

**Downley Parish Council**  
**Minutes of a meeting of the Parish Council**  
**Held in the Downley Memorial Hall on the 14<sup>th</sup> March 2017 at 19.45**

**1 Attendance**

Chairman Cllr C Burslem, Vice Chairman B Gay, Cllr Bowden, Cllr Chandarana, Cllr Lazenby, Cllr Loadman, Cllr Steneskog, , Cllr Monroe-West

Apologies received from Cllr D Egmore, Cllr V Srao, Cllr P Turner

County Councillor Wendy Mallen was in attendance

Five members of the public present.

**2) Declaration of interest in items on the agenda** (7537/3/17)

Two Councillors declared an interest in planning applications 11 Woodcote Green and 9 Turners Field.

**3) Minutes of the Previous meeting** (7538/3/17)

The minutes were agreed as correct and signed by Cllr Burslem

**4) Public Questions** (7539/3/17)

A member of the public caused a disturbance, they were asked to leave. This culminated in the Police requesting they leave the meeting.

A member of the public expressed concern at the Planning Application for The Old Post Office as the plans do not include the relocation of the post box. The Council will be commenting on this application further and will be including comments about the Post Box. Parking is still a great concern to residents if three houses are approved and there is a worry that the bus route could be affected if traffic on the High Street was to increase because of a new development.

**5) Report from County Councillor** (7540/3/17)

Cllr Wendy Mallen reported on the following –

- The Cost of Adult social care is rising
- Children’s services are still classed as inadequate
- There is a new Cemetery being built in Hazelmere
- Court Garden leisure center is being re developed
- Proposed yellow lines have been delayed
- HS2 has been given a Royal Accent

**6) CCTV Proposal at DOSCA (7541//3/17)**

There has been an update on the CCTV project following the last parish Council meeting. DOSCA have provided safeguarding documents that were circulated to the Council. Two members of the DOSCA management committee attended the meeting to answer questions from the Council. Following a full discussion, a vote was taken and it was agreed unanimously that there would be an indoor CCTV camera at DOSCA.

The Council requested that this camera be used to maximum benefit and covered as many entrances as possible. DOSCA will keep the Council informed on all stages of the project.

**7) Fly Tipping (7542//3/17)**

The Clerk has put signs up at the Tank Crossing warning that CCTV is in operation. The Clerk will consider CCTV being placed at the site and obtain quotes for a camera.

**8) Allotment Policy (7543/3/17)**

The Allotment Policy was agreed by the Council. The Tenancy agreement was also approved with one amendment. The rent collection date will be the 1<sup>st</sup> April from 2018. The Clerk will update the tenancy agreement.

**11) Planning applications and Decision notices (7544//3/17)**

A)HSMITH/17/05277/FUL - 36 Gosling Grove- Householder application for insertion of window to front in connection with garage conversion to habitable living space. Similar to several other dwellings in the vicinity this conversion will not adversely affect the street scene. However this property is situated in a very cramped cul-de-sac with vehicle congestion already apparent and therefore the off road parking for two spaces proposed is essential.

B)Ref. No: 16/08475/FUL - The Stables Downley Common - Erection of a new porch to each side, alterations including creation of light well to front & terraced area to rear all to facilitate conversion to a three storey detached 4-bed dwelling with associated car parking (alternative scheme to 16/07391/FUL and 16/06231/FUL . associated car parking (alternative scheme to 16/07391/FUL and 16/06231/FUL.)

This application is yet another example of planning development by stealth (the thirteenth since it was first proposed that an outbuilding was built in the grounds of this property) since that basic proposal by gradual development the latest outcome is now as described above. All in the Chilterns Area of Outstanding Natural Beauty, The Downley Common 1 Conservation Area and Green belt which it must be assumed are protected. The track which is in very poor condition leading to this property plus all the other dwellings is privately owned and the inevitable increase in traffic will result in a further deterioration of the surface. A contribution towards upkeep costs would be a neighbourly gesture. DPC on each occasion have raised objections to this progressive development and can only reiterate that WDC by permitting this questionable growth, precedent is being set for other developers to follow this pattern in our village.

C) Ref. No: 17/05088/FUL - 72 Plomer Green Lane - Householder application for insertion of 3 x velux rooflights to front & 1 x velux rooflight to rear & new window to rear gable in connection with loft conversion (retrospective)

The loft conversion and associate roof lights have already been installed, and With only 1 neighbour comment which was neutral further comment from DPC appears unnecessary.

D) Ref. No: 17/05246/CLP - 3 Westover Rd- Certificate of lawfulness for proposed construction of hip to gable end roof extension and 1 x rear dormer window in connection with loft conversion . Previously extended semidetached property approval is now sought to extend the loft area to provide additional living space. The rear loft extension, although substantial will not be visible from the main highway and the hip to gable extension will blend with the existing roofing. Off road parking remains as previous.

E) Ref. No: 17/05294/FUL - 11 Woodcote Green - Householder application for construction of single storey front porch extension. Similar to other porches nearby, this development is of minimal proportions and will not be detrimental to the existing street scene.

F) Ref. No: 17/05457/FUL 9 Turners Field - Householder application for construction of single-storey rear extension and loft conversion with 3 x rear dormer windows. This extension, proportionate in size to the original footprint will not be seen from the highway and not be overbearing to neighbouring properties. Regarding the proposed dormer windows to the rear it is noted that there is neighbour concern that their rear garden privacy will be compromised. Partial obscure glazing could be the answer. Detached garaging and off road parking remain as previous.

G) Ref. No: 17/05402/FUL - 41 Southfield Road - Householder application for construction of two-storey rear extension with general alterations. This proposed rear extension although considerable will not be seen from the highway or be invasive upon neighbouring properties. Existing off road parking remains unaltered.

H) Ref. No: 17/05422/FUL - 16 Selwood Way - Householder application for erection of two storey rear & part single/part two storey front & side extensions following removal of part rear element of existing garage. This is a revised application to the plan ( 16/07257/FUL )that was refused by WDC in August 2016 and subsequently dismissed on appeal.Many of the neighbour objections related to the overbearing nature of the planned rear extensions that overlooks the rear gardens of dwellings in Littleworth Road. The revised plan reduces the extension from a two storey to single but does not address the close proximity of the rear gardens. Even a single storey extension will encroach to the extent of compromising neighbour privacy. The proposed frontage ,which is completely out of keeping with all the other properties in this close appears to be unchanged. Parking for increased occupancy will also be a challenge as on road space is already at a premium.

I) Ref. No: 17/05433/FUL - 19 Turners Field- Householder application for construction of fenestration alterations in connection with garage conversion. This is a substantial modification to the existing dwelling and is supported by an in depth structural engineering report. From the photographic evidence also provided it is obvious that on road parking in this small cul-de-sac is at a premium. The loss of the garage can only exacerbate the problem.

J) Ref. No: 17/05466/FUL - 25 Kestrel Close - Householder application for construction of single storey front and two storey side extensions. This conversion will be very similar to several others in the same road. With no windows in the side flank intrusion of privacy will not occur. The redesigned front garden layout to enable a three vehicle off road parking arrangement is essential to compensate for the loss of garage space.

**Decision Notices**

A)Ref. No: 17/05020/FUL – 40 Commonsideside - Householder application for construction of first floor front, side and rear extension - Status: Application Permitted

B) Ref. No: 17/05027/TPO -1 Plomer Hill - Side lateral reduction of the branch length (spread) by approximately 1 metre away from the property and approximately between 1 and 2 metres from over the garden/road side to a suitable branch union to Cedar T1.Crown Reduction by 1-1.5m away from house, lift on roadside up to underside of lowest main lateral and thin remaining crown by 20% to Beech T2. – Status- Application Permitted

C) Ref. No: 17/05065/FUL - 22 Littleworth Road - Householder application for construction of part two storey, part single storey rear extension - Status: Application Permitted

D)Ref. No: 16/08447/CLP - Glenwood School Close - Certificate of lawfulness for proposed construction of hip to gable end roof extension, 1 x rear dormer window, 2 x front roof lights and window in gable end in connection with loft conversion – Status: Grant Certificate of Proposed Use

E)Ref. No: 16/08363/FUL- Three Levels Plomer Green Lane - Householder application for construction of detached single storey annex ancillary to the main dwellinghouse and additional parking space to the front of the main property - Status: Application Permitted

F) Ref. No: 16/08256/FUL - 84A Gosling Grove - Householder application for construction of single storey front / side extension, single storey side / rear extension and conversion of existing garage to create additional habitable living accommodation. - Status: Application Permitted

**8) Correspondence** (7545/3/17)

- There is Parish Liaison meeting on the 22<sup>nd</sup> March at Judges Lodgings
- The High Wycombe Society are holding events on the 24<sup>th</sup> March and the 29<sup>th</sup> April
- The CPRE are hosting a ‘Bringing the planning system back home’ event on the 6<sup>th</sup> May
- Best kept Village nominations are now open
- BALC are offering a number of training courses for Cllrs. Cllrs to ask the Clerk for further detail

**9) Reports and minutes from other Committees** (7546/3/17)

Allotment sub committee met in February to discuss the revised Allotment Policy

**14) Resolutions of which have been notified** (7547/3/17)

It was resolved that a grant £350 would be given to The Downley School to fund speed awareness stickers.

It was resolved that the Council would fund a skip at the Allotments for an annual spring clean.

**15) Accounts** (7548/3/17)

**Accounts.**

Please find items set out below for payment by the Council.

Items to be approved on 14<sup>th</sup> March 2017

<b>Payee</b>	<b>Cheque No</b>	<b>Amount</b>
Downley War Memorial hall room hire March	1408	15.00
TBS Hygiene - Dog waste bin	1409	187.20
DOSCA- Room and Library Rent February 17	1410	280.50
Vizone- Litter picking in the village Nov-March	1411	528.00
SSE lighting maintenance charge February 2017	1412	532.09
West Wycombe Estates Mannings field annual rent	1413	718.75
KAD - Grass maintenance in the Village	1414	785.00
HMRC Clerks Tax & NI	1415	956.08
C Masters, Clerks salary & Expenses -CCTV signage, printer ink, postage, Laptop replacement graphics card, external hard drive	1416	1,660.18
		<b>5,662.80</b>

- Bank balance as at 26th February 2017 = £88,372.17- uncleared cheques to payees £325 = £88,047.17
- Payments made in March 2017 = £5662.80
- Current Balance £88,047.17 - Payments made £5,662.80= 5662.80
- Balance includes £4631 VAT refund from HMRC

**12) Any other Business** (7549/3/17)

The Council have been asked by Suppliers If they would consider changing to an electronic payments system. The Clerk will look into this but the Council have no plans to change the current payment system at this time.

The Acoustics at Parish Council meetings are not adequate. This item will go on the agenda for the next meeting.

Cllr Loadman asked that a statement about the Precept be included in the next DVN, The Clerk will work on this.

Cllr Bowden asked for a progress report on the light installation he requested on Narrow Lane. This request was originally turned down following an assets meeting, The Chairman requested that it is an agenda item for the foreseeable future.

**13) Date of Next Meeting** (7550/3/17)

Parish Council meeting on the 11<sup>th</sup> April at the Community Centre  
Annual meeting of the Paris – 25<sup>th</sup> April at the Community Centre  
Annual Parish Council meeting 9<sup>th</sup> May

**14) Date and Place of Next Meetings of Committees** (7551/3/17)

None

**15 Closure of the Meeting** (7552/3/17)

The Chairman closed the meeting at 21.45

Chairman \_\_\_\_\_

Date \_\_\_\_\_