

LANE END PARISH COUNCIL
MINUTES OF THE FULL PARISH COUNCIL MEETING
Held on Monday 4th July 2016 at 19.30pm in the Sycamore Room of the Lane End Village Hall

ATTENDANCE: Councillors Detsiny, Coulter, Dunning, Harries, Hunt, King, Osborn, Sarney, Smith, Stewart and Wright.

DISTRICT COUNCILLOR: None.

CLERK: Hayley Glasgow

MEMBERS OF THE PUBLIC: 10

<p>1) Apologies for absence None.</p> <p>2) Declaration of disclosable pecuniary interests by Members relating to items on the Agenda Cllr Smith and Osborn declared a personal interest in the Playing Fields</p> <p style="text-align: center;">MEETING CLOSED FOR PUBLIC QUESTIONS MEETING RE-OPEN</p> <p>A member of the public reported that the electricity pole near Forge Cottage is leaning. The Clerk will report this to SSE.</p> <p>3) Minutes - Approval of the Full Parish Council Meeting on 6th June 2016 Council approved the minutes. Approval of the Closed Session Meeting on 6th June 2016 Council approved the minutes.</p> <p>4) Matters Arising Cllr Coulter gave an update on footpath 25. It was reported that Persimmon Homes intend to submit their revised plans within the next two weeks. Cllrs Coulter, Stewart and King will look at the plans and report to Council at the August meeting. It was reported that the Clerk has done some research regarding Clerks Delegated Powers. She has contacted other Parish Councils and reviewed there policies. This will be on the August agenda.</p> <p>5) Finance -</p> <p style="padding-left: 40px;">i) Approval of payment of Accounts for July 2016 Council approved the expenditure.</p> <p style="padding-left: 40px;">ii) Expenditure against Budget Council noted the report.</p> <p style="padding-left: 40px;">iii) Recommendation for the quote to replace the boiler at LEYCC LEYCC submitted a quotation from their preferred supplier, Flare Services. Council was concerned that the boiler was only supplied with a one year warranty. The preference would be a minimum of 5 years. The Clerk will contact LEYCC and ask if the one year can be extended. It may be that Council will need to pay for an extended warranty. If the one year warranty is standard and no further warranty can be obtained Council resolved to accept the quote from Flare Services.</p> <p style="padding-left: 40px;">iv) Funds received for hire of parking at Playing fields The car park at Lane End Playing Fields was recently let for parking to a production company. LESA were asked on several occasions to issue an invoice but this was not forthcoming. The Clerk issued both invoices and therefore the funds were paid to LEPC. Council received a request from LESA for payment of these funds. Whilst LESA had little involvement in the letting of the car park or in the collection of the fees relating to this, it is clear from the lease that they are entitled to retain all of the fees relating to this. The Clerk recommended that Council make a charge in relation to the costs it has incurred in agreeing the letting and collecting the fees of £25.00 per letting. Council approved the payment of the funds to LESA minus the administration fee.</p>	<p>27/16</p> <p>Action - Clerk</p> <p>Action – Cllrs Coulter, King & Stewart</p> <p>Action – Clerk</p> <p>Action – Clerk</p> <p>Action – Clerk</p>
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6) The Orchard and Chalky Fields

The Orchard and Chalky Fields are owned by Council. Council has been involved in discussions with the Parishioner who has rented both pieces of land for a long period of time. Council has an agreement with the parishioner that he will provide vacant possession of these sites and to relinquish an Agricultural Tenancy over one of them. In return for this the Council had agreed that it would grant the parishioner a Right of Way across The Orchards from his property to his freehold land and a three year license for the continued use of these sites.

7) Lane End Playing Fields

Council discussed a paper on the proposed future arrangements for the Playing Fields which had been jointly agreed by a sub-group of councillors which had been previously designated by Council. This sub-group, comprising Cllrs Coulter, Sarney and Harries, presented the paper following a meeting they had attended on 13 June between LESA, LEAG and LEPC. That meeting had the objective of finding a way for all parties to work together to progress the Playing Fields project for the benefit of all parishioners.

At that meeting it had become apparent that LESA did not wish to enter into a Memorandum of Agreement with LEAG nor did they feel they could work with LEAG and this was later confirmed to the Clerk in a telephone conversation with a LESA Committee member.

Council had previously served notice on LESA that their lease would be terminated on May 30 2016 and, in the absence of this being contested in any way, the Council has been advised that it is legally deemed that they have accepted this formal notice and that the lease has now been accordingly terminated.

Council noted that LESA's continuing occupation without a formal arrangement is at most only on the basis of a tenancy at Will which can be terminated at any time.

Council agreed to support the recommendations made in the paper which were that :

- i. The Parish Council should proceed with the refurbishment of the Pavilion and the construction of a new MUGA with floodlights
- ii. LESA should be offered a Licence, with a termination period of 1 month, to regularise its continued occupation of the Pavilion and Playing Fields until such time as refurbishment works on the Pavilion commence.
- iii. This Licence should not be renewed after the refurbishment works unless LESA put forward an acceptable proposal for the operation and future management of facilities at the Playing Fields which includes a commitment to work constructively with both the Parish Council and LEAG.
- iv. In the absence of any such proposal from LESA, the Parish Council will establish a Steering Group to develop new arrangements for the operation and management of facilities at the Playing Fields which it is envisaged would come into effect after the refurbishment has been completed.

Council have always expressed the hope and desire that all three parties work closely together to progress the project for the benefit of the community and stressed that cooperation between LESA and LEAG did not imply any form of formal merger between those parties. It remain's Council's intention to form a Steering Group, ideally made up of members of all three parties, once renovation work is completed. This Steering Group would have the task of attracting parishioners to using facilities at the site and, by so doing, building up an increased income stream .

Should LESA not feel able to participate then it is hoped the project will be driven by LEPC and LEAG

Council asked LESA to yet again consider their position and expressed a willingness to meet with them as often as required to try and facilitate a way forward.

8) Draft New Wycombe District Local Plan consultation**Action – All**

<p>A number of Councillors attended a meeting at WDC offices re the draft local plan. The plan does impact Lane End with several sites being earmarked for potential green belt development. WDC are holding an exhibition on Tuesday 12th July between 2.30pm and 8.30pm in Lane End Village Hall.</p> <p>Councillors and the public are encouraged to attend.</p> <p>9) Mole and Picket Charities Council asked the Trustees of the Charities to meet with the two newly appointed Trustees by the Parish Council. The Trustees have refused to meet with them as they state they are currently awaiting advice from the Charity Commissioner. The Trustees have suggested mediation. Council expressed willingness to meet with the Trustees to establish their concerns on a face to face basis with no formal mediation.</p> <p>10) Clerk's report</p> <ul style="list-style-type: none"> a) The AED units were installed on Tuesday 27th June 2016 at Lane End Village Hall and Londis, Edmonds Parade. b) Both AED units have been insured under Council insurance. c) The AED Public Meeting will be held on Tuesday 19th July at 7pm at LEYCC. d) The Clerk continues to chase TFB regarding the quotation for the speed tubes on The Row. e) Katy Dunn reported that the corporate volunteering day on Moorend Common and Ditchfield Common with the Chiltern Rangers went really well. f) There has been some Japanese Knotweed found on Ditchfield Common. The Clerk asked AJW to inspect and provide a quote. g) Piddington Parish Council has been invoiced £237.71. This is 10% of stationery, phone and broadband costs. h) A Parishioner raised concerns about a small tree on the village green that appeared to be dangerous. Cllr Hunt volunteered to fell the tree. i) Council has received the Playing Fields inspection report from ROSPA Play Safety. Some items were marked as 'medium risk'. Cllrs Coulter and Stewart are currently looking at the report to see if any urgent action is required. j) The Clerk met with two contracts regarding cutting back the hedges and clearing the weeds on Footpath 25. Buckland Landscapes were instructed to carry out the work. k) The Clerk has received several complaints about the overgrown hedge bordering the Peacock Pub. Since we do not know who the owners are this has been passed this to TFB. l) James Glasgow carried out an inspection of the damp/cracks at LEYCC. In his opinion the cracks don't appear to be serious. He said those sort of blocks do tend to crack. He suggests someone paints the walls and keeps an eye on the cracks to see if they get any bigger or there is any further movement. He doesn't think there is any damp. The bubbling on the wall is where the mop has been used near the radiator. The heat from the radiator has caused the paint work to flake. He doesn't think there is any serious damp or a leak. He advised LEYCC should contact him again in 6 months. m) The Audit forms have been completed and sent to the External Auditors. n) Cllr Coulter & The Clerk continue to work on the Clerks delegated powers. o) Pete Whipp inspected the fallen tree branch at Forge Cottage. He was unable to help due to it hanging over the electricity cables. The Clerk contacted SSE who removed the branch the same day. p) Sue Atkins has asked if a member of the Parish Council would represent the Youth Club. q) The Clerk has instructed AJW to go ahead with the weed killing around the MUGA. Works as follows: Remove trees and self-sets from the area between the old tennis courts and the car park. Cut overhanging branches back from inside the old tennis courts. Mow all other vegetation down to ground level. Leave to re-grow for 2-3 weeks and apply herbicide on all areas within the fence lines. <p>11) Invitations to Meetings, Correspondence & Reports received Council noted the report.</p> <p>12) Matters raised by Councillors Cllr Harries reported that he was concerned about the damage to the pavement near the newly constructed Care Home on The Row. The pavement and grass verges have both been severely</p>	<p style="text-align: right;">29/16</p> <p style="text-align: right;">Action - Clerk</p> <p style="text-align: right;">Action – All Action – Clerk</p> <p style="text-align: right;">Action – Cllr Hunt Action – Clerk, Cllrs Coulter, Stewart</p> <p style="text-align: right;">Action – All</p> <p style="text-align: right;">Action – Clerk</p>
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damaged. The Clerk will email TFB and West Wycombe Estate.
 Cllr Dunning reported that the road sign as you come out of Wheeler End into Lane End has some graffiti. The Clerk will arrange for this to be removed.
 It was reported that a car has been dumped on Handleton Common. The Clerk will report this.
 It was reported that the grass cutting on Handleton Common was very bad. The Clerk will report this to WDC, West Wycombe Estate and Cllr Ian McEnnis.
 Cllr Detsiny reported that the lease on the Airpark is just about to be signed. Cllr Detsiny represents the PC on the JCC. The JCC has not been allowed any input on the process of negotiations. We do not know what noise restrictions will be incorporated. The airpark is likely to have some light industrial development.

30/16
Action – Clerk
Action – Clerk
Action - Clerk

13) Planning: To consider new applications and receive Wycombe District Council Decisions and Appeals
New Applications

Action – Clerk

<u>16/06681/PNP6A</u>	Bolter End Farm Finings Road Lane End	Prior notification application (Part 6, Class A) to construct an agricultural building to store straw, hay & machinery No objection
<u>16/06539/FUL</u>	Bolter End Farm Finings Road Lane End	Change of use of small part of farm yard from agriculture to a mixed use comprising agriculture, B1 (business), B8 (storage or distribution) and storage of two caravans (retrospective) No objection
<u>16/06488/FUL</u>	Orchard Grove Bolter End Lane Bolter End	Householder application for construction of single storey front extension No objection
<u>16/06529/CTREE</u>	1 Ditchfield Cottages Ditchfield Common Lane End	Fell fir tree Refer to tree specialist
<u>16/06525/PNP3O</u>	Beech House High Street Lane End	Prior notification application (Part 3, Class O) for change of use of existing building falling within Class B1(a) (offices) to Class C3 (dwellinghouses) to create 3 residential dwellings No objection
<u>16/06388/CLP</u>	31 Widdenton View Lane End	Certificate of lawfulness for proposed construction of detached mobile home in rear garden to be used for ancillary accommodation to main dwelling No objection to this provision but recommend that the existing fencing to the end of the garden be increased in height to provide screening to the lower properties on Beech Avenue.
<u>16/06363/VCDN</u>	Former Culver Graphics & Essex Works Finings Road Lane End	Variation of condition 3 attached to PP 15/06989/VCDN (Variation of condition 2 attached to PP 14/05473/FUL (Redevelopment of the site comprising demolition of existing Essex Works, conversion of the redundant barn to 1 x 2 bed house and erection of 17 dwelling houses (4 x 2 bed, 7 x 3 bed and 6 x 4 bed) with associated access, turning, parking and landscaping) to allow an amended list of approved drawings to allow for the addition of a car port to plot 18) to remove the wording 'following completion of the development the landowner shall not prevent access for pedestrians from Finings Road along the estate road through the site to the common (other than in emergencies or for essential maintenance as may be required in the interests of health and safety)' from condition 3. The Parish Council is totally opposed to this application to remove the condition that "the landowner shall not prevent access for pedestrians from Finings Road along the estate road through the site to the common" and wishes to oppose it in the strongest possible terms. The Council notes that no grounds are apparently advanced to support this application which appears completely contrary to the fundamental principle of achieving "joined up communities". In the planning process the Council gave its full support to the creation

of an access from this development to Ditchfield Common and actually granted a Deed of Easement to facilitate such access. In the view of the Council it would now be wholly wrong and unnecessary to deny such access to members of the broader community whilst perhaps retaining it just for those residents of the development. It would seem that intent within this application is only one further step away from the creation of a "gated community" which is something we do not wish to ever see in our community. The Parish Council therefore asks the Planning Authority to reject this application completely.

If the authority is in any way minded to approve the application under delegated powers we would ask for it to be referred to Committee.

Householder application for construction of single storey rear extension
No objection

16/06497/FUL

Stanage Bullocks Farm Lane Wheeler End

Erection of 19 dwellings (9 x 2 bed flats and 10 x 3 bed houses) with associated parking and landscaping
We support the principle and it should be allocated for housing.

16/06601/FUL

Land At Springbank Road Lane End Buckinghamshire

The Parish Council supports the principle that this site should be reallocated for residential use. However due to the bitter experience on the original development Council believe conditional planning consent should be withheld until such time as the outstanding issues to footpath 25 and highways works onto the Marlow Road and Simmons Way are completed prior to any works commencing on this development.

NEXT MEETING: To confirm the next Parish Council Meeting will be held on Monday 1st August 2016 in the Sycamore Room.

There being no further business the Chairman closed the meeting 20.50.

Signed..... (Chair)

Dated.....

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