite questions from members of the public

A member of the public asked how the parish council can co-ordinate Platinum Jubilee commemorations in the parish. The Chairman confirmed that organisations in the parish would shortly be asked to submit their plans some of which he was already aware of. following requests for feedback in issues of Hilltop News and he would talk to the editor to follow this up,

5504) Reports

(a) Chairman's Report and Questions to the Chairman

Work at Cholesbury Camp has commenced to do some running repairs due to the storm and to undertake tree removal and maintenance on trees previous identified by a tree surgeon.

(b) Clerk's Report

The new noticeboard, which is located in the car park of the cricket club, has now been delivered. Cllr Matthews will be installing it over the next few weeks.

Councillors noted the proposed meeting dates for the 2022-23. All meetings will be held at St Leonards Parish Hall and will move to a Tuesday evening. At 6pm

(c) Update on Broadband Project

Cllr Ingram reported that the fibre project with Openreach for the Cholesbury exchange remains on track for delivery on 12th June. A concern has been raised with Openreach about a proposal by Openreach for an 8m pole on Jenkins Lane. A new "demand led" project to bring fibre to parish residents who are served by the Wendover exchange is now approved. When the DCMS pledging portal is opened, Cllr Ingram will enter the data necessary to activate the delivery process.

5505) To note Devolution Agreement has been signed and returned to Buckinghamshire Council

Councillors noted that this agreement had been signed and returned.

- 5506) Finance
- (a) To note the following regular orders of payments
 - (i) Clerk's net salary for February 2022
 - (ii) HMRC – £100.80
 - (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) 50% Zoom - £71.94- approved
 - (iii) Balance payment for Noticeboard (Signs of Cheshire)- £987.00 - approved
- 5507) Planning (see planning schedule)
- (a) (i) To note any responses to planning applications since the last meeting
None
 - (ii) Follow up on Cholesbury Reservoir Planning Application
 To note amended planning application for PL/21/4528/FA - Cholesbury Reservoir Jenkins Lane St Leonards Buckinghamshire
 Cllr Ingram has looked at the amended planning application and identified the changes made and this has been sent to Cllr Macbean.
 - (b) To deal with any planning applications, including those received after the date of this notice:
 - (i) PL/22/0188/FA - Old Bruns Farm Arrewig Lane St Leonards HP23 6NR – no comments
 - (ii) PL/22/0353/FA - The Potteries Broomstick Lane Cholesbury HP23 6PF – no comments
 - (iii) PL/22/0374/FA - Hayford Parrotts Lane Cholesbury HP23 6ND – no comments
 - (iv) PL/22/0477/TP - The Old Manor House Cholesbury Lane Cholesbury HP23 6ND – no comments
 - (v) PL/22/0471/FA - Tansy Cottage Cholesbury Lane Buckland Common HP23 6NQ – no comments
 - (vi) PL/21/4902/FA - Overburnts Cholesbury Lane Cholesbury HP23 6ND – no comments
 - (vii) PL/22/0481/SA – Little Bury Wood Cholesbury Lane Cholesbury HP23 6ND – no comment
 - (c) To receive decisions from Buckinghamshire Council
The schedule was noted
 - (d) To receive notice of appeals- see schedule
The appeal hearing for PL/20/1835/FA EN/20/230- Field A4800 Cholesbury Lane, Buckland Common will be taking place from 8th in March.
 - (e) To receive an update on enforcement matters – see schedule
7 Acre Field Heath End. EN/19/0315 – A report from Cllr Jane MacBean on the enforcement team which has visited the site and was satisfied that temporary structures and trailers on the site now only contained agricultural equipment. And they were satisfied that the case. could be closed.
- 5508) To consider matters relating to Future Luton
Councillors noted that Future Luton had opened their consultation window for the long-term proposal to increase the capacity of London Luton Airport to 32 million passengers per year, by building a second terminal and making best use of our existing runway. It was decided for the present not to respond to this consultation.
- 5509) Queens Platinum Jubilee
The Parish Council had previously communicated via Hilltop News information regarding the Queens Platinum Jubilee and would consider offering support for local events in the parish. The Chairman would write to the various organisations in the Parish to
- 5510) To consider matters relating to Highways and Rights of Way
- (a) Review Highways and Rights of Way Schedule
Cllr Ingram reported discussions with landowner and Rights of Way team for stile number on to CSL/2202 and footpath CSL21 /2 which would require new steps leading up to the stile installed.
 - (b) Other highways matters
Nothing additional to report
- 5511) To consider matters relating to the Green at Buckland Common, Springall Hill Allotments and other maintenance matters
One of the parish council noticeboards at Buckland Common requires some maintenance, which will be investigated in the Spring.

Cllr Kersting reported on the history of Allotment water meter readings over the past 5 years. His inspection revealed the water meter is difficult to read and needs to be replaced. Water is currently paid by biannual direct debit or by estimated readings and as this included only the standard charge councillors were content for this practice to continue for the foreseeable future.

5512) To note date of the next meeting and meetings for 2022-23

(a) Monday, 28th March 2022 at 6pm at St Leonards Parish Hall

(b) Meeting dates 2022-23

All meetings will take place at St Leonards Parish Hall and start at 6pm:

- Tuesday, 19th April 2022
- Tuesday, 25th October 2022
- Tuesday, 31st May 2022
- Tuesday, 29th November 2022
- Tuesday, 21st June 2022
- Tuesday, 24th January 2023
- Tuesday, 2nd August 2022
- Tuesday, 28th February 2023
- Tuesday, 27th September 2022
- Tuesday, 28th March 2023

Planning Applications Schedule

Application No	Address	Description of Proposal	Date Submitted	Expiry Date	Parish Council Response	Status / Additional Comments
Decided						
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.	Conditional Permission
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 in front garden - remove. (Cholesbury and Hawridge Conservation Area)	11 Jan 22		December 2021 No Comment	TPO shall not be made
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			Conditional Permission
PL/21/4775/FA	The Chapel House Parrotts Lane Buckland Common Buckinghamshire HP23 6NX	Proposed outbuilding	15 Dec			Conditional Permission
Outstanding						
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	20 Sept '21		October 2021	

Application No	Address	Description of Proposal	Date Submitted	Expiry Date	Parish Council Response	Status / Additional Comments
		gable rear roof extension with Juliet balcony, front porch, side dormer window and 4 side rooflights, changes to doors and windows			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/22/0228/FA	Mayflower The Vale Hawridge Buckinghamshire HP5 3NY	Single storey rear extension	26 Jan		January 2022 No comment	
New Applications						
PL/22/0188/FA	Old Bruns Farm Arrewig Lane St Leonards Buckinghamshire HP23 6NR	Erection of shed for storing equipment for orchard use	26 Jan		February 22 No comments	
PL/22/0353/FA	The Potteries Broomstick Lane Cholesbury Buckinghamshire HP23 6PF	Demolition of part two storey side projection and replacement with two storey side extension on same footprint	7 Feb		February 22 No comments	

Application No	Address	Description of Proposal	Date Submitted	Expiry Date	Parish Council Response	Status / Additional Comments
PL/22/0374/FA	Hayford Parrotts Lane Cholesbury Buckinghamshire HP23 6ND	Demolition of existing garage and existing single storey side extension and construction of part single, part two storey side extension, single storey link extension to single storey attached garage, new front porch, re-roofing to main house and new rendered wall finish to replace existing painted brick, extended driveway	9 Feb		February 22 No comments	
PL/22/0477/TP	The Old Manor House Cholesbury Lane Cholesbury Bucks HP23 6ND	Oak (T1) - Reduce the height and spread by 2-3 metres. (TPO/1958/002)	9 Feb		February 22 No comments	
PL/22/0471/FA	Tansy Cottage Cholesbury Lane Buckland Common Bucks HP23 6NQ	Construction of a 2 bay detached garage with side office in rear garden	14 Feb		February 22 No comments	
PL/21/4902/FA	Overburnts Cholesbury Lane Cholesbury Buckinghamshire HP23 6ND	Alterations to garage including partial conversion, installation of dormer window and extension following demolition of storage room	18 Feb		February 22 No comments	
PL/22/0481/SA	Little Bury Wood Cholesbury Lane Cholesbury Buckinghamshire HP23 6ND	Certificate for Lawfulness for proposed change of use from residential (Use Class C3) to mixed use residential (Use Class C3) and podiatry (Use Class E(e))	23 Feb		February 22 No comments	

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. Date for appeal reset for Tuesday 8th Mar (6 days)

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 th June 2019	' Further report noted from Cllr MacBean that following a further satisfactory visit by Enforcement Team the case had been closed.
EN/20/230	Field A4800 Cholesbury Lane, Buckland Common	Enforcement and Stop Notices issued on change of use –	2 June 2020	Notice of Appeal Hearing received. see Appeals above

		including surface and occupation by caravans etc		
--	--	--	--	--

APPENDIX 2

Highways and Rights of Way Schedule – 31st January 2022

*(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				
Pinned				
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
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 to be reviewed at September meeting. Raised again with Cllr MacBean requesting meeting with Drainage Manager
	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 Work undertaken inadequate to be raised again with TfB
Road Maintenance	21 / 21	Vale Rd - H	2021 - 05	Road surface just below Black Horse inn pub warn out. Due to Gravel that built up and was not totally removed road surface is slippery. Reported to FMS 19/05

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
	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 2021 Inspection carried out by Bucks Council and Cllr MacBean
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 th August. Quality of cut is poor areas missed and verge not fully cleared of perennial growth. Query if final cut has been undertaken
	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
	31 / 22	Hill Farm Rd	2022 - 01	New Blue Advisory sign unsuitable for motorised vehicles top end by Hill Farm reported to FMS 40183366
	32 / 22	Heath End	2022 - 01	Request submitted to FMS for provision of street signs ‘Heath End’ and rectification of misapplied use of Cock Grove to online mapping
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) Cllr Kersting reports that no repair undertaken to date.
	33 / 22	Bottom Road BC	2022 - 01	Stile CSL/2202 on Footpath CSL/21 /2 requires an additional step. Landowner and Rights of Way Team have been advised by Cllr Ingram.

