

**Downley Parish Council**  
**Minutes of a meeting of the Parish Council**  
**Held in the Downley Community Centre 09<sup>th</sup> October 2018 at 19.45**

**1 Attendance**

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

Wycombe District Councillor –Paul Turner  
Bucks County Councillor- Wendy Mallen

**Apologies** – Cllr C Burslem, Cllr Lazenby, C Masters

Seven members of the public were present

**2) Declaration of interest in items on the agenda** (7820/10/18)

Cllr Egmore declared an interest in planning item 11a, Land Between Silvergate and The Dairy, Downley Common. This had been registered with the Clerk prior to the meeting.

**3) Minutes of the Previous meeting** (7821/10/18)

The July and September minutes were agreed as correct and signed by acting Chairman Cllr Loadman.

**4) Adjournment for Public Questions** (7822/10/18)

Serious concerns were raised by members of the public regarding the amended planning application 18/06360 land adjacent to Silvergate, Downley Common. Amendments have been made to the design of the dwelling. However, concerns including access and visibility on the lane, the overall proposed design of the property, drainage and the imposing nature of a new build on the Common still stand. The Parish Council will be supporting these objections.

A member of the public asked if the Parish Council were responsible for maintaining the grass at the Orchard as it has not been cut. This query will be passed onto the Clerk.

A member of the public enquired about a proposed street light on Narrow Lane that had been discussed previously. An update was given to the public regarding the situation with street lights in the Village. The Council are currently out of contract and the Clerk is meeting with potential new lighting providers. The light on Narrow Lane is on a list of approved locations. It was also reported that there was a damaged light at the top of Plomer Hill and lights were out on Littleworth Rd.

The DCPS updated the Council on upcoming events. On the 5<sup>th</sup> November there will be the annual bonfire on the Common and on the 11<sup>th</sup> November the beacon on the Common will be lit to commemorate 100 years since the end of WW1. These will all be advertised locally. The Clerk will be meeting with the DCPS to finalise details.

**5) Reports from County Councillor and District Councillor (7824/10/18)**

Cllr Turner –

- The WDC car park survey closes on 24<sup>th</sup> October 2018.
- The antisocial behavior plan has been submitted to Cabinet and a response will be received in approx two months.
- Cllr Turner updated on the Vision Launch at the Downley School
- A memorandum of understanding with BCC has been signed, this means that new permanent road repairs can now take place. This is a jointly funded project.
- Cllr Turner update on the River Wye project

Cllr Mallen -

- Following the publication of a recent report, it was noted that 20% of Police time is being used on crime. 80% of Police time is going on traffic, missing persons , anti social behavior, issues in bullying in schools and historic sexual abuse cases.
- Early health consultation - three options are out for consultation by Bucks County Council. The consultation lasts 10 weeks. A decision will be made on the 4<sup>th</sup> March 2019 and the service will go live in April 2019.
- Feedback on the Hughenden Garden Village is very positive.
- A consultation on yellow lines in Disraeli is open.

**6) Downley School update following vision launch (7825/10/18)**

Cllr Steneskog and Cllr Sapsford updated the Council on the recent Vision Launch. The School introduced a new 4D sensory room. Steve Baker MP officially opened the room for the School. Cllr Steneskog has a meeting at the School on the 30<sup>th</sup> October.

**7) DCPS upcoming events (7826/10/18)**

There are two upcoming events, the Bonfire on the 5<sup>th</sup> November and the lighting of the beacon on the 11<sup>th</sup> November at 7pm.

**8) Footpath closure Plomer Green Lane (7827/10/18)**

This matter has been resolved and the footpath is now open again following work by SSE.

**9) Library redecoration update (7828/10/18)**

The working party will reconvene to discuss the Library redecoration. The Council will be updated following that meeting.

**10) Planning Applications and Decision Notices. (7829/10/18)**

**A) Land Between Silvergate And The Dairy Downley Common. HP13 5YN - 18/06360/FUL - REVISED PLANS -** 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 Parish Council will be objecting to this planning application.

The revised plans (at September-18) do not meet the expectations of Downley Parish Council as:

- Access to the site is sub-standard
- Plans fail to preserve or enhance a sensitive location
- The application contains inaccuracies that present a false picture of the situation
- Plan dominates plot in terms of its size and bulk
- Plan fails to blend (in relation to neighbours)
- Plans regarding sewage disposal are incomplete
- Plan does not blend into the natural environment
- Application assumes land ownership and rights the applicant does not possess
- Application form contains misleading information
- Full details of the DPC Planning objection will be submitted to the planning portal.

**B) 10 Avery Avenue, HP13 5UE - 18/07236/FUL |** Householder application for construction of two storey rear extension- The Council have no concerns about this - A similar set of works were approved to the neighbouring property under 02/07998/FUL.

**C) 41 Hithercroft Road, HP13 5LT - 18/07266/FUL |** Householder application for construction of first floor rear and side extensions and single storey front and side extensions- DPC comments - No Wildlife checklist has been completed. It is not clear how WDC will effectively assess the impact of works on this site (specifically works to the rear/east) with regards the SAC & wildlife site (Little Tinker's Wood) without this document.

**D) 22 School Close, HP13 5TR - 18/07271/FUL |** Householder application for construction of two storey side extension and single storey rear extension-DPC Object to this application-

- The Downley Village Design Statement makes clear that the Downley Old School (now Community Centre) “is effectively the centre of Downley” and is rightly within the Downley Conservation Area. Given that, it is felt that the impact of this work on that area be fully assessed.
- Furthermore, the Local Plan (APPENDIX 4 - DESIGN GUIDELINES FOR EXTENSIONS) states that first floor side extensions on detached properties should normally be set at least 1 meter in from the boundary. The proposed works are a lesser distance from the boundary and, given the heritage aspects of the Old School & its setting, these plans are not acceptable
- It is noted that the plans will see new accommodation on top of what is currently a manhole. It is further noted that the existing floor plans (MD / 2 / 082118E) states that “Drains not fully investigated”. To preserve local amenity, this should be completed prior to any decision being made on the works

**E) 57 Littleworth Road, HP13 5XB** - 18/07222/FUL | Householder application for conversion of garage to habitable room with internal alterations & alterations to fenestration- DPC Comments - No impact on street scene.

Given that this is a four-bed house on a busy road that already suffers from too much on-road parking, DPC request that WDC Planning assure themselves that there is suitable space for the required (Buckinghamshire Countywide Parking) three cars to be accommodated off-road.

**F) 2A Cross Court, HP13 5UW** - 18/07040/FUL | Conversion of existing 3 bed dwelling into 2 x 1 bed flats (retrospective)-DPC Comments - No impact on street scene. It is noted that the plans do not make clear the fire protection provisions, but DPC expected this will be covered under standard building control.

**G) 19 Lyndhurst Close, HP13 5JD** - 18/07118/FUL | Householder application for construction of first floor side & front extensions with associated raising of roof, removal of existing dormer window to front and alterations to doors/fenestration. Creation of new forecourt parking to front with associated cross-over and extension of existing dropped kerb and alterations to rear garden steps.-DPC Comments - Permission was granted in Dec-15 for an identical set of plans (15/07826/FUL refers) but permission was valid for three years.

**H) The Cottage Downley Common, HP13 5YJ** - 18/07324/CTREE | Fell 3 x Hawthorns & 2 x Elder trees-DPC awaiting aborial report.

**I) Twin Firs, HP13 5YJ** - 18/07294/TPO | Crown lift to a height of 10m to 2 x Fir Trees (T1 & T2) as the branches are in contact with telephone wire and are hanging low over the driveway entrance and neighbours properties & 18/07292/CTREE | Fell and grind stump to 2 x Juniper (T3 & T7), 1 x Dead Conifer Tree (T4), 1 x Thuja (T6) and but back 2m from the fence and 2m height to 1 x Laurel trees (G1)

DPC Comment – Subsequent to engagement with Downley Common Preservation Society, it is noted that the fir trees detailed in 18/07294/TPO have a Tree Preservation Order pertaining to them. It is also noted that these trees are non-native species and dominate local properties.

Given that a TPO should preserve trees that add to the character of the area and that the immediate area is Downley Common, it seems illogical that non-native trees are subject to preservation.

Downley Parish Council request the validity of this TPO be reviewed.

**J) 17 Partridge Way, HP13 5JX** - 18/07109/CLE | Certificate of lawfulness for existing use of lower ground floor as self-contained 2 bed residential flat. No comment from DPC

#### **Decision notices**

**K)Ref. No: 18/07101/MINAMD** - Twin Firs Downley Common - Status: Application Refused - Proposed non-material amendment to permission for application for construction of two storey rear extension and single storey side extension granted under householder planning

**L)Ref. No: 18/06988/FUL** -5 The Cherry Pit- Status: Application Permitted - Householder application for the erection of replacement conservatory to rear

**M)Ref. No: 18/06965/FUL** - 2 Middlebrook Road - Status: Application Permitted - Erection of 1 x 2 bed attached dwelling, conversion of an existing garage into habitable

accommodation, construction of a new garage and lower ground floor rear extension and creation of 2 new crossovers

**12) Correspondence** (7830/10/18)

- Councillors are encouraged to respond to the Polling Stations Consultation
- Numerous courses are being offered by BALC, details have been circulated to Councillors.

**13) Reports from other Committees** (7831/10/18)

Cllr Loadman gave an overview of the most recent CIA meeting, minutes had been circulated to Councillors prior to the meeting. The Best Kept Village result was discussed, an article on the competition will be going in the Downley Village News. Litter was noted as a problem in the competition results. Clive Knapman gave an update on the Gosling Grove pond project. A working party has recently carried out some work on the pond, the next steps are excavation.

The new SID devices were discussed, new brackets have been placed around the Village, this will make removing the device easier. The locations of the brackets need to be finalised to ensure they are placed in the places that will best serve the device. There is currently a SID device on Middlebrook Rd and Pheasant Drive, Cllr Mallen stated that Middlebrook Rd has been a concern since she had been elected. Cllr Egmore reminded the Council that the SID devices were not a solution to the issues on Middlebrook Rd however data from the devices will build a picture of the traffic issues in Downley. The Council will then use this data to work within its powers to support residents.

Cllr Egmore updated on the DCPS meeting. The AGM is on the 16<sup>th</sup> October at the War Memorial Hall. A wildlife study has been carried out on the Common, the study lists some ways the Common can be improved, the work the DCPS was endorsed by the report.

**15) Resolutions and Items for Discussion** (7832/10/18)

The Council resolved to-

- A) agree the draft library constitution
- B) agree draft establishment of the resilience plan document
- C) To grant Dial A Ride a donation of £250 towards transport for Downley passengers
- D) To grant Downley Guide and Scouts £500 towards roof repairs at the Scout Centre

**16 Accounts** (7832/10/18)

Please find items set out below for payment by the Council.  
Items were approved in October 2018

To whom paid	Chq no	Amount
Downley Community Library - reimbursement of admin costs for Parish projects	1683	£25.00
TBS Hygiene - Dog waste bin collection	1684	£234.00
PKF Littlejohn- External Audit fees	1685	£480.00
C Masters, Clerks salary + expenses	1686	£1,546.15
KAD Garden Services - Grass maintenance including tree works	1687	£1,573.00
<b>Total amount payable</b>		<b>£3,858.15</b>

**Bank balance 1<sup>st</sup> October 2018 - £ 114,300.75**

**17) Date of Next Meeting-** (7834/10/18)

13<sup>th</sup> November 2018 at the Downley War Memorial Hall

**18) Date and Place of Next Meetings of Committees** (7835/10/18)

Traffic working group – 26<sup>th</sup> October 2018

Comms Forum – 15<sup>th</sup> October 2018

DOSCA – 16<sup>th</sup> October 2018

**19 Closure of the Meeting** (7836/10/18)

There being no other business the Chairman closed the meeting at 9.30pm and thanked everyone for attending.

Chairman \_\_\_\_\_

Date \_\_\_\_\_