

Downley Parish Council
Minutes of a meeting of the Parish Council
Held in the Downley War Memorial Hall 10th July 2018 at 19.45

1 Attendance

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

County Councillor- Wendy Mallen

Chettina Masters – Clerk

Apologies – Cllr C Burslem, Cllr Chandarana, Cllr Sapsford, Cllr Paul Turner

Four members of the public were present

2) Declaration of interest in items on the agenda (7784/06/18)

Cllr Egmore declared an interest in Planning item 12D ref 18/06495/FUL

3) Minutes of the Previous meeting (7785/06/18)

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

4) Adjournment for Public Questions (7786/06/18)

A member of the public asked the Council if the proposed one-way system had been discussed by the Council previously. The Council stated that it had not been discussed in the last 5 years.

5) Reports from County Councillor and District Councillor (7787/06/18)

Cllr Mallen reported on various County Council matters including the Children's Centre Consultation and various Highway works in Buckinghamshire.

6) CCTV Update/ Fly tipping (7788/6/18)

The Clerk is waiting for advice following the change of GDPR legislation. Once this has been received the Council will consider the use of CCTV in fly tipping hot spots.

7) One Way Traffic System (7789/06/18)

A member of the public has proposed a one-way system to the Council. The proposal is a one-way traffic loop running north along Plomer Green Lane from Jubilee Green, east via the High Street, south along Littleworth Rd and back to Jubilee Green. After a full discussion the Council decided that this proposal did warrant further investigation and a

working party will be formed. The Clerk will contact Councillors to arrange a meeting.

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8) Damage to Verges in the Village (7790/05/18)

The Clerk has been contacted by various members of the public this month about verges being damaged due to people parking on them. The Council agreed that this was an ongoing problem in the Village. The Clerk will be making a Local Area Funding application in August and will list any verges that are a safety concern.

10) Festival and Downley Day update (7791/06/18)

Cllr Loadman expressed thanks to the Festival Committee and the Downley Day Committee for a very successful festival this year that was enjoyed by the whole village.

11) SID Locations (7792/06/18)

It was agreed that the new SID device would be placed on Middlebrook Rd following a request by residents. This will be done as soon as possible.

12) Website Update (7793/06/18)

The new website is up and running, thanks to Cllr Bowden for all his work on the website. Cllrs now have new email addresses that should be used for all Council correspondence in the interest of best practice. Cllr Bowden requested that all Cllrs put a short biography about themselves on the website.

13) Planning and decision notices (7794/06/18)

A) 32 Sunny Croft, HP13 5UR- 18/06370/FUL: Householder application for porch extension and conversion of integral garage to study incorporating new roof design and fenestration alterations- No concerns from DPC

B) 13 West Court, HP13 5TG- 18/06412/FUL - Householder application for construction of single story rear extension and insertion of 2x front rooflights, 1x rear roof rooflight and 1x rooflight in side elevation in association with loft conversion-DPC
Object to this planning application - The outline plans do not clearly outline how the required three parking spaces (Buckinghamshire Countywide Parking Guidance, Sept '15) are to be accommodated. The creation of a third storey is against the Downley Village Design statement and increases the scale of the built form in the heart of Downley village. There are also concerns that it may result in overshadowing of neighbours. DPC will be objecting.

C) Beechwood House, Narrow Lane, HP13 5XP-18/06495/FUL - Householder application for erection of single storey front extension & conversion of garage to home gym- No comment from DPC

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D) Land Between Silvergate And The Dairy Downley Common. HP13 5YN-18/06360/FUL - Erection of a detached two storey 4-bed dwelling, detached garden/log store and creation of new access with gates following demolition of four existing outbuildings

The revised plans do not meet the expectations of Downley Parish Council as they:

Fail to preserve or enhance a sensitive location - Given the location (AONB and Downley Common) the distance between the development and Silvergate is insufficient and would be to present an overly built up appearance resulting in the plot becoming entirely built up in appearance - this is at odds with and detrimental to the established pattern of development along the track.

Dominate the established pattern of development in the area - The plot is in Chilterns AONB, and an established green space that faces a rural track and opens onto Common Land. The angled nature of the building in relation to the plot means it will present an over-bearing presence to the local environment in terms of scale, bulk and tightness of the plot. Furthermore, it is located on the narrowest part of the site meaning it turns wholly green space into one dominated by the built form.

Fail to mitigate existing concerns over site access - Access from the track to Plomer Green Lane is still a major concern. Proposals to mitigate this by increasing the visible splay only relate to the northern view, and do not address the blind spot to the south. Further proposals to improve passing along the track have been made without any consideration to track ownership or the associated permissions required.

Offer an uninspiring and lack-luster design with no relation to the Chilterns AONB or Downley Conservation Area - NPPF paragraph 55 recognises that development in rural areas that would re-use redundant or disused buildings should lead to an enhancement to the immediate setting and design should be truly outstanding or raise standards of design more generally and be sensitive to the defining characteristics of the local area. The application fails to clear this bar or take suitable cues from Chilterns Buildings Design Guidance.

Fail to demonstrate the property's unique relationship to the environment has been considered - The proposals show scant consideration to the natural features and contains minimal mitigations that would be expected in a property sited in Chiltern AONB, Green Belt, Downley Conservation Area and with a unique relationship to Registered Common Land. Features that inform the local natural environment will be lost and no plans for mitigation proposed or seem possible.

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Downley Parish Council

Contains material inaccuracies - The plans make references including:

- The Location Plan falsely suggests the plot encompasses the track and non-existent run-in to the north of the track.
- The Application form (Section 13) states that the land neither on or adjacent to designated sites (other biodiversity features)
- The Street scene and section fails to show the visual impact of off-setting of the building on the plot, with the drawing suggesting the building is square to the track.
- The Transport Statement makes reference to “...improvements to the access track...and comprise(s) a widening of the first 10m of the access track at its junction onto Plomer Green Lane” but fails to note that the track is not a public highway but owned by West Wycombe Estates and is part of Downley Common, a public amenity that is managed by Downley Parish Council & Downley Common Preservation Society.

Decision Notices

E) Ref. No: 18/06126/FUL -18 Hithercroft Road- Status: Application Permitted- Householder application for construction of ground floor rear extension, first floor side/rear extension over existing garage and new extension and insertion of 2 x rooflights in existing roof, 1 x rooflights in first floor extension and construction of pitched roof over existing front porch

F) Ref. No: 18/06113/FUL -19 Ford Way - Status: Application Permitted- Householder application for construction of first floor rear extension and first floor side extension

G) Ref. No: 18/06106/FUL -30 The Pastures - Status: Application Permitted- Householder application for the construction of single storey front extension

H) Ref. No: 18/06042/FUL - Hilton School Close -Status: Application Permitted - Householder application for erection of single storey rear extension

I) Ref. No: 18/05993/FUL -13 Westover Road - Status: Application Permitted - Householder application for demolition of single storey extension and conservatory and construction of two storey side extension and single storey rear extension. Part removal of front garden wall.

J) Ref. No: 18/06070/FUL --21 Falcon Rise- Status: Application Permitted - Householder application for construction of single storey front extension

K) Ref. No: 18/05923/FUL - 30 Lyndhurst Close -Status: Application Permitted- - Householder application for construction of first floor rear/side extension, two storey bay window and conversion of garage to habitable accommodation

L) Ref. No: 18/05902/CLP -6 Avery Avenue- Status: Grant Certificate - Proposed Development - - Certificate of Lawfulness for proposed demolition of existing single garage at rear and construction of detached double garage

13) Correspondence (7796/06/18)

The Clerk updated on the following-

- There has been a water shortage in some parts of the Village due to maintenance works and the dry weather.
- LAF applications are due by the end of August 2018
- A member of the public has asked for permission to place a memorial bench on the Cricket Pitch, the Council and the DCPS have no concerns with this
- Bucks County Council have contacted DPC to ask if the Council would like to continue the devolved grass cutting agreement, it was agreed that the Council will continue with this agreement.

14 Reports and Minutes of Committees (7797/06/18)

Downley Common Preservation Society

Cllr Egmore reported the following from a recent DCPS. Fundraising for tractor maintenance and future work parties were discussed

CIA minutes were circulated to Councillors and summarized by Cllr Loadman.

15) Resolutions and Items for Discussion (7798/06/18)

None

16 Accounts (7798/06/18)

Accounts.

Please find items set out below for payment by the Council.
Items to be approved in July 2018

To whom paid	Chq no	Amount
Downley War Memorial Hall- Venue hire July Parish meeting	1656	£15.00
Downey Day Committee - Pitch fees Downley Day	1657	£50.00
Excel office supplies - Stationary supplies inc paper and printer ink	1658	£63.80
Marlow First Management- Audit fees 2018	1659	£98.64
TBS Hygiene - Bin collection May - 15 bins	1660	£234.00
Dosca- June library hire and venue hire	1661	£283.75
HMRC - Employers tax and NI	1662	£818.85
KAD Garden Services - Grass maintenance including tree works, bollard replacement, Alley way clearance, rubbish disposal	1663	£3,049.50
C Masters, Clerks salary + expenses including back dated work from home allowance,40 months at £50 a month as agreed by Assets committee.	1664	£3,569.64
		£8,183.18

- Bank balance as at 1st July 2018 = £120,672.54
- Payments made in July 2018= £8,183.18

Note- The Clerks salary includes a £2000 back payment for working from home allowance. This is made up of 40 months at £50 a month. This has been verified by the internal auditor and agreed by the Assets committee.

17) Date of Next Meeting- (7799/06/18)

11th September 2018 at the Downley Memorial Hall

28) Date and Place of Next Meetings of Committees (7800/06/18)

DVN Meeting

Emergency plan meeting

16 Closure of the Meeting (7801/06/18)

There being no other business the Chairman closed the meeting at 9.45 pm and thanked everyone for attending.

Chairman_____

Date_____