

HUGHENDEN PARISH COUNCIL

Minutes of the Meeting of HUGHENDEN PARISH COUNCIL held on
Tuesday 10th June 2008 in the Council Offices at 8pm

UNCONFIRMED

1. **Present:-**
- | | |
|----------------------------|-------------------|
| Cllr J E Rogers (Chairman) | Cllr R F Gould |
| Cllr A M Andrew | Cllr D G Jarman |
| Cllr P H Crawshaw | Cllr I N Guy |
| Cllr D L Davies | Cllr N J Morris |
| Cllr M E Ewart | Cllr L O'Malley |
| Cllr J A Gibbs | Clerk: L M Turner |

There was 1 member of the public present.

2. **Apologies for Absence:-** Cllr Konieczny, Cllr McCarthy, Cllr Smith & Cllr Whitehouse.
3. **Declarations of Interest in Items on the Agenda.**
08177 – Cllr Rogers declared an interest in an item under 'Payments' and the Report from the Burial Ground Service Provision Working Party.
4. **Minutes of the previous monthly meeting & AGM held on Tuesday 13th May 2008.**
08178 – AGM – a) It was **AGREED** to change the numbering of items on page 2 to be 6 and 7.
b) It was **AGREED** to remove Brian Wakeford and Harry Devereaux as members of the Highways working party;
These were then **RESOLVED** as a true record of that meeting and were signed by the Chairman.
08179 – Monthly meeting:- It was **AGREED** to change 08151 to read, 'The Clerk informed members that BCC would like to return this area to a grassed verge and wished to have the Council's comments.
These were then **RESOLVED** as a true record of that meeting and were signed by the Chairman.
5. **Police/RAF Consultation.**
08180 – PC Lee Turnham had sent apologies that he was unable to attend due to holiday and Natalie Hall had sent information on some issues being dealt with in the Parish and this was **NOTED**.
6. **Matters Arising.**
08181 – 08135 – 7717/08 - PC Lee Turnham – information on Parish representation at NAG meeting. PC Turnham had sent information pertaining to representation of the NAG and it was **AGREED** that this would be dealt with under 'Reports'.
08182 – 08151 – 7719/08 - BCC – Confirmation of works at Hatches Lane, Hughenden Valley. The Clerk confirmed that the work to return the verge to a grassed area at the bottom of Hatches Lane would commence in the next couple of weeks and this was **NOTED**.
7. **Correspondence.**
08183 – 7693/08 - BCC – Response re request for extra road signs to be removed from Parish. The Clerk gave information on the signs, some of which have already been removed. It was **AGREED** that the Clerk would investigate the previous correspondence that had indicated all advisory signs could be removed if requested and follow up with BCC when this was received.
08184 – 7697/08 - Chiltern Society – Request for annual subscription of £25. Cllr Ewart declared an interest in this item and took no part in the decision. It was **RESOLVED** that the payment of £25 be made for this annual subscription.
08185 - 7709/08 - FWAG – Invitation to Farm Walk and AGM on 18/6/08. This was **NOTED** and Councillors were asked to contact the Clerk if they wished to attend this event.
08186 - 7710/08 - Naphill Village Hall – request for grant to be paid for roof repairs (previously agreed). The Clerk gave information on this item and it was **RESOLVED** that the grant of £2,628.20 be paid.
08187 - 7692/08 – Public Safety Team – Cllr Ewart asked for information on the request for an update on the situation at Great Kingshill play area. The Clerk informed members that this letter had crossed with a request from the May meeting for a meeting to be arranged, which had been responded to earlier in the day. This meeting is being scheduled for 7/7/08 at 10am and members were asked to check that this would be acceptable. It was **AGREED** that this letter would be responded to prior to the meeting to re-iterate the Council's position and to confirm that these questions had, in fact, already been answered.

08188 – 7702/08 – Open Spaces Society – acknowledgement of letter to WDC re incursion onto Naphill. The Clerk confirmed to Cllr Ewart that this letter was merely an acknowledgement of the copy letter sent to WDC in this regard and no further information was available at this time.

8. **Public Speaking.**
None.

9. **REPORTS:-**
Chairman.

08189 – The Chairman reported that he had had a busy month. He and the Vice Chairman had attended the opening of the new library in High Wycombe and this was well worth a visit, although signage is a problem. He had also, with the Vice Chairman, attended a Play Partnership meeting at WDC and this had again been very helpful. Of the four Parish Councils requesting a grant, it would appear that they could all be successful in their bids. The Chairman then reported that he had attended the 90th anniversary celebrations at Strike Command and this had been very enjoyable, as usual.

Reports from County and/or District Councillors.

There were no District or County Council members present.

Planning Committee.

08190 - Minutes of the Planning Committee meetings held on 15th May and 5th June 2008 had been distributed and there were no questions.

a) Cllr O'Malley reported that she had been delighted to be elected as Planning Chairman for another year at the meeting on 15th May 2008 and this was **NOTED**.

It was **RESOLVED** to accept of the report of the Planning Committee.
Application comments detailed in Appendix A/0806 with these minutes.

Services Committee.

There had been no meeting since the last Council meeting.

Finance & Administration Committee.

There had been no meeting since the last Council meeting.

Report by Councillors serving as representatives on Outside Bodies.

08191 – - **NAG Meeting – 29/5/08** – Cllr Jarman had provided a report which was **NOTED**. It was **AGREED** that Cllr Jarman would be the Parish Council's representative on this body in the future. Cllr Jarman gave further information on the changes to the SID equipment.

Reports from Residents' Associations.

08192 – **Widmer End Residents Association** – Cllr Guy reminded members that the AGM is scheduled for Wednesday 25th June at 7.45pm in the Guide Hut and everyone is welcome. It was **NOTED** that there may be money available through BCC for the road improvements discussed at the recent open meeting. Cllr Guy informed members that Hazlemere Residents Association may be closing down and WERA are doing what they can to help and assist.

Reports from Working Parties.

08193 - **Burial Ground Service Provision** – 22/5/08 – notes issued. It was **AGREED** to take this matter in the absence of the public and press at the end of the meeting.

08194 - **Youth** – 27/5/08 – notes issued. There was some discussion on the data protection elements of the proposed questionnaire and it was then **RESOLVED** that:-

- a) the questionnaire (as amended) provided by the Youth Working Party be agreed and sent to all households in Naphill and Walters Ash during the summer;
- b) a 'prize' (£25 gift voucher) be provided for an incentive to the young people to complete and return the questionnaire for consideration;
- c) and a 'seat' to be provided in two bus shelters within the Parish, with costs to be brought to the Services Committee for further consideration.

08195 - **Highways** – 4/6/08 – notes issued. It was **RESOLVED** that the principle of reducing signage be adopted throughout the Parish. It was **RESOLVED** that the proposed letter be sent in support of the Residents Associations proposals regarding Great Kingshill with a copy to Bucks County Council.

Parish Action Plan – Updates:

08196 - Design Statement – Cllr Ewart gave information to members that this is nearly ready to be issued to WDC for their comments. It was **AGREED** that when slight amendments have been made that Cllr Ewart will make copies available to Great Kingshill and Widmer End Residents Associations to assist in their processes.

08197- Rural Housing Trust – Including 7720/08 - site report on proposed sites in Hughenden Valley. It was **AGREED** to take this item in the absence of the public and press at the end of the meeting.

Update Report from Clerk.

08198 – The Clerk had provided a report for members of her workload and actions taken during the last month and Cllr Guy commented that it was good to see some work had been done on the Charity Commission issue on Common Road allotments area.

10. **Reminder of Future Meetings.**

08199 – Information was given on the following and was **NOTED**:-

- a) Anti Social Behaviour meeting - Monday 7th July 2008 at the Parish Offices at 10am.
- b) WDALC – Tuesday 17th June 2008 at 7.30pm at WDC Committee Room 1.
- c) Princes Risborough – Service Excellence meeting at Four Ashes – 11th June 2008.
- d) WDC & Chairmen and Vice Chairmen – 30th June 2008 at 7pm.
- e) Pipers Corner School – (Chairman only) Prize Giving event – Saturday 12th July 2008.

11. **Payments.**

08200– The following invoices had been received since the last meeting and were **RESOLVED**:-

a) HM Customs & Excise – Tax and NI for May salaries	£ 1,080.31
b) S R Farm Contract Services – burial ground maint/footpaths/service provision	£ 1,740.00
c) Verdant Group plc – grass cutting as per contract	£ 2,756.02
d) SDK Environmental Ltd – dog waste collection service	£ 280.31
e) Toilets+ Ltd – toilet hire at burial ground	£ 164.50
f) Hildreths Ltd – cables and padlock for cemetery	£ 23.97
g) Playground Facilities – repairs at GK/HV/N/WE	£ 1,630.37
h) Safe & Sound Playgrounds – topsoil and grassmat at Hughenden Valley	£ 423.00
i) Bucks County Council – hire of hall at Widmer End school for Parish Meeting	£ 50.00
j) Deirdre Hansen – admin cover for Clerk’s sick leave	£ 31.25
k) Three Valleys Water – water rates for Vincents Meadow	£ 13.50
l) Chiltern Society – annual subscription	£ 25.00
m) Naphill Village Hall – grant for roof repairs	£ 2,628.20

Cllrs Rogers declared an interest in this item and took no part in the decision.

08201– The following payments had been made since the last meeting and were **RESOLVED**:-

a) Salaries for May	£ 2,664.72
b) British Telecom – telephone and broadband charges	£ 67.02
c) Molly Maid - Office cleaning 15/5/08 & 29/5/08	£ 42.00
d) Prestwood Post Office - paper	£ 9.98
e) Post Office Ltd – stamps	£ 105.00
f) B Hatt – keys cut for cemetery	£ 11.50
g) Wells Wines – refreshments for meetings	£ 37.02
h) Morrisons – refreshments for Annual Parish Meeting	£ 53.46

Cllr Andrew asked about the need for postage stamps and the Clerk explained the reason for the purchase.

12. **Monies Received.**

08202 - The following monies had been received since the last meeting and were **NOTED**:-

a) Burial fees – 1 full/3 ashes	£ 1,410.00
b) Interest – bank interest	£ 0.44
c) Great Kingshill Village Hall – loan repayment	£ 772.86
d) Allotment rents	£ 5.00

13. **Other Matters.**

08203 - Consideration of the development of closer links to the Hughenden Parish Council community. Cllr Ewart spoke on this issue and her concern that with all the consultative meetings it is important that the Parish Council retain close contact with the parishioners. There was some further discussion on this matter and it was then **RESOLVED** that a working group consisting of Cllrs Morris, Gibbs, Crawshaw and Smith (if available) be asked to meet and bring any suggestions for ways to keep the contact open to the full Council for future consideration.

08204 - Consideration of replacement of play equipment at Naphill play area. Cllr Ewart gave information to members on a piece of play equipment at Naphill play area that has reached the end of its life and is need of replacement. She confirmed that the Council had approved the replacement in principle, and it was included in the budget for this year. She then gave specific details of the equipment and the cost and it was **RESOLVED** to go ahead with the replacement by Playground Facilities as soon as possible.

08205 - Consideration of submission to Play England for grant for new equipment at Naphill. Cllr Ewart gave information to members on the proposals for the new equipment at Naphill play area to be paid for through the grant from Play England. After a short discussion it was **RESOLVED** that the grant be submitted before the end of June for consideration by Play England.

08206 - Consideration of Council's position with regard to land at Widmer fields. As Cllr McCarthy was not present at the meeting, it was **AGREED** to defer this item for a future meeting.

14. **Urgent Matters by permission of the Chairman.**

None.

For the following items, the public and press were excluded from the meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960, in view of the confidential nature of the business to be transacted. The meeting closed at 9.45pm.

08207 – (08193) Burial Ground Service Provision – report from meeting on 22/5/08 – notes issued.

Cllr Rogers declared an interest in this item and vacated the Chair and left the meeting.

Cllr Ewart took the Chair for this item and spoke about the condition of the burial ground during the last few months. After some discussion it was **RESOLVED** to continue with the current contractors for the remainder of the financial year.

08208- (08197) Rural Housing Trust – Including 7720/08 - site report on proposed sites in Hughenden Valley. The Clerk gave information to members on the sites being considered by WDC and the RHT. Cllr O'Malley and Cllr Davies declared an interest in two of the sites being considered. It was **NOTED** that RHT are proceeding with enquiries at this stage with landowners and the WDC Planning Department.

15. **Date of the next meeting.**

The next meeting is scheduled for Tuesday 8th July 2008 at 8pm.

There being no further business, the meeting was declared closed at 10.08pm.

Signed

Date

Appendix A/0806

Details of planning responses to be attached to full Council minutes for June 2008

Planning Committee Meeting: 15th May 2008 - 10 applications were reviewed.

The following applications should be refused for the planning reasons set out below:-

DBL/08/05583/FUL – Daniel Ledger - 421516

AMENDED:- Redevelopment of site to provide erection of chalet bungalow and detached garage with construction of vehicular access at Highfield, Windmill Lane, Widmer End.

The Parish Council objects to this application as it is an overdevelopment of the site and is not sympathetic to the character of the original dwelling, in the Green Belt and AONB. The Parish Council also question whether this complies with the 50% rule.

DBL/08/06011/FUL - Daniel Ledger - 421516

Construction of single storey rear extension, roof extensions to include new gable ends, insertion of one side dormer window in connection with loft conversion to granny flat and raising of roof at Pensylva, Cryers Hill Road, Cryers Hill.

The Parish Council objects to this application as it is inappropriate development within the Green Belt and AONB. The Parish Council also questions whether this extension, together with any previous extensions, complies with the 50% in Green Belt rule.

DBL/08/06038/FUL - Daniel Ledger - 421516

Erection of detached double garage & construction of vehicular access at land adjoining 155 Main Road, Naphill.

The Parish Council strongly objects to this application. The construction of a bungalow with vehicular access has been refused on appeal (APP/K0425/A/07/2053729). This new proposal would be inappropriate development, for a purpose which is not clear, given that the garage would not be for a residential property. The appeal cited in its refusal of the application 07/06176/FUL the unsuitability of the proposed access which would be very close to 153 and 155 Main Road. The users of any garage could not help but intrude on the privacy of the surrounding properties (as detailed in paragraph 3 of the appeal decision). The Inspector clearly states that the main issue is the intrusive nature of the proposed backland development and the unsuitability of the site and its access. If minded to approve, the Parish Council wishes this application to be referred to the Development Control Committee.

DBL/08/06101/FUL - Daniel Ledger - 421516

Continued mixed use of site for storage and offices. Change of use from Builders Yard to Vehicle workshop facilities at 280 Main Road, Walters Ash.

The Parish Council strongly objects to the application for change of use from a builder's yard to a vehicle workshop. We believe the applicant (G Saunders) may operate breakers' yards in several locations and the Parish Council is concerned that the purpose of the application is to create a breakers yard in the rural settlement of Naphill. The proposed operating hours are totally unacceptable in a residential settlement. This is clearly inappropriate. If minded to approve, the Parish Council wishes this application to be referred to the Development Control Committee.

The Council has the following observations on these applications:-

MJD/08/06145/FUL - Martin Davies - 421520

Erection of a single storey portakabin for temporary use as a 'not for profit' community shop on east side of the village hall at Hughenden Valley Village Hall, Coombe Lane, Hughenden Valley.

The Parish Council has an interest in this application as it has awarded a grant towards this project. However, the Parish Council would normally have no objection to this application.

The Council has no observations on the following applications:-

VJB/08/06033/FUL - Valerie Bailey - 421548

Construction of single storey detached garage to front at Beech View, Cryers Hill Road, Cryers Hill.

DBL/08/06093/FUL - Daniel Ledger - 421516

Construction of single storey rear extension, roof height extension to provide additional living accommodation at Bowley Rise, Speen Road, North Dean.

The following applications should be approved:-

AD/08/06031/FUL - Alexia Dodd - 421462

Construction of single storey front and rear extensions (alternative scheme to pp 07/05683/FUL) at Heather Brae, Speen Road, North Dean.

VJB/08/06092/FUL - Valerie Bailey - 421548

Construction of single storey side/rear extension, roof extension incorporating extension to existing flat roofed rear dormer and insertion of 2 front pitched roof dormers, alterations to provide first floor accommodation, erection of front porch and garage extension (alternative scheme to pp 08/05369/FUL) at 14 Vincents Way, Naphill.

MJD/08/06132/FUL - Martin Davies - 421520

Demolition of existing chalet bungalow and construction of 1 x 4 bed and 1 x 3 bed detached dwellings, creation of new access to each dwelling and blocking up of existing access at 279 Main Road, Walters Ash.

Planning Committee Meeting: 5th June 2008 - 10 applications were reviewed.

The following applications should be refused for the planning reasons set out below:-

VJB/08/06198/FUL – Valerie Bailey - 421548

Construction of four dormer windows in connection with loft conversion at 5 Main Road, Naphill.

The Parish Council objects to this application. It considers the three dormers fronting Hunts Hill Lane would be visually intrusive within the context of the street scene and would fail to respect the visual amenities and character of the traditional Chilterns style dwelling.

The Parish Council also considers the rear dormer would constitute an intrusion on 7 Main Road, to the detriment of its residential amenities.

VJB/08/06291/FUL – Valerie Bailey - 421548

Raising of roof and insertion of 2 front, 2 rear and 1 side dormer windows to provide first floor accommodation, construction of a two storey rear extension, new chimney, replacement conservatory and conversion of garage to form habitable accommodation with window to front gable (alternative scheme to 07/07299/FUL to include alterations to windows and conservatory); and construction of detached car port and store at 232 Main Road, Naphill.

The Parish Council objects to the construction of a double carport and store as this constitutes overdevelopment of the site, adjacent to the Green Belt and in the AONB.

The Council has the following observations on these applications:-

ELH/08/06231/FUL – Emma Hatton - 421538

Construction of rear conservatory at 14 Ash Close, Walters Ash.

The Parish Council has no objection provided there is no intrusion on neighbours.

VJB/07/05893/FUL - Valerie Bailey - 421548

AMENDED:- Roof extensions incorporating rear dormer window to provide first floor accommodation to existing bungalow and single storey side & rear extensions and excavation works to rear garden and relocation of retaining wall at Rylands, Cryers Hill Road, Cryers Hill.

The Parish Council has no objection provided there is no intrusion on neighbours.

The Council has no observations on the following applications:-

GMG/08/06210/FUL – Gemma Gearing - 421632

Construction of single storey rear extension at 107 Primrose Hill, Widmer End.

The following applications should be approved:-

VJB/08/06201/FUL – Valerie Bailey - 421548

Construction of rear conservatory at Poplars, Louches Lane, Naphill.

GMG/08/06256/FUL – Gemma Gearing - 421632

Construction of part two storey/single storey front, side and rear extension at 8 Hoppers Way, Great Kingshill.

End.