

**Downley Parish Council**  
**Minutes of a meeting of the Parish Council**  
**Held in the Downley Community Centre on the 13<sup>th</sup> June 2017 at 19.45**

**1 Attendance**

Chairman Cllr C Burslem, Cllr Bowden, Cllr Egmore, Cllr Lazenby, Cllr Loadman, Cllr Monroe-West, Cllr V Srao

Apologies received from Cllr B Gay Vice Chairman, Cllr Chandarana, Cllr Steneskog

County Councillor Wendy Mallen and District Councillor Paul Turner were in attendance

Thirteen members of the public present.

**2) Declaration of interest in items on the agenda** (7586/6/17)

Councillor Gay declared an interest in the planning application Ref no 17/06199/FUL

**3) Minutes of the Previous meeting** (7587/6/17)

The minutes were agreed as correct and signed by Cllr Burslem

**4) Public Questions** (7588/6/17)

Numerous members of the public were in attendance as they are very concerned about planning application Ref no 17/06199. Comments were summarised by a spokesperson as -

- Permitting this development risks future encroachment, with more gardens around the common becoming dwellings and ruin the unique character of Downley Common.
- The housing is proposed on a domestic garden, not the brown-field implied by the proposal: no new building has been permitted on the common for 60 years, this development proposal is unnecessary and unwanted in this area of Outstanding Natural Beauty.
- The elevation shown in the plans bears no resemblance to reality: the relative height makes this proposal over-bearing with regard to neighbouring properties and the 'screening' hedge shown will be destroyed to build and provide access to the property.
- The increased traffic on the private access road will increase the danger to residents and put increased pressure on the maintenance of the unmetalled track across the common which is the shared access for all properties.
- The proposal claims to be "sustainable": in detail, the plans only allow for the potential for the heating system to be sustainable.

A member of the public informed the Council that there are two street lights on the Common that are not working, the Clerk will report these again as they have been reported previously but have not been fixed by the contractor.

A member of the public stated that there had been a traffic accident on Commonside due to speeding, the Chairman stated that the Council are aware of speeding on Commonside and are actively working with the Police on this matter.

A member of the public requested that the gate at the Community Centre is open when Parish Council meetings are taking place. The Clerk will ensure this happens.

**5) Speed Indicator Device presentation** (7589/6/17)

A presentation had been planned but was postponed. The Council have been awarded £1500 from the LAF. The money is conditional on the Council purchasing a SID device from SWARCO. Cllr Burselm has sought legal advice regarding this and read a letter out to the Council that summarised that the LAF can impose this condition on the Council.

It was decided that more research would be carried out regarding after care packages that are offered by providers and a decision would be made when all information has been gathered. Cllr Loadman will lead on this.

**6) Reports from County and District Councillors** (7590/6/17)

Councillor Mallen reported on the following-

- Energy from waste public open day will be on the 1<sup>st</sup> July for two hours. This will be a guided tour of energy from waste facility. The facility cost £185m to build. Anyone that wants to go should call 01296 323633.
- The LAF have allocated funding, £1500 to Downley and £1500 to Disraeli for speed indicator devices.
- There is £10,000 on offer from High Wycombe decides, residents can vote on who gets the money. Voting starts on the 9<sup>th</sup> June and continues until the 30<sup>th</sup> June.
- Bucks CC are due to spend £18m on roads in 2017/18
- Yellow lines have been put in place in various locations in Downley and Disraeli

Councillor Turner reported on the following

- The new care home in Wycombe is due to open in 2018. It will have 260 apartments and a family pub on site.
- Hughenden play park is due to open in July. Work is underway.

- WDC have implemented a lottery scheme, all proceeds will go to local charity's.

**7) Street Light Narrow Lane (7591/6/17)**

The Clerk obtained a quote for a street lamp on Narrow Lane as per request. The quote is from SSE and is approx. £2k. This will be discussed at the next assets committee meeting.

**8) Proposed roundabout on the junction of Plomergreen Lane and Littleworth Rd (7592/6/17)**

Councillors agree that traffic at this junction can be a hazard and traffic calming measures should ideally be implemented. A roundabout was considered. The Clerk will contact Bucks Highways and ask them to inspect the area and make recommendations. Cllr Bowden stated that the grass triangle that currently serves as a crossing island only has pavement on one side of it.

**9) Planning applications and Decision notices (7593/6/17)**

A) Ref. No: 17/06217/FUL-17 Commonsides- Householder application for insertion of window in connection with garage conversion, new dormer window to rear roof slope and associated external alterations.

This conversion of garage will not have any detrimental effect on the street scene and with adequate off road front parking retained, the loss of garage space will not present a problem. The extra dormer window and roof will not have any adverse effect on neighboring properties.

B) Ref. No: 17/06199/FUL -Land Between Silvergate And the Dairy Downley Common  
Erection of a detached two storey 4-bed dwelling with detached double garage and creation of new access with gates following demolition of four existing outbuildings

The design and access statement for this proposal has already been amended as the original document submitted was flawed with serious inaccuracies.

The new build will be 14 meters in length along the dividing fence and will only be 1 metre from the neighbouring garden to the west. The height will be in excess of all surrounding dwellings and will have an overbearing effect with intrusion of privacy into the rear gardens of the adjacent property. With side windows proposed at ground and first floor it would be essential that these would be non opening and glazed with frosted glass. It is of great concern that this proposal for a new build if approved, would be the first for over 60 years and the precedent that this might set could lead to further developer proposals where it is already known there are other vulnerable pockets of land. It is of further concern that this new development is accessed via the lightweight track leading from Plomer Green Lane and the introduction of heavy builder's trucks will seriously damage the shallow top surface. The exit from this track on to Plomer Green Lane which is de-restricted (60mph) is on a dangerous blind bend. Increased traffic from the new dwelling will intensify the obvious dangers of a collision.

If WDC is minded of approval, the restoration of the lane to its original quality should be a condition placed upon the developer. Downley Common is a highly treasured designated conservation area of outstanding natural beauty within the Chilterns AONB.

This application has far reaching issues for the entire village of Downley and it is suggested that this application is called to committee, rather than the designated delegated decision that is currently in place.

C) Ref. No: 17/06339/FUL -15 Hillfield Close- Householder application for construction of part two storey side, part single storey front extension.

Similar in design to several other dwellings in the area the single storey front extension is set back from the original building line which prevents it being overbearing on the immediate neighbouring property and it will not detract from the existing street scene.

There remains sufficient off road parking despite the demolition of the existing garage.

D)Ref. No: 17/06116/FUL - 14 Chapel Street - Householder application for construction of single storey rear extension.

This small extension, proving additional living accommodation will be built adjacent to an area of an existing hard stand. It will have little impact on neighbouring properties as the design respects the 60 degree sight angle from the 1<sup>st</sup> floor windows of neighbouring properties

#### **Decision Notices**

A) Ref. No: 17/06334/MINAMD - 17 Talbot Avenue - Proposed non-material amendment to permission for construction of part two storey, part three storey rear extension, conversion of existing basement to provide ancillary annexe accommodation and associated external alterations (granted under householder planning ref: 16/08011/FUL) -Status: Application Permitted.

B) Ref. No: 17/06073/HPDN- 11 Talbot Avenue - Notification of proposed single storey rear extension; Depth extending from the original rear wall of 7.255 meters, a maximum height of 2.861 meters and an eaves height of 2.500 meters - Status: Details Approved

C)Ref. No: 17/06085/MINAMD- 18 Westover Road-Proposed non-material amendment for construction of single storey side extension granted under householder planning ref. 16/05554/FUL - Status: Application Permitted

D)Ref. No: 17/05748/CLP -8 Bowler Lea -Certificate of Lawfulness Proposed for construction of a single storey rear extension -Status: Grant Certificate of Proposed Use

E) Ref. No: 17/05716/FUL - 15 Plomer Green Lane - Householder application for construction of a timber framed two bay carport to front - Status: Application Permitted

F) Ref. No: 17/05658/FUL -22 Jubilee Road- Householder application for construction of single storey front and rear extensions - Status: Application Permitted

G) Ref. No: 17/05602/FUL -74 Southfield Road -Householder application for construction of raised decking, steps to rear and conversion of basement into storage (part retrospective) - Status: Application Permitted

H) Ref. No: 17/05492/FUL - 48 Gosling Grove -Householder application for raising the roof, construction of part two storey, part single storey, part first floor side/rear extension and conversion of existing garage into habitable living space with associated external alterations -Status: Application Permitted

I)Ref. No: 17/05149/FUL -33 South View-Householder application for construction of two storey side extension. -Status: Application Permitted

**10) Correspondence** (7594/6/17)

- A member of the public contacted the Council regarding a traffic accident on Commonsides. Multiple cars were damaged. The Clerk is dealing with this matter with the Police.
- The High Wycombe Society are holding their AGM on the 16<sup>TH</sup> June at 7pm.
- Expo Downley takes place on the 20<sup>th</sup> June on the Common
- Armed Forces Day will be Saturday the 17h June, an event will be held at Aylesbury Rugby Club
- A member of the public has asked if the Council will sponsor a Terracycle box, this is a recycling box for items that cannot be dealt with by mainstream recycling. The Council would like to invite the member of the public to a meeting for a Q and A. The Clerk will follow this up.

**11) Reports and minutes from other Committees** (7595/6/17)

Cllr Loadman gave the Council an update on the CIA meeting held in May. Minutes will be circulated. Items discussed were Best Kept Village, Kerbstones, Lighting, Gosling Grove pond, Travellers and prevention, Notice boards.

**12) Resolutions of which have been notified** (7596/6/17)

To consider Resolutions and Items for discussion which have been notified-

- The Council resolved to spend £700 on Gosling Grove pond restoration. The money will pay for a soil analysis and two Chiltern Rangers.

### 13) Accounts (7597/6/17)

The Annual governance statement 2016/17 and Accounting statements 2016/17 were read out in full by the Chairman to the Council. The annual return was signed by the Chairman and the Clerk.

<b>Payee</b>	<b>Cheque Number</b>	<b>Amount</b>
Dosca- Library rent May 2017	1445	250.00
Marlow First Management - Audit fees and training	1444	484.56
SSE Maintenance invoices April & May 2017	1449	1,376.57
C Masters - Clerks Salary & Expenses	1450	1,477.36
Came and Co- Parish Council insurance annual fee	1448	1,705.38
KAD - Maintenance in the Village - May 2017	1447	1,950.00
Colin Clarke- Drainage works at Dosca	1446	2,736.00
ASW Marquees - Festival Marquee hire	1451	3,629.80
Information Commissioners Office	1452	35.00
Downley Day Committee- Pitch fees Downley day	1453	47.00
<b>Total</b>		<b>13,691.67</b>

- Bank balance as at 1<sup>st</sup> June 2017 = £127,303.85
- Payments made in June 2017 = £13,691.67
- Current Balance £127,303.85- Payments made £13,691.67 = £ 113,612.15

Please note that balance includes the first half of the Precept.

**14) Date of Next Meeting** (7598/6/17)

11<sup>th</sup> July at the Downley War Memorial Hall

**15) Date and Place of Next Meetings of Committees** (7599/6/17)

None

**16 Closure of the Meeting** (7600/6/17)

The Chairman closed the meeting at 21.45

Chairman \_\_\_\_\_

Date \_\_\_\_\_