

CHOLESBURY-CUM-ST LEONARDS PARISH COUNCIL

The Parish Council Meeting met at St Leonards Parish Hall on Tuesday, 20th February 2024 at 6.30pm

In Attendance: Cllrs Ingram, Kersting, Matthews, Baddon, Neighbour, Maury and Wellenreiter

Present: Mrs H Farrelly (Clerk), two members of the public and County Cllr Birchley

5636) To receive apologies for absence

Apologies were received from Councillor Maury, Wellenreiter and County Councillor Fayazz and MacBean.

5637) To approve the minutes of the Parish Council held on 9th January 2024 and deal with any Matters Arising

Approved and signed by the Chairman.

5638) To receive declarations of interest

None

5639) Reports from Buckinghamshire Councillors

County Cllr Birchley updated the parish council on the work that had taken place to address the flooding at Sandpit Hill but could not comment further due to the legal issue raised by residents.

Cllr Birchley stressed that flooding in the County had been unprecedented this winter and believed it to be extreme circumstances at present.

5640) To suspend standing orders and invite questions from members of the public

Two members of the public attended the meeting. There were no specific questions.

5641) Reports

(a) Chairman's Report

(i) Cholesbury Lane enforcement liaison

An enforcement officer from Bucks Council has now served a letter of invitation for residents of the site to attend a meeting to explain why the Council should not raise an injunction requiring them to comply with the findings of the appeal to the Planning Inspectorate. The next step will be for Bucks Council to issue an injunction enforcing compliance followed by an action in the High Court.

(ii) Sandpit flood legal process

Since the Parish Council has been unable for decades to persuade the Highway Authority to remedy the increasingly unsafe and quite possibly life-threatening flooding at Sandpit Hill on Cholesbury Lane, a group of local residents have teamed up to bring pressure to bear with legal services being funded by a concerned and generous local party. In early February, a formal Letter before Action was sent to the Buckinghamshire Council legal team giving the Council one month to describe a satisfactory plan for remediation. After the Council remained silent for over a month, the group's benefactor, on 12th March, instructed a Solicitor to issue an Application to the Crown Court under Section 56 of the Highways Act 1980.

The initial view was that it might be sensible to suggest to the Judge a slightly extended time for the Council to carry out the necessary works as they probably have to design a solution and then instruct a contractor. However, this must be balanced against a very real danger that, if this is not now dealt with as a matter of urgency, somebody will be killed or seriously injured in a head on collision.

A barrister has been briefed to present the case arguing that the Highway Authority has failed in its duty to maintain its highways in a safe condition.

(iii) Ultrafast Fibre for Wendover exchange near Taylors Lane

The Chairman reported that central government has offered fresh funding for hard-to-reach rural fibre installations under Project Gigabit. The allocation of the funds for our area will be managed by Buckinghamshire Council, DCMS and contractors. We have asked the Council manager of the project to plead for funding to cover addresses in our parish that are served by the Wendover telephone exchange.

(b) Clerk's Report

(i) Request for grant for gentle exercising trainer

The parish council had received a request for a grant to support training of a local fitness instructor. Due to parish council financial constraints, Councillors were unable to offer a grant.

(ii) Community Board noticeboard grant

The Community Board have considered our application for a grant for a noticeboard and have asked the parish council for a higher percentage than the original 10% offered, nearer to 50%. The total cost of the noticeboard is £1780 +vat. Councillors agreed to wait for the Community Board to suggest a minimal contribution they could accept.

(iii) Signage at Buckland Common

Cllr Maury had been working with local children on designs for "Slow down" signage at Buckland Common. The final designs will be presented to councillors and one will be selected to be made into a sign. The sign will be mounted on The Green at Buckland Common.

5642) Finance

(a) To note the following regular orders of payments

- (i) Clerk's net salary for February 2024 – noted
- (ii) HMRC - £123.80 – noted

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

- (i) Clerk's Expenses - £8.00 - approved

(c) To approve the internal auditor

Approved and engagement letter signed by the Chairman.

(d) To consider 3-year budget projection

The Chairman highlighted that consideration of a three-year budget will be circulated before the next parish council meeting. Councillors were asked to consider costs for the future to feed into the budget. The Chairman stressed it was important to build reserves back up after a number of years of no precept increases accompanied by higher expenditure.

5643) Planning (see planning schedule)

(a) To note any responses to planning applications since the last meeting

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

- (i) PL/24/0244/FA - Newlyn Jenkins Lane St Leonards Bucks, HP23 6NW – no comment
- (ii) PL/24/0169/KA - The Bury Cholesbury Road Cholesbury Bucks, HP23 6ND – no comment
- (iii) PL/24/0162/FA - OS Field 4800 Cholesbury Lane Buckland Common Bucks HP23 6NQ – comments to be submitted. Cllr Baddon to draft a response.

(c) To receive decisions from Buckinghamshire Council

See schedule

(d) To receive notice of appeals – see schedule

- (i) PL/23/1360/FA - Dundridge Manor Oak Lane St Leonards Buckinghamshire HP23 6NN

(e) To receive an update on enforcement matters

See schedule

5644) To consider matters relating to Highways and Rights of Way

Discussed under Chairman's Report.

5645) To consider matters relating to the Green at Buckland Common, Springall Hill Allotments and other maintenance matters

Last year, the parish council arranged for a skip to be available to allotment holders to dispose of large pieces of rubbish and debris. This will be repeated this year. The clerk will notify allotment tenants that the skip will likely be delivered at the end of March.

Councillors approved the request for a shed and compost bins from two tenants.

A tree, that has fallen on The Green, will be removed.

(i) Update to allotment tenancy terms & conditions

A reviewed set of allotment terms and conditions will be circulated for approval at the next parish council meeting.

(ii) To discuss and approve allotment inspections process

A draft allotment inspection process will be circulated in due course for councillors to consider.

- 5646) To note date of the next meetings:
(i) Tuesday, 2nd April 2024 at 6.30pm

Planning Applications

An update on outstanding applications and decisions, as well as enforcement cases, since the previous meeting notified by Buckinghamshire Council can be found below:

Application No	Address	Description of Proposal	Date Submitted	Parish Council Response	Status / Additional Comments
Decided					
PL/23/3653/TP	Moat House Cholesbury Lane Cholesbury Buckinghamshire HP23 6ND	T4 and T5 oak - reduce by around 2-2.5m in both height and spread, cuts to be confined to regrown material produced after historical reduction works, maximum cut size should be 70mm diameter. (TPO/1958/002)	14 Nov	Nov 23	Conditional Permission
PL/23/3690/FA	Rumbold House Broomstick Lane Cholesbury Buckinghamshire HP23 6PF	Part two/single/first floor rear, replacement single storey side extension additional/changes to fenestration, 2 new dormers to the front elevation and rooflight to the side elevation, new render and over cladding to the whole property	20 Nov	Nov 23 No Comment	Conditional Permission
PL/23/3689/FA	The Hermitage Jenkins Lane St Leonards Buckinghamshire HP23 6NW	Replacement of existing hedge to front boundary, new front wall and widening of front driveway gates.	16 Nov	Nov 23 Comments submitted	Withdrawn
Outstanding					
PL/22/0985/FA	Glebe Farm Heath End Hawridge Buckinghamshire HP4 3UE	Partial demolition of existing buildings and conversion of retained sections to facilitate creation of new detached dwelling and extension of existing dwelling	21 March	April 22 Comments submitted	
PL/22/1050/FA	The Old Farmhouse Heath End Hawridge Buckinghamshire HP4 3UE	Erection of stabling, hay store and feed/tack room and equipment store for private use	22 April	May 22 Comments submitted	
PL/22/3841/FA	The Cottage Hawridge Common Hawridge Buckinghamshire HP5 2UQ	Two storey front extension, solar panels and sun tunnels to front and north side, changes to doors and windows, pitched roof and side canopy to existing outbuilding	28 Dec	Jan 23 No comments	
PL/23/2024/FA	St Marys Barn Hawridge Place Church Lane Hawridge Buckinghamshire HP5 2ZB	Internal alterations and additional/replacement windows and doors. Alterations to drive.	20 June	August 23 No Comments	
PL/23/2025/HB	St Marys Barn Hawridge Place Church Lane Hawridge Buckinghamshire HP5 2ZB	Listed building consent for internal alterations and additional/replacement windows and doors. Alterations to drive.	20 June	August 23 No Comments	

Application No	Address	Description of Proposal	Date Submitted	Parish Council Response	Status / Additional Comments
PL/23/2479/FA	Land Off Hog Lane Hog Lane Ashley Green Chesham HP5 3PS	Change of use to the mixed use of land for the keeping of horses and the stationing of caravans for residential purposes with the erection of 2 dayrooms and laying of hardstanding.	21 Aug	Sept 23 Comments submitted	
PL/23/2818/FA	Chiltern Rise Jenkins Lane St Leonards Buckinghamshire HP23 6NW	Loft conversion with rear dormer and single storey rear extension	11 Sept	Sept 23 – No comments	
PL/23/3778/FA	Bramleys Broomstick Lane Cholesbury Buckinghamshire HP23 6PF	Partial demolition of dwelling and demolition of outbuilding. Erection of two-storey detached dwelling.	23 Nov	Nov 23 No comments	

New Applications

PL/24/0244/FA	Newlyn Jenkins Lane St Leonards Buckinghamshire HP23 6NW	Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.	24 Jan	Feb 24 No comment	
PL/24/0169/KA	The Bury Cholesbury Road Cholesbury Buckinghamshire HP23 6ND	T1 oak - cut back over garden by 2-3m, T2 cherry plum - reduce by 30%, approx 2-3m off crown, T3 hornbeam - fell to ground level and T4 beech x2 - raise canopies to 5m (Conservation area Cholesbury and Hawridge)	22 Jan	Feb 24 No comment	
PL/24/0162/FA	OS Field 4800 Cholesbury Lane Buckland Common Bucks HP23 6NQ	Close up existing field access and remove approx 62m of existing fencing. Relocate fencing to behind visibility splay and plant hedge behind relocated fence. New vehicular access and gate.	6 Feb	Feb 24 Comments to be submitted.	

Appeal

APP/X0415/W/23/3333118 PL/23/1360/FA	Dundridge Manor Oak Lane St Leonards Bucks, HP23 6NN	Change of use of redundant agricultural grain storage barn to self storage facility and use of existing vehicular access.			
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Enforcements

EN/20/0230	OS Field 4800 Cholesbury Lane Buckland Common Buckinghamshire	Without planning permission, the material change of use of the Land to a caravan site for residential			
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		purposes by the stationing of caravans ("the Unauthorised Use") and integral to and to facilitate the Unauthorised Use, the laying of hardstanding, the creation of a new vehicular access onto Cholesbury Lane and the erection of a timber outbuilding.			
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