

Downley Parish Council
Minutes of a meeting of the Parish Council
Held in the Downley War Memorial Hall 08^h May 2018 at 19.45

1 Attendance

Acting Chairman Cllr P Loadman, Cllr Bowden, Cllr Chandarana, Cllr Egmore, Cllr Lazenby, Cllr Monroe-West, Cllr Sapsford, Cllr Srao.

District Councillor –Paul Turner

County Councillor- Wendy Mallen

Apologies – Cllr C Burslem

Three members of the public were present

2) Declaration of interest in items on the agenda (7747/05/18)

None

3) Minutes of the Previous meeting (7748/05/18)

The minutes were agreed as correct and signed by Cllr Loadman on behalf of Cllr Burslem

4) Adjournment for Public Questions (7749/05/18)

A member of the public asked why the public were excluded from the Annual meeting of the Council, the acting Chairman was sincerely apologetic that this had happened and assured members of the public that their concerns had been noted.

A member of the public enquired about the current status of the Allotment Committee. The Allotment Committee were due to meet in January but the meeting was postponed. The meeting will be rescheduled if Plot holders would like to be attend.

5) Reports from County Councillor and District Councillor (7750/05/18)

Cllr Mallen reported that AGMs were currently taking place across Bucks. Approx £5 million had been set aside for road repairs following a very harsh winter. Pot holes will be prioritised. Cllr Mallen stated that Unitary Councils were succeeding in other parts of the Country and were a viable option.

Cllr Turner gave an overview of items of interest and will be reporting in full on the 22nd May at the Annual Meeting of the Parish.

6) Library Development (7751/5/18)

This is still a work in progress. A working party meeting is due to be re scheduled. A further update will be given when there is something more to report.

7) Unitary Council Discussion (7752/05/18)

The Council had a full discussion regarding the proposal of a Unitary Council from Bucks County Council and Wycombe District Council's alternative proposal. No consensus could be reached in terms of a joint response to the Secretary of State from the Council. Cllr Srao proposed a vote however Councillors felt they would like more time to consider the options available. The Clerk will arrange a separate meeting for Councillors to discuss this further with a view to submitting a response to the Secretary of State before the 25th May deadline.

8) Knott Weed on the Common (7753/05/18)

There is new Knott weed on the Common, on a site that has previously be treated by West Wycombe Estate. The Clerk has contacted WWE and informed them. The area is currently under a treatment plan.

9) Website Update (7754/05/18)

The website is nearly ready to go live. Councillors were asked if they would like a Parish Council email address and the consensus was that they would. Cllr Bowden and The Clerk will organise the email addresses.

10) Downley Day planning (7755/05/18)

Councillors would like the following advertised on Downley Day- New SID devices, Gosling Grove project, LED lighting and the new DPC website.

11) Annual Audit notification (7756/05/18)

An internal auditor has been instructed. Audit paperwork is to be finalised at the June meeting.

12) SID Device (7757/05/18)

The new devices have been a delivered. A laptop will need to be used for the downloads. Locations are currently being finalised.

13) Lighting Update (7758/05/18)

Proposals have been sent to prospective contractors, replies have been received and are being reviewed. A further update will be given after meetings have take place.

14) Planning Applications and Decision Notices (7759/05/18)

A)Ref. No: 18/05999/FUL - Twin Firs Downley Common- Householder application for two storey rear/side extension and single storey side extension-

OBJECTION - The property sits in Green Belt and had been previously enlarged (WR/1644/67). The aggregate impact of this proposal is an estimated 160% increase in the size of the original dwelling, contrary to Wycombe District Local Plan, 9.20.

Neighbours have also submitted an objection as the first-floor extension would overlook and overshadow neighbouring property. This objection is supported by the Council.

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While Downley Parish Council note that redevelopment of the property would enhance the surrounding area, and these plans are presented in a way that reflects the Downley Village Design Statement and what is expected in the Downley Conservation area; However the Council would like it noted that as the plot sits within AONB and adjacent to a public right of way. Given that access to the site is constrained, conditions should be considered to ensure no storage of building materials take place outside the property curtilage. Furthermore, rights of way should be respected and maintained for the duration of works.

B)Ref 18/05605/FUL 37 Middlebrook Road-- Householder application for erection of single storey front porch, two storey side extension including hip to gable roof extension, insertion of rear dormer & two velux windows to front and one to rear in association with loft conversion. Creation of additional parking area to front with new retaining walls & stairs.- No comment from DPC

C)Ref. No: 18/06070/FUL-21 Falcon Rise - Householder application for construction of single storey front extension- Objection- It is felt that the proposed extension will be too close to the current parking bays and the loss of openness will negatively impact the area. There is also a risk that, if neighbouring properties followed any precedent set by this application, it would negatively impact access and the sense of openness.

D)Ref. No: 18/05923/FUL - 30 Lyndhurst Close- Householder application for construction of first floor rear/side extension, two storey bay window and conversion of garage to habitable accommodation -Objection -It is felt that the proposed extension makes insufficient concessions to reasons that 17/08292/FUL was refused. As they stand, the plans still have an adverse impact, serving to enclose Lyndhurst Close & dominate neighbours.

There are also concerns that the increased need for parking arising from the additional accommodation have not been sufficiently catered for and would impact neighbours' access.

E)Ref. No: 18/05902/CLP - 6 Avery Avenue - Certificate of Lawfulness for proposed demolition of existing single garage at rear and construction of detached double garage- **OBJECTION** -Downley Parish Council is a statutory consultee but was not sent this application for full consideration so permission cannot be granted until that has been formally done. Furthermore, the size and location of the proposed garage exceeds that which would make it Permitted Development.

F)Ref. No: 18/05962/FUL - 30 Selwood Way - Householder application for construction of first floor side extension - Design complements the street scene.

Addition of first floor extension and new glazing to rear may give rise to privacy issues with neighbour.

G)Ref. No: 18/05881/FUL - 25 South View - Householder application for construction of single storey rear extension and 1.0m high rear retaining wall and associated paving and steps – No comment from DPC

H)Ref. No: 18/05839/FUL - 6 Mines Close - Householder application for construction single storey side extension, erection of canopy to front, erection of gate and replace existing front door with window -Objection- The removal of the carport is a concern in a Close where parking is at a premium.

The existing residents state that the carport is used as storage, but the legacy is one less parking space. Two car spaces are currently used by the property, and it is not clear how the second car is to be accommodated.

D)Ref. No: 18/05840/FUL -4 Middlebrook Road- Householder application for construction of raising of roof, roof extensions and alterations including x3 front and x3 rear dormer windows, part single / part two storey front and side extensions, conversion of garage to habitable accommodation and widening of existing vehicle access and erection of 1.8m high sliding gates to front (alternative scheme to pp : 17/06622/FUL)-**OBJECTION** - The revised first floor full-height triple width dormer would, based on its height, build and mass appear overly dominant and incongruous to the street scene.

Furthermore, the expansion of the property to a six-bedroom design makes no provision for increased parking, impacting neighbouring properties.

No clear provision for safety elements that would be expected under a property designed to accommodate up to twelve people. This suggests multiple occupancy and is not appropriate to the area.

J)Ref. No: 18/05848/FUL - 1 Commonsidge - Householder application for erection of single storey oak framed car port with lean to store to west side of main dwelling-**Objection** - The property sits within a Special Area of Conservation Buffer Zone but insufficient data has been submitted to allow the impact of the design on the SAC to be assessed.

K)Ref. No: 18/05734/FUL - 1 West Court -

Householder application for construction of single storey rear extension – No comment from DPC.

L)Ref JAI/18/05434/LBC-Hughenden Hall - Plomer Green Lane-Listed Building application for erection of two storey side extension with single storey linked extension to office & single storey extension to existing carport & internal alterations-**OBJECTION**.

The property is a listed building and sits in a sensitive area, being in Green Belt, Chilterns AONB and the Downley Conservation area buffer.

The demands placed upon designs within such a sensitive area have not been met:

Green belt - the proposals change the openness by enclosing heritage buildings and furthermore jars, rather than complements neighbouring properties on the site, as required by WDC Policy C7.

AONB - designs fail to meet the standards defined by “Chilterns Building Design Guide” that ask buildings add to the sense of local character contrary to local plan policies G3 and L1 and CS17 and CS19 of the Core Strategy.

Conservation area - there is a failure to respect the local vernacular and a failure to preserve or enhance the heritage location (WDC Local Plan HE2 refers).

Furthermore, it is felt that this proposal is incongruous against the backdrop of an eighteenth century structure with agricultural heritage.

Decision Notices

M)Ref. No: 18/05824/CTREE Status: Not to make a Tree Preservation Order

Le De Spencer Arms Downley Common Downley

Crown reduction and re-shape to old cuts all round by 1.5 metres to 1 x Cherry tree, reduce to old cuts, height reduction by 2.4 metres and crown thin by 15% to 1 x Hornbeam and height reduction and trim sensitively by 3 to 3.6 metres to 1 x Cypress

N) Ref. No: 18/05528/FUL - Status: Application Permitted - 35 Plomer Green Avenue
Householder application for construction of part two storey, part single storey side and rear extension (alternative scheme to pp 17/08207/FUL)

O)Ref. No: 18/05293/FUL - Status: Application Permitted - 18 Littleworth Road -
Householder application for erection of single storey rear extension and adjacent terrace following removal of conservatory to side

P)Ref. No: 17/08077/FUL - Status: Application Withdrawn - Land Between Silvergate And The Dairy Downley Common- 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

15) Correspondence (7760/05/18)

A member of the public would like the Council to consider a one way traffic loop running north along Plomer Green Lane from Jubilee Green, east Via the High Street, South along Littleworth Road back to Jubilee Green. Councillors would like this to be an agenda item at the June meeting.

Butterfly House Hospice has written to the Council thanking them for the donation they received.

16) Reports from other Committees (7761/05/18)

Downley Common Preservation Society

Cllr Egmore reported the following from a recent DCPS. Fundraising for tractor maintenance was discussed.

17) Resolutions and Items for Discussion (7762/05/18)

None

18 Accounts (7763/05/18)

A statement of itemised expenditure in May 2018 had been circulated and was agreed.

Payee	Cheque number	Amount
Downley Memorial Hall - venue hire DPC meeting	1630	£15.00
C Knapman- maintenance expenses	1631	£73.74
SLCC - Annual subscription	1632	£165.00
D Price - Allotment plumbing	1633	£175.00
Dosca- Library rent & room hire	1634	£350.00
SSE - Final invoice street light maintenance	1635	£610.70
Vizone - Library web design & 60 hours of litter picking	1636	£630.00
BALC-Annual subscription	1637	£725.85
C Masters - Clerks salary & expenses	1638	£1,508.45
Came & Company - Annual insurance DPC & DOSCA	1639	£1,773.60
KAD - Grass maintenance April 2018	1640	£1,952.00
SSE - street light electricity	1641	£2,399.70
		£10,379.04

Bank balance as at 1st May 2018 = £139,271.54

Balance includes – First precept payment of £50,941.15, devolution payment of £5709 and a donation from Cllr Turner for £1351 for the Pond project.

Payments made in May 2018= £10,379.04

19) Date of Next Meeting- (7764/05/18)

12th June 2018 at the Downley Community Centre

20) Date and Place of Next Meetings of Committees (7765/05/18)

22nd May 2018- Annual Meeting of the Parish Council, Downley Community Centre
7.30pm

16 Closure of the Meeting (7766/05/18)

There being no other business the Chairman closed the meeting at 9 pm and thanked everyone for attending.

Chairman _____

Date _____