

Downley Parish Council
Minutes of a meeting of the Parish Council
Held in the Downley Memorial Hall 8th January 2019 2018 at 19.45

1 Attendance

Acting Chairman Cllr P Loadman, Cllr Bowden, Cllr Chandarana, Cllr Lazenby ,Cllr Monroe-West, , Cllr Sapsford, Cllr W Steneskog, Cllr Srao, , Cllr Sapsford

Apologies – Chairman Cllr C Burslem, Cllr Egmore, Cllr Paul Turner, Cllr Wendy Mallen

8 members of the public present

2) Declaration of interest in items on the agenda (7873/01/19)

Cllr Lazenby declared an interest in planning item 29 Ford Way (18/07901/FUL)

3) Minutes of the Previous meeting (7874/01/19)

The December minutes were agreed as correct and signed by the acting Chairman Cllr Loadman

4) Adjournment for Public Questions (7875/01/19)

Several members of the public collectively expressed concern over the planning application for 5 Plomer Hill. There are concerns that the plans are incomplete, the proposed buildings will be over bearing, will increase traffic flow to the area and the access point to the proposed build is dangerous as the visibility is not adequate. There are also structural concerns raised by neighbouring properties.

The Council will support neighbours objections where appropriate and discussed this item in full under agenda item 9A.

A member of the public asked when the street light on Plomer Green Lane will be fixed, all lights that have been reported will be fixed within 10 days unless parts are obsolete or there is an electrical issue.

The Clerk was asked when hedges on Plomer Green Lane will be cut, the Clerk is in the process of arranging for this to be done.

5) Reports from County Councillor and District Councillor (7876/01/19)

None, apologies sent.

6) LED Lighting project update (7877/01/19)

The Clerk is waiting for a quote to arrive from Sparx in Chesham, this is to survey all the lights in the Village and put an program together of LED lights needed in the Parish. This inventory is needed to move this project forward. Once this quote has been received it will go to Council for approval.

It was agreed that the £35,000 in the reserve fund for the lighting replacement program, will be kept in a separate account. The Clerk will arrange for this to be done and include the reserve fund on the monthly accounts as a separate line item.

7) Progress on Community Projects (7878/01/19)

The Library project is moving forward, draft plans are being worked on, a working party will be meeting in February to discuss final quotes.

A speed survey will be taking place in February on Middlebrook Rd. This has been arranged by residents and will be paid for by Cllr Mallen.

Cllr Loadman suggested drawing up a Parish Plan for 2019 which will detail all ongoing projects.

8) Parish Council Budget 2009/20 (7879/01/19)

The precept figure for 2019/20 was agreed at £104,035.30. A full breakdown of the budget will be going on the website. The Clerk will submit the request to Wycombe District Council.

9) Planning applications (7880/01/19)

A) 5 Plomer Hill - 18/08086/FUL- Demolition of existing dwelling house and construction of 3 x 4 bed terraced dwelling houses with associated parking, landscaping, bin and cycle stores- DPC objects to this application on the following grounds –

- The Highway Access Statement (Oct-19) supporting the application asserts that splays of 2.4 x 43m being available in both directions. Another supporting document, location plan ref 4934-10 A shows visibility splays of less than 2.4 x 43m will be achieved. Given that safe stopping distances cannot be guaranteed on Plomer Hill, Downley Parish Council object to the proposal. Furthermore, the splays of 2.4m x 43m ignore the factors of both the gradient to Plomer Hill (Manual for Streets, 7.5.9 refers) and the impact of high levels of surface water flooding.

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- It is felt that the proposed development is harmful to the character of the area and would not blend well with the existing stock, as the development is not subordinate to properties on Pheasant Drive or the neighbouring property, 3 Plomer Hill
 - It is also felt that the parking bays extend to almost all the width of the plot, leading to an over dominance of car parking on the site. Full details to be submitted to the Planning Officer.
 - No pre-application advice has been sought, contrary to “Housing Intensification SPD 2011 Update” that uses this as a ‘stop’ point (Policy reference SCI refers)
- B) 83 Westover Rd- 18/08225/FUL | Householder application for single storey rear extension and retaining garden wall- No comment from DPC
- C) 42 Middlebrook Rd - 18/08266/FUL | Householder application for single storey side extension and alterations to existing car parking bay and vehicular access together with formation new stepped access- Downley Parish has no concerns about the proposed plans but request that should the application be approved, conditions be put in place to ensure that works should not obstruct the public footpath to the east of the property.
- D 49 Southfield Rd - 18/07901/FUL - Householder application for demolish existing conservatory at rear of property and replace with new single storey rear extension, cut back existing garden at rear next to existing/new extension to provide patio at low level- no comment from DPC.
- E) 29 Ford Way - 18/08093/FUL - Householder application for single storey side extension, widening existing dropped kerb and create two additional parking spaces incorporating raised planter- **DPC object to this application on the following grounds**
- The paving the front garden to provide extra parking (following converting the garage to habitable accommodation) is out of keeping with the existing property and Chiltern Design Guidance clearly states that “Front gardens should not be turned into parking areas.
 - Some aspects of the proposal could be harmful to the character and appearance of the area impact. The Downley Village Design Statement recommends that “External changes to properties should be in sympathy with surrounding properties.” The proposed works are out of character with the neighbouring properties that retain large, grassed gardens with a strip of parking to the side of the main building.

Decision notices

F) 18/06360/FUL- Land Between Silvergate And The Dairy Downley Common- 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- **Application Refused**

G)18/08011-8 Downs Park - Proposed non-material amendment to permission for householder application for erection of part single/part two storey front/side and rear

extension, conversion of garage to habitable room & alterations granted under householder planning ref: 16/07948/FUL- **Application Permitted**

H)18/07861/CTREE - 123 Littleworth Road - Prune back by 2.5m to 1 x Walnut Tree
Not to make a Tree Preservation Order

D)18/07813/FUL - 20 Kestrel Close - Householder application for a part two storey side and single storey rear extension incorporating a raised rear terrace with storage under. Construction of front porch. Creation of additional off-street parking to front. -
Application Permitted

J)18/07797/FUL - 12 Ford Way- Householder application for construction of single storey front porch extension incorporating alterations to bay windows, part two storey, part first floor rear extension and fenestration alterations - **Application Permitted**

K)18/07850/FUL - 12 Woodcote Green - Householder application for construction of single storey rear extension - **Application Permitted**

L)18/07524/FUL - 26 The Pastures - Householder application for construction of part two storey, part single storey rear extension, part first floor side extension following demolition of existing conservatory and single storey front extension to form porch. -
Application Permitted

M)18/07423/FUL – 100 Southfield Rd - Householder application for construction of part ground floor, part lower ground floor side and rear extension - **Application Permitted**

N)18/07266/FUL - 41 Hithercroft Road - Householder application for construction of first floor rear and side extensions and single storey front and side extensions -
Application Refused

O) 17 Partridge Way - Certificate of lawfulness for existing use of lower ground floor as self-contained 2 bed residential flat.

10) Correspondence (7881/01/19)

- Bucks CC are promoting Live well stay well campaign
- Police Community awards are open for applications
- There is a befriending service being launched by Bucks CC

11) Reports and minutes of Committees (7882/01/19)

Resilience working party are in the process of arranging a series of meetings with Venues in the Village that could potentially be of use if there was an emergency. A meeting for the public to attend will be held in March. Clerk to publicise.

12) To consider Resolutions and Items for discussion which have been notified

(7883/01/19)

To install a new street light in Narrow Lane, this has been through the Assets Committee. All Councillors in agreement to proceed with the new light.

13) Accounts (7884/01/19)

Accounts.

Items approved in January 2019

To whom Paid	Cheque Number	Amount
Downley War Memorial Hall- Jan meeting venue	1714	15
TBS Hygiene Ltd - Dog Waste Collection December	1715	187.2
Royal Mail - PO BOX Annual Fee	1716	330.00
Colour Idea Ltd - DCPS fly tipping cameras- to be fully reimbursed by the DCPS	1717	497.93
KAD Garden Services	1718	1,011.00
HMRC Clerks Tax and NI - Q4	1719	1,205.87
C Masters -Clerks salary & expenses, phone, wfi, WFH allowance, Postage.	1720	1,508.93
Total		4755.93

Bank balance 1st January 2019 - £ 149,160.17

19) Date and Place of next Meeting (7885/01/19)

12th February 2019 Downley Community Centre

20) Date and place of next meetings of Committees (7886/01/19)

Dosca 15th June, CIA 29th January

21) Closure of the Meeting (7887/01/19)

There being no other business the Chairman closed the meeting at 9.05pm and thanked everyone for attending.

Chairman_____

Date_____