

Downley Parish Council
Minutes of a meeting of the Parish Council
Held in the Downley Memorial Hall on the 11th July 2017 at 19.45

1 Attendance

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

Apologies received from Cllr B Gay Vice Chairman

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

No members of the public present.

2) Declaration of interest in items on the agenda (7601/7/17)

None

3) Minutes of the Previous meeting (7602/7/17)

The minutes were agreed as correct and signed by Cllr Burslem

4) Public Questions (7603/7/17)

None

5) Speed Indicator Device presentation (7604/7/17)

Item to be discussed at the September Parish Council meeting.

6) Reports from County and District Councillors (7605/7/17)

Councillor Mallen reported on the following-

- There has been parking issues at the bottom of Coats Lane following the opening of the new play park. There is a car park for users of the park however there is some confusion as to whether this car park is for residents of the Hughenden Quarter or park users. Signage is needed to inform play park users that they should be parking in the car park and not on the road.
- Heavy lorries on Coates Lane are destroying the road surface. Grant and Stone lorries are often seen on Coates Lane and this is causing concern. Cllr Mallen will contact Grant and Stone.

- There has been two recent traffic accidents on Middlebrook Road, the Council have agreed that the MVAS will go on Middlebrook Road.
- The County Council are starting to put together a strategic plan for Rail and Roads. This will be completed by 2021.

Councillor Turner reported on the following

- Baker Street is going to be re developed in the near future
- A nursery at Handycross is currently going through planning, this will include space for startup business
- The one-way system on Queen Victoria road is currently under consideration
- Local Plan – Reserve sites are currently under approval, the next site to go through will be Terriers
- A consultation on the Local Plan is due this year

7) Street Light Narrow Lane (7606/7/17)

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) CCTV and Knot Weed on the Common (7607/7/17)

The Chairman of the DCPS has in his possession a CCTV camera that belongs to the Parish Council, this will be installed at tank crossing to monitor any fly tipping that takes place.

West Wycombe Estates have been asked for an update on the knott weed, they have previously sent a contractor to look at it. The Council have asked what the plan is going forward.

9) Planning applications and Decision notices (7608/7/17)

Planning applications –

A) JAI/17/06405/FUL - The Stables- Downley Common - APPLICATION FOR: Conversion of existing garage to a three storey detached 4 bed dwelling with new patio and steps with associated car parking (alternative scheme to 16/07391/FUL and 16/06231/FUL) The Parish Council strenuously object to this application.

This application and others from this applicant (15 in total) show clear tactics used to circumnavigate the system to build a 4 bed detached 3 storey property on green belt land, in the Chilterns Area of Outstanding Natural Beauty and the Downley Common 1 Conservation Area. This follows the refusal BY WDC to the previous application in December (16/08475/FUL)

The removal of the previously proposed side porches and the alterations to the rear wall are minor when the fact remains that this building should never have been allowed to happen in the first place.

Unfortunately, the precedent set is already having implications regarding other parcels of land within the Downley Common area.

Previous grounds for refusal, noted below, have not been addressed with this new application and this is of serious concern and must be addressed -

The decision notice dated April 2017 refusing application 16/08475/FUL (the one before this) states -

"The proposed alterations to the building & its surroundings, namely the excavation of the ground to the rear and the exposure of the rear elevation to reveal the basement, the addition of porches to the side and the light wells to the front, would have an adverse impact on the character and appearance of the existing building, giving it the appearance of a more substantial structure. As such it would be detrimental to the openness of the Green Belt, would fail to preserve or enhance the character or appearance of the conservation area and would be detrimental to the rural character of the Chilterns AONB."

That notice lists three reasons for refusing development. Of those three objections, only one (that with the least substance) has been met in the revised plans:

1. "the excavation of the ground to the rear and the exposure of the rear elevation to reveal the basement". The plans from 2016 show a three story building achieved by an excavated basement. Those currently proposed do the same "...the addition of porches to the side.." have been removed in the new plans.
2. "...and the light wells to the front" These are almost identical (one, small well is omitted to the west facing roof) to those currently proposed so still fail to meet the reasons for rejection last time.

B) AD/17/06483/FUL - 15 West Court- APPLICATION FOR: Householder application for construction of single storey side and rear extension, Obscured from the main highway, this extension will have minimal impact as it will be replacing the existing conservatory. Off road parking remains as previous.

C) SVW/17/06516/FUL - Downley Lodge- APPLICATION FOR: Householder application for construction of new wall and piers leading from Plomer Green Lane to the gates of Downley Lodge (retrospective). The Council would like it noted that due process has not been followed here. Had a planning application been submitted and permission sought the Council would of stated that the design of the wall and the piers are not in keeping with what you would expect to see in a Conservation area. The Conservation area needs to be protected from urbanisation and planning process must be followed.

Decision Notices

A)Ref. No: 17/06385/MINAMD -40 Commonsides - Proposed non-material amendment to permission for construction of first floor front, side and rear extension granted under householder planning ref: 17/05020/FUL - Status: Application Permitted

B)Ref. No: 17/05994/FUL - 25 Talbot Avenue - Householder application for construction of lower ground floor single storey rear extension and construction of garden retaining wall & steps at rear of property - Status: Application Permitted

C)Ref. No: 17/05862/FUL - 3 Downs Park - Householder application for construction of single storey front extension - Status: Application Permitted

D)Ref. No: 17/05803/CLP - Highlands School Close - Certificate of lawfulness for proposed insertion of window to front in connection with conversion of an attached garage into habitable space - Status: Grant Certificate of Proposed Use

E)Ref. No: 17/05089/FUL- The Old Post Office - Demolition of existing building and erection of a terrace of 1 x 3-bed & 2 x 2-bed dwellings retaining existing access with new parking layout for 5 vehicles - Status: Application Permitted

10) Correspondence (7609/7/17)

- There is a six-week reading challenge at the Community library throughout the summer for children to participate in.
- A member of the public has contacted the Clerk about the speeding on Middlebrook Rd, the Clerk will email the Police and ask for a speed watch and the MVAS will be placed on Middlebrook Rd.
- Community Impact Bucks are holding workshops for community groups to make their meetings more effective, information can be requested from the Clerk.
- The standards committee have two vacancies for Parish Councillors
- The LAF have asked for recommendation for yellow line sites, to be submitted by the 4th August.

11) Reports and minutes from other Committees (7610/7/17)

Cllr Egmore gave an update on the most recent DCPS meeting, covering the following-

- Positive feedback for KAD, the grass maintenance contractor
- The DCPS attracted new members following Downley Day
- The DCPS are considering all planning applications that have an impact on the Common and will be submitting comments
- Management of Japanese Knott Weed on the Common
- CCTV and Fly tipping on the Common
- Proposed Information Board on the Common
- Repair and replacement of Posts

12) Resolutions of which have been notified (7611/7/17)

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

- The Council resolved to grant the Woodlands Pre School £350 to use on educational resources

13) Accounts (7612/7/17)

Accounts.

Please find items set out below for payment by the Council.
Items to be approved on 11th July 2017

Cheque Payee	Cheque No	Amount
Downley Memorial Hall - Parish meeting venue hire	1455	£15.00
Clive Knapman - Notice board expenses	1456	£23.08
BALC- Training materials for Councillors	1457	£40.00
Dosca- Library rent & room hire May & June (replacement of May chq)	1458	£538.50
SSE Contracting - June repairs & Maintenance	1459	£786.24
ADT Fire & Security - CCTV at Dosca deposit	1460	£876.00
HMRC- Employers Tax & NI Jul-Sept 2017	1461	£926.75
C Masters - Clerks salary & expenses June 17, phone, WIFI, payroll, stationary, postage	1462	£1,453.22
KAD Garden Services - Monthly maintenance & bollard repair /replacement	1463	£3,007.31
		£7,666.10

- Bank balance as at 1st July 2017 = £113,163
- Payments made in July 2017 = £7,666.10
- Current Balance £-113,163 Payments made £7666.10 = £ 105,496

14) Date of Next Meeting (7613/7/17)

12th September at the Downley War Memorial Hall

15) Date and Place of Next Meetings of Committees (7614/7/17)

None

16 Closure of the Meeting (7615/7/17)

The Chairman closed the meeting at 21.45

Chairman _____

Date _____