

MINUTES OF THE MEETING HELD ON MONDAY  
14th AUGUST 2017 AT 8.00 PM IN THE CHURCH ROOM, WEST WYCOMBE

ATTENDANCE:

Cllrs Mrs V. Smith, Mr N Harris, Mr R. Seymour, Mr P. Brown, Mr N. Timberlake,  
Mrs K. Cheshire District Cllr Mr I McEnnis Mrs S. Henson – Clerk

APOLOGIES: Cllr Mr S. Cope  
2 members of the public

DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS BY MEMBERS RELATING TO ITEMS ON THE AGENDA: Cllrs Mrs Smith, Mr Seymour and Mr Harris as Committee Members for the Village Hall declared a pecuniary interest in the planning application for Old School House as currently the Preschool use the Village Hall as their venue.

CONFIRMATION AND SIGNING OF MINUTES OF THE JULY MEETING

The Minutes for the July Parish Council meeting were agreed by those Councillors present and signed by the Chairman.

REPORT ON PROGRESS ON ITEMS IN THE PREVIOUS MINUTES

**Clerks report**

1. Chairman and Clerk attended the Transport Focus meeting.
2. The replacement basket swing has been installed.
3. Allotment plot 15 is being cleared by allotment tenant volunteers. We have refunded a tenant the cost of a skip to clear the wood chip and old doors etc. The plants which could have been affected by the fire are looking very healthy.
4. The most recent grave has sunk extremely quickly (within 2 weeks) and Arnolds have been asked to sort it with the grave digger.
5. The Clerk approached our County and District Councillors for any financial help towards the costs incurred with the traveller incursion – they have said they will help – we will only pursue if absolutely necessary.
6. An article on the travellers and Chorley Road speeding has gone into Contact for September.
7. The Clerk has asked Network Rail to cut the embankment backing on to the Pedestal Playing Field – we have a reference number. Our contractor has cut the sloe bushes from our side.
8. The Clerk has asked Network Rail to remove the graffiti on the Bradenham Road Bridge – we have a reference number.

MEETING CLOSED FOR PUBLIC QUESTIONS  
MEETING REOPENED

242.1 Correspondence Received from 13<sup>th</sup> July – 14<sup>th</sup> August 2017

1. My Bucks Newsletter – emailed
2. Chilterns Conservation Board Newsletter – emailed
3. Chiltern Society Newsletter - emailed
4. Monthly website report – emailed
5. Affinity Water have asked everyone to be water conscious – article on website
6. BCC Minerals and Waste consultation until 27<sup>th</sup> September – emailed
7. Emails about the travellers from many people.
8. Update from BCC on bus routes and services – the 40 will now have an hourly Sunday service.
9. Email from the West Wycombe Pre School Playgroup stating that School House did not have change of use permission – they discovered this when they submitted their initial application.
10. Request from Mazars to state that we do not hold petty cash but refund the Clerk for petty cash expenses.
11. Invitation from the Chairman of WDC to Battle of Britain Sunday – 17<sup>th</sup> September.
12. Email from a resident of Rosemary Close about the ground tree stumps and replacement trees.
13. Letter from resident of Portway Drive objecting to the planning application of 421 West Wycombe Road.

14. LAF project application form for Chorley Road speed consultation.
15. Email from the new Head at West Wycombe School introducing herself and stating the importance of the school and community.

## 242.2 Planning

### Applications

**17/06959/VCDN-316 West Wycombe Road** -Variation of condition 2 attached to PP 11/05521/FUL (Erection of 2 metre high fence to boundary with planting behind (retrospective)) to allow hedge to retain a height of not less than 1 metre from ground level – we strongly object. The vast majority of vehicles on site are large white vans and box vans and are highly visible above the weld mesh fence and the lower existing laurel hedge, which should be allowed to grow to the agreed minimum height of 1.5m and would still allow visibility of the vans. These white vans and the continued removal of hedges, trees and vegetation at the western end of site (more was removed on 10<sup>th</sup> August) to allow more vehicles – tall box vans - to be parked outside the boundary of the business are totally destroying the visual amenity of our residents. (pp/11/05521/FUL/pp11/07904/VCDN). The laurel hedge at the originally agreed height does help to reduce the impact of all the white commercial vehicles. The first variation of condition specifically states that the hedge shall be retained until such times as there is a change of use – this statement acknowledged the detrimental impact of this business site on our residents and the importance of its retention and at the agreed height of no less than 1.5m. This is a further retrospective application which would appear to show a complete contempt for the planning process.

**17/06816/FUL -343 West Wycombe Road** - Erection of detached double garage with office over to rear with associated ground level changes – no objection in principal however it is obvious that root protection zones of several trees would be affected by the construction process of both the drive and the garage. We would like a condition placed upon the garage that it cannot be converted into a residential dwelling in the future.

**17/06851/FUL-421 West Wycombe Road**-Householder application for construction of first floor side and rear extension, roof extension in connection with loft conversion and associated external alterations – we object on the grounds that 2 parking spaces are required ( 1 residential, 1 visitor) for a 4 bedroom dwelling – Adopted Local Plan Appendix 9 – parking standards, 4.1 residential parking. Due to non compliance of a previous planning permission (pp97/06360/FUL) where a shed was to be removed to provide additional on-site parking which should be permanently retained. Currently a brick built structure which is approximately 8 feet wide replaces that wooden shed and there is only one available parking space. 421 West Wycombe Road only has access rights by foot and car to the rear of the property and all residents of Portway Drive own the land up to the boundary of the all properties on the West Wycombe Road which back on to Portway Drive. There is no parking provision to the front of the property and any parking of extra vehicles for 421 West Wycombe Road on adjacent cul de sacs i.e. Rosemary Close and Portway Drive would exacerbate an already difficult problem. The Local Plan's assumption that people in Accessibility Zone 1 i.e. on a bus route near to the centre of High Wycombe will not use or need the same number of cars as people in Accessibility Zone 3 is a complete fallacy as nearly everyone uses a car as they commute from Wycombe to such areas as Reading, Slough and Oxford or the more rural areas of the District which do not even have bus services. A 4 bedroom property could well have 3, 4 or 5 cars and this issue needs to be addressed in planning terms.

Cllrs Mrs Smith, Mr Harris and Mr Seymour left the room.

**17/06849/FUL - Old School House, West Wycombe Combined School, Church Lane, West Wycombe** – change of use from residential to Educational Nursery for maximum of 30 children with erection of 1.8m close board fence to side –no objection as we appreciate the pre-schools intention to provide a permanent setting for the children. Should WDC decide to permit the change of use then we have insisted that the preschool include a strict parking policy in their terms and conditions for parents to ensure that there is no parent parking within the environs of the school as there is no suitable area for parents to park outside the buildings. At school drop off and pick up time this is an incredibly busy area as the building is attached to the school and there are double yellow lines along this section of road.

Cllrs Mrs Smith, Mr Harris and Mr Seymour returned to the room.

## Decision

**17/06728/CTREE -Land to Rear of St Pauls Church High Street West Wycombe -**

Works to various trees as in tree schedule WDC1 – permitted not to make a TPO

**17/06536/FUL-380 West Wycombe Road -Change of Use from SuiGeneris (Bus Depot/Road Haulage) to B8 (Builders Merchants) - permitted**

**17/06549/CTREE-The Rectory Church Lane West Wycombe -Various works to trees as in Health and Safety Duty of Care Report (WDC1) – permitted**

**17/06402/FUL – 383 West Wycombe Road – householder application for construction of single storey side rear extension – permitted**

### 242.3 To sign the revised Parish Council's Health and Safety Risk Assessment documents

The Clerk had revised the above documents as per the discussions at the July meeting. These were agreed and signed by the Chairman.

### 242.4 To discuss the recent traveller incursion

The Clerk reported that the log trail had been damaged in two areas and replacement parts had been ordered but would take 5 weeks to arrive. Clerk has put a notice up on the equipment warning people of the problem. The travellers also cut a square out of the goal net – Downley Dynamos have kindly agreed to replace this, they also arranged a quick grass cut. The travellers also cut down 4 parking area posts and cut off three padlocks as well as leaving 6 trailer loads of cut tree rubbish which had been dumped on four areas of the site. West Wycombe Estate cleared all the tree rubbish, Chiltern Waste and Cleansing removed a trailer load of black bag domestic rubbish which was collected by the Chairman and Clerk. We have agreed to go 50/50 with West Wycombe Estate as they have also replaced the parking posts, fenced the previous gated entry in Cookshall Lane and will be carrying out work on the Height barrier entrance. Our County and District Councillors have agreed to help financially if requested.

### 242.5 To approve the accounts for August 2017 and signing of cheques - appendix 2

It was resolved to approve the accounts. See end of Minutes for list of payments.

### 242.6 Members questions

None

### 242.7 Date of next meeting:

**7<sup>th</sup> September 2017** at 8pm in The Church Room

The Chairman closed the meeting at 9.10 pm

### **Cheques to be paid in August**

Mrs S Henson	514.90	July salary
Bucks CC	169.31	August pension
HMRC - online	64.80	Tax/NI
Acorn Landscaping	215.83	4/12 highways grass cut
TBS Hygiene	64.80	July collections
Peter Gomme	350.00	1 cut of Pedestal grass and hedge cut
Setter Ltd	750.00	Replacement basket swing
Mrs S Henson	167.84	July expenses including new padlocks
Kent Murray Building Services	170.00	Skip for allotment
A E Evans	332.23	Replacement play equipment parts
Mazars	240.00	External audit
Acorn Landscaping	45.00	Tree clearance at crossing
Southern Electricity dd	150.47	Street light energy
<b>Total</b>	<b>3235.18</b>	

### **Statement of Account as at 1<sup>st</sup> August 2017**

Opening balance – 1 <sup>st</sup> July	31773.48
Less July cheques	3500.95
Plus burial fee – Mr Hogan	300.00
Plus transfer in from deposit account	2629.84
<b>Total</b>	<b>31202.37</b>