

Downley Parish Council
Minutes of a meeting of the Parish Council
Held in the Downley Memorial Hall on the 9th December 2017 at 19.45

1 Attendance

Acting Chairman Cllr Loadman, Cllr Bowden, Cllr Egmore. Cllr Lazenby, Cllr Srao, Cllr Steneskog, Cllr Monroe-West

Apologies received from Cllr C Burslem, Cllr Chandarana, Cllr Mallen

District Councillor Paul Turner was in attendance

Five members of the public were present.

The Clerk – Chettina Masters taking minutes

2) Declaration of interest in items on the agenda (7664/12/17)

None

3) Minutes of the Previous meeting (7665/12/17)

The minutes were agreed as correct and signed by Cllr Loadman (Acting Chairman)

4) Adjournment for Public Questions (7666/12/17)

Members of the public including the Chairman of the Downey Common Preservation Society attended the meeting and expressed major concern regarding planning application SN/17/0877/FUL land between Silvergate and The Dairy. They noted that this is the second application for this land, the previous application was rejected.

All of the changes to the second application are minimal and the previous objections still stand. It was also noted that The Dairy is the closest dwelling to the proposed application and the impact of the planning application has not been taken into account by the applicant.

The Preservation society made a number of strongly valid arguments against the planning application based on the Area of Outstanding Natural Beauty, the status of Common Land and the Village Design Statement. Together they represented a very major objection to the application.

They were encouraged to submit all their concerns and objections to the Planning office at Wycombe District Council. They will be fully supported by Downley Parish Council.

Parking cars in Grays Lane – A member of the public raised the risk being posed by badly parking in Grays Lane. The Police had been invited to the meeting to discuss this problem but were unable to attend. They will again be asked to attend the January meeting. A separate meeting will be requested by the Clerk if the Police are unable to attend in January.

5) Street Light Narrow Lane (7667/12/17)

This street light has been provisionally approved by the Assets Committee subject to full approval of the Council. Please see resolution on item 10. The Clerk will make necessary arrangements for the installation if approved .

6) Report from District Councillor (7668/12/17)

Due to the inclement weather bin collections have been affected, they will resume as normal from the 11th December.

Phase 5 of the Master Plan will be consultation until the 12th January 2018. WDC are concerned about the lack of visible Policing in the Wycombe area and will be raising this in cabinet.

7) Planning Applications and Decision Notices - (7669/12/17)

Planning applications –

7.1 A) REF TPOPTA/17/07683/FUL – Moor Cottage - Householder application for construction of replacement garden shed – No Objection from DPC

7.2 B) DLOMAS/17/08003/FUL- DBS House - Householder application for removal of a poly tunnel and construction of detached ancillary single storey garden room-No objection from DPC

7.3 C) VJB/17/08141/FUL – 15 Narrow Lane - Householder application for construction of dropped kerb- No objection from DPC

7.4 D) 1 Commonsides- SCLARK/17/08263/CTREE- Crown thin by approx 25% and reduce canopy by 1 meter max to 2 x Apple trees and fell 1 x small Plum tree- No objection from DPC

7.E) SN/17/08077/FUL - Land Between Silvergate And The Dairy- Erection of a detached two storey 4-bed dwelling with attached carport, detached garden/log store and creation of new access with gates following demolition of four existing outbuildings-

The application 17/08077/FUL is the second application for the site. The previous 17/06199/FUL was made in May-17 and rejected. The Decision Notice gave the following reasons:

1. The proposed dwelling by virtue of the tightness of the site layout, its scale...the extent of the built form on the plot in relation to the size of the plot and the resulting loss of trees without adequate mitigation, will detract from the character and visual amenity....to the detriment of the Chilterns AONB.
2. The proposed dwelling represents an unneighbourly and overbearing form of development to the detriment of the amenities of the neighbouring property.

3. The proposed development would result in an intensification of use of an existing access at a point where visibility is substandard and would lead to danger and inconvenience to people using it and to highway users in general

This second application fails to address all of the above concerns. Given that they were valid causes in seeing 17/06199/FUL rejected, Downley Parish Council believes they are still valid and give good reason for this second application to be rejected too.

(a) The proposed development of the site is particularly ill-considered: it is a greenfield site used by many villagers and tourists for recreation and dog walking, and building here would diminish the striking view across Downley Common; an Area of Outstanding Natural Beauty.

(b)The Downley Village Design Statement was approved and adopted by WDC. The generic “Exec-four-bed” design is out of keeping with the village's strong historic character and the sentiment of the Village’s Design Statement and the Chilterns Building Design Guide - no other dwelling on Downley Common employs such a confusion of building finishes.

(c)The “TRANSPORT STATEMENT NOVEMBER 2017” made assertions about traffic flow and public safety which are not representative of normal road usage. The dates that this assessment took place were in the school half-term holiday, so there was no school traffic (morning or afternoon). Critically, the timing of this survey also means that the local football team were not holding their Saturday training/Sunday matches and a number of locals who use the road to access properties, local facilities and the Common were away from the area.

It is recognised that the current application has seen objections lodged by Downley Common Preservation Society and numerous residents of Downley.

Please see a more detailed statement in Appendix A

Decision notices

A) Ref. No: 17/07937/CTREE – 99 Littleworth Rd - Height and lateral reduction by 2 metres to reduce shade and manage tree within it's environment to 1 x Yew tree (T1) - Status: Not to make a Tree Preservation Order

B)Ref. No: 17/07475/FUL- 19 Downs Park - Householder application for construction of single storey front & rear extensions, conversion of garage, insertion of 3 x rooflights to front roofslope and box dormer to rear in connection with loft conversion. - Status: Application Permitted

C)Ref. No: 17/07335/ - 26 Plomer Green Avenue - Erection of 1 x 4 bed detached dwelling with attached single garage - Status: Application Refused

D)Ref. No: 17/06914/CLP - 3 Westover Road - Certificate of lawfulness for construction of part hip/part gable end roof extension and 2 x rear dormer windows in connection with loft conversion - Status: Refuse Certificate of Proposed Use

E)Ref. No: 17/06516/FUL - Downley Lodge Plomer Green Lane- Householder application for construction of new wall and piers leading from Plomer Green Lane to the gates of Downley Lodge (retrospective) Status - Application Refused

8) Correspondence (7670/12/17)

- Hithercroft Road will be closed on the 17th January for road works.
- On the 27th January, there will be a Cyber Crime information session at the Downley Community Centre
- There are various Christmas events on in the Village throughout December

9) Reports from other Committees (7671/12/17)

Minutes were circulated to Cllrs from the Assets meeting and the CIA group. Cllr Egmore gave an update on the DCPS meeting.

10). To consider Resolutions and Items for discussion which have been notified-
(7672/12/17)

The reasons for all of the resolutions were discussed in full by the Council-

- To give one months' notice to SSE, Street light maintenance provider and authorise AA Lighting to maintain the lights in the interim.
- To trial six LED lights on the High Street
- To install a street light on Narrow Lane

The Council resolved to approve all resolutions.

11) Accounts and draft budget 2018 (7673/12/17)

Please see Appendix B for a copy of the draft budget.

After a full discussion regarding items on the budget the full Council agreed the budget figure for 2018/2019.

It was noted that there was a 1.4% increase in the precept total which a reasonable increase in light of rising costs and major projects.

Accounts.

Items were approved by the Council and cheques duly signed.

Payee	Cheque No	Amount
Poppy Appeal - Wreaths	1574	£52.50
Excel Office supplies – Stationary, Ink, Paper	1575	£70.35
TBS Hygiene - Dog waste collection Sept 2017	1576	£234.00
SEE Street lighting maintenance charge Nov 2017	1577	£610.70
Southern Electric - Street Light electricity	1578	£1,216.87
C Masters - Clerks salary & Expenses	1579	£1,619.36
KAD - Grass maintenance. Trees & paths	1580	£1,878.00
Total		£5,681.78

- Bank balance as at 30th November 2017 = £121,759
- Payments made in November 2017 = £5,681.78
- Current Balance £116,077 - Payments made £5,681 = 110,396

15) Date of Next Meeting (7674/12/17)

9th January 2017 at the Downley Memorial Hall

15) Date and Place of Next Meetings of Committees (7675/12/17)

None

16 Closure of the Meeting (7676/12/17)

The Chairman closed the meeting at 21.00pm

Chairman _____

Date _____

Appendix A

It is also noted that the site, adjacent to and fronting onto Downley Common, Registered Common Land. The plot also has a number of planning policy considerations that carry with them constraints and expectations that are not met:

- 1 - Within the Chilterns Area of Outstanding Natural Beauty
 - The application fails to reflect the aesthetics outlined in the Chilterns' buildings design guide (Supplementary Planning Guidance for AONB)
 - The building fails to present a sympathetic or traditional face to the local area.
 - The size and scale of the building also fails to consider how it sits and looks in relation to local properties.
- 2 - Within the Downley Conservation Area
 - The proposal makes no reference to the vernacular and could be found anywhere.
 - It fails to reflect the building style within the conservation area, and does not enhance it.
- 3 - Within the "Bio and geo site buffer", of the same.
 - The ECOLOGY: WILDLIFE CHECKLIST included in the application makes a number of incorrect (i.e. no reference to the bio buffer that exists) assertions, it cannot be seen that this application has given any consideration to local covenants.
- 4 - Adjacent to Green Belt land
 - The draft new local plan for the Wycombe district makes reference (Managing Development in the Green Belt and our Rural Areas) to "6.129 The NPPF identifies appropriate development as: the replacement of a building, provided the new building is in the same use and ****not materially larger than the one it replaces****"
 - The property is adjacent to Green Belt and as such, its development will have a material impact on it, the belt's sense of permanence and of the community's feeling of closeness to nature.
- 5 - Adjacent to a local wildlife site
 - The property is adjacent to a local wildlife site and as such, has a potential impact on the local ecology, but this development fails to sympathetically reflect that in the proposal.
 - 6 - Adjacent to "Priority Habitat", to the south of the site

The ecology has not been properly assessed and the Wildlife Checklist that supports this application has not been completed accurately.

Appendix B

Draft Budget 2018

The following draft budget was approved by Councillors

Downley Parish Council Financial Budget 2018/2019

<u>Clerks Salary & expenses</u>	2018/19 Figure	2017/18 Figure	Difference
Salary	17,510.00	17,170.00	340.00
Rent of office	600	600.00	0.00
Phone, Printer & Scanner	1,420.00	1,420.00	0.00
Data protection person	200	n/a	#VALUE!
Total	<u>19,730.00</u>	<u>19,190.00</u>	540.00
<u>Admin & General</u>			0.00
Employers Tax & NI	5,000.00	4,500.00	500.00
Training Courses	1000	600.00	400.00
Litter picker / Handy Man Salary	3,000.00	3,000.00	0.00
Audit Fee	1000	900.00	100.00
Insurance	2,600.00	2,200.00	400.00
Hire of Hall	300	300.00	0.00
Stationary Supplies	400	350.00	50.00
Wreaths for Remembrance Day	80	80.00	0.00
Chairman's Expenses	100	100.00	0.00
Annual Subscriptions	800	800.00	0.00
Library Costs	3,000.00	3,000.00	0.00
Health and Safety at DOSCA	2,000.00	1,500.00	500.00
Building Maintenance DOSCA	5,000.00	5,000.00	0.00
	<u>22,989.00</u>	<u>22,330.00</u>	659.00
<u>Open Spaces & Grass Cutting</u>			0.00
Grass Cutting	20,000.00	17,000.00	3,000.00
Dog waste bin emptying	3,200.00	3,200.00	0.00
Manning's field rent	750	750.00	0.00
Pond maintenance	2,500.00	2,500.00	0.00
Tree Maintenance	1,500.00	n/a	#VALUE!
	<u>27,950.00</u>	<u>23,450.00</u>	4,500.00
<u>Grants & Contributions</u>			0.00
Downley Day marquee hire	3,000.00	2,000.00	1,000.00
All other local grants	3,000.00	3,000.00	0.00

	<u>6,000.00</u>	<u>5,000.00</u>	1,000.00
			-2378-
<u>Public Lighting</u>			0.00
Maintenance	9,700.00	9,700.00	0.00
Energy	6,700.00	6,700.00	0.00
Repairs	3,000.00	1,300.00	1,700.00
		8,000.00	-8,000.00
	<u>19,400.00</u>	<u>25,700.00</u>	-6,300.00
<u>Allotments</u>			0.00
Water & Sundry expenses	900	900.00	0.00
Allotment Rent	750	600.00	150.00
	<u>1,650.00</u>	<u>1,500.00</u>	150.00
			0.00
Reserve Fund	35,000.00	30,000.00	5,000.00
To contribute towards ongoing replacement of street lighting			0.00
			0.00
			0.00
			0.00
			0.00
Total Budget expenditure for year 201/2019	<u>130,900.00</u>	<u>127,170.00</u>	3,730.00
			0.00
			0.00
Estimated Income for year 2017/18			0.00
V.A.T Estimated Refund	4,000.00	4,000.00	0.00
Allotment Rents	1000	700.00	300.00
Devolution Funding	5,000.00	5,000.00	0.00
Estimated Bank Balance March 2017	25,000.00	20,000.00	5,000.00
Total	<u>34,700.00</u>	<u>29,700.00</u>	5,000.00
			0.00
			0.00
Precept requirement for 2018-2019	<u>98,019.00</u>	<u>96,670.00</u>	1,349.00

