

**LACEY GREEN PARISH COUNCIL MEETING
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON MONDAY 6th JULY 2015 AT 7.30PM
IN SPEEN VILLAGE HALL**

PRESENT

Cllr Mrs C Davies (Chairman)
Cllrs R Craft, T Molesworth and Mrs M Hughes
Clerk to the Parish Council – Susanne Griffiths
Mrs Jayne Mylchreest – Clerical Assistant
No members of the public

1. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs P Suter and D Claydon

2. MINUTES

The Minutes of the previous meeting of the Parish Council meeting on the 18th May 2015 having been circulated were approved by the Meeting and signed by the Chairman.

3. DECLARATIONS OF INTEREST

Members were asked to declare any personal interest and the nature of that interest which they may have in any of the items under consideration at this meeting .Cllr C Davies declared an interest in Planning Application 15/06522/TPO

4. MATTERS ARISING NOT OTHERWISE ON THE AGENDA FOR INFORMATION ONLY.

An email has been received from the Royal Mail to confirm that at present collection times in the Parish are 16.15pm.daily.

An email has been received from the Local Area Technician to advise that an inspection has been made on the state of repair of the road on Studridge Lane Speen and one immediate safety defect has been found and ordered. The road will continue to be monitored via their inspection process.

5. PLANNING APPLICATIONS

A. To consider New Planning Applications

15/06401/FUL: 3 Roundlands Lacey Green Buckinghamshire HP27 0QL

Proposal: Householder application for construction of bay window to front at ground floor.

The Parish Council has no objections.

15/06388/TPO: Oakhill House Woodway Loosley Row Buckinghamshire HP27 0NP

Proposal: Crown lift T1 Lime to 6 metres; Crown reduce T2 Yew by around 25%, radial spread to be reduced by around 1 metre and height by around 2 metres, epicormic growth to be removed from main stem; Crown reduce T3 Yew by around 25%, radial spread to be reduced by around 1.5 metres and height by around 1 metre, epicormic growth to be removed from main stem.

The Parish Council will abide by the decision of the Arboriculturalist.

15/06416/MINAMD: Land Adjacent The Meadows Greenlands Lacey Green Buckinghamshire

Proposal: Proposed non-material amendment to permission for Erection of 2 x 4 bed detached dwelling with associated parking granted under 14/06778/FUL **Noted.**

Cllr C Davies declared an interest in this application and took no part in the discussion or decision.

15/06522/TPO: The Bungalow Pink Woods Pink Road Lacey Green Buckinghamshire HP27 0PQ

Proposal: Crown reduce Beech by approximately 8 metres and shape laterals back into remaining crown.

The application concerns a tree under a TPO. The Parish Council will abide by the decision of the Arboriculturalist.

15/06483/LBC: Corner Cottage & Gable End Cottage Hampden Road Speen Buckinghamshire HP27
Proposal: Listed Building application for replacement wood frame windows to front of both cottages.
The Parish Council has no objection.

15/06297/CTREE: Corner Cottage Hampden Road Speen Buckinghamshire HP27 0RU
Proposal : Fell Leyland Cypress1 ; reduce crown of Leylandii 2 by 2 metres.
The Parish Council has no objection.

15/06473/FUL: The Haven Main Road Lacey Green Buckinghamshire HP27 0PL
Proposal: Householder application for erection of rear extension to garage.
The Parish Council objects to this application on the grounds that it will increase the urbanization of the site.

15/06642/VCDN: Apple Acre Slad Lane Speen Buckinghamshire HP27 0PW
Proposal: Variation of condition 6 to PP **15/05745/FUL** (Erection of 1 replacement 2 bed dwelling)to allow an amended list of approved drawings to allow for a basement, light well, 2 x additional first floor windows and 7 x roof lights.
The Parish Council note this variation ref: 15/06642/VCDN to the permitted planning application ref :15/05745/FUL incorporates first floor bedrooms and a basement.
It also notes that under the Planning Statement submitted with the planning application 15/05745/FUL under “Core Strategy Policies” that the “original”/existing dwelling has a gross floor area of approximately 103m2 and that the permitted replacement dwelling was designed to have a gross external floor area less than 120m2. This variation with the inclusion of windows to Bedrooms1 & 2 on the first floor making them deemed as habitable rooms will therefore increase the floor area . Subject to this increased floor area not exceeding the permitted 50% increase in floor area of the existing dwelling, then Lacey Green Parish Council has no objection to this variation in respect of the first floor rooms.
However, the main concern, lies with the proposed basement and its proposed accommodation. We note that the leisure room and gym both have opening doors (assumed glazed as they open onto a lightwell) should be deemed as habitable areas and as such the gross external floor will therefore exceed the permitted 50% increase in floor area.
In conclusion, the overall variation ref: 15/06642/VCDN is excessive over-development especially in respect of the basement and should therefore be declined.
Without the incorporation of the basement, Lacey Green Parish Council would support the changes to incorporate the first floor accommodation subject to the increase in habitable space, in respect of Bedrooms 1 & 2 not exceeding an overall increase in floor area of 50%.

15/06613/FUL: 1 Woodview Drive Speen Buckinghamshire HP27 0RY
Proposal : Householder application for construction of single storey side extension, new pitched roof to existing dormer window and associated external alterations.
The Parish Council has no objection.

15/06743/FUL

Address: Stepping Stones Goodacres Lane Lacey Green Buckinghamshire HP27 0QD
Proposal: Householder application for construction of two storey rear extension and internal alterations.
The Parish Council recommends refusal for this application as it considers the application to be an overdevelopment of the site.

TPO/19/2015: Land at and Surrounding the White House of Speen Hampden Road Speen Buckinghamshire HP27 0RU
Proposal: All trees of Whatever Species.
The Parish Council has no objection.

B. To Receive Notice of Planning Applications Approved

15/06037/MIN *Decision* Application Permitted

Address: West View Cottage Studridge Lane Speen Buckinghamshire HP27 0SF

Proposal: Proposed non-material amendment to permission for Householder application for construction of two storey front, side and rear extensions and ground floor rear fenestration alterations granted under 14/06707/FUL

15/06008/CTR *Decision* Not to make a Tree Preservation Order

Address: Midmede Chapel Hill Speen Buckinghamshire HP27 0SP

Proposal: Fell Silver Birch (1) next to drive; reduce Apple (4) by 1 metre and shape; fell Conifers (5) and (6); reduce Acer (7) to old points (approximately 2 metres); fell clump of Conifers (9)

15/06049/MIN *Decision* Application Permitted

Address: Deep Meadows Farm Pink Road Lacey Green Buckinghamshire HP27 0PG

Proposal: Proposed non-material amendment to permission for Conversion of redundant barn to create two storey 2-bed dwelling incorporating two storey side extension & Alterations granted under 14/07224/FUL

15/06126/MIN *Decision* Application Permitted

Address: St John's Church Of England Combined School Main Road Lacey Green

Proposal: Proposed non-material amendment to permission for Erection of detached timber canopy for play and shelter in playground granted under 15/05000/FUL

15/05745/FUL *Decision* Application Permitted

Address: Apple Acre Slad Lane Speen Buckinghamshire HP27 0PW

Proposal: Erection of replacement 2 bed dwelling

15/06297/CTREE *Decision* Not to make a Tree Preservation Order

Address : Corner Cottage Hampden Road Speen Buckinghamshire HP27 0RU

Proposal : Fell Leyland Cypress 1 ;reduce crown of Leylandii 2 by 2 metres

15/06084/LBC *Decision* Application Permitted

Address : Hill House Hampden Road Great Hampden Buckinghamshire HP16 9RD

Proposal : Listed building application for fenestration alterations and refurbishment works to create a swimming pool for private use (alternative scheme to that permitted under 14/08063/LBC)

15/05906/FUL *Decision* Application Permitted

Address : Field behind Sports Ground Slad Lane Speen Buckinghamshire

Proposal : Change of use of land to create hardstanding to provide 10 parking spaces using existing double gate entrance onto Slad Lane in connection with existing tennis courts

15/05501/CLP *Decision* Grant Certificate of Proposed Use

Address : Little Thatch Main Road Lacey Green Buckinghamshire HP27 0QS

Proposal : Certificate of Lawfulness for proposed construction of single storey rear extension

C. To Receive Notice of Planning Applications Refused

None

6. REPORT ON DISTRICT AND COUNTY COUNCIL MATTERS FROM WYCOMBE DISTRICT COUNCILLOR G PEART AND COUNTY COUNCILLOR C ETHOLEN

Cllrs Peart and Etholen were unable to attend however an email has been received from Cllr Etholen

to advise that BCC has allocated £3 million pounds to plane and patching of minor roads . Lower Road loosely Row , Moses Plat Lane Speen , Studridge Lane Speen , Brimmers Road Lacey Green , have all been identified as in need of repair which Cllr Etholen will submit a recommendation for prioritising these as there will be insufficient funding for all. **All present agreed** to prioritise the above roads for repair.

SG

7. APPROVAL OF THE ACCOUNTS FOR PAYMENT IN ACCORDANCE WITH THE BUDGET.

				vat		
June	1501	Parks	TBS Hygiene Ltd- dog waste Feb Mch Apr	£ 26.40		£31.68
June	1502	Garden of Rest	Thames Water - 11/2/2015-12/5/2015	£ 6.56	5.28	£7.87
June	s/o	Salaries	June salaries	£ 444.69		£444.69
June	1503	Salaries	HMRC - paye Apr May June	£ 120.80		£120.80
June	s/o	Risk Assess	K Dobson - May	£ 34.30		£34.30
June	s/o	Maintenance	PRTC –Maintenance -May	£ 280.00	56.00	£336.00
June	s/o	Cllrs Allowances	Quarter 1 Expenses	£ 125.00		£125.00

Receipts -TSB - Bank Interest £1.75

Bank Balance £ 66,080.00 (allowing for the entries above).

The receipts for June and payments for July were examined by the Council.

The above payments for July were **approved by all present** and the necessary cheques signed. The Clerk presented the accounts together with the bank statements and bank reconciliation for the members' consideration together with a copy of all standing orders and direct debits made from the Parish Council account. **All present agreed** that the accounts were being handled in a satisfactory manner and the monies were all accounted for.

8. CORRESPONDENCE RECEIVED BY THE PARISH COUNCIL

Monthly Risk Assessment

There were no medium or high risk issues highlighted on the monthly risk assessment report. **SG**

Email received from Lacey Green and Loosely Row Tennis Club requesting that their final loan repayment due in March 2016 be converted into a grant

All present agreed that this will be considered at the Estimates meeting in November 2015 **SG**

Letter received from Buckinghamshire Law Plus regarding speed limit proposal

Buckinghamshire County Council has advised that the speed limit on New Road Walters Ash in the Parishes of Bradenham and Lacey Green will be 30 miles per hour and 40 miles per hour as marked on the plans received.

All present agreed that the Clerk requests that the 30m.p.h. speed limit should be extended to the Bus Stop at the Walters Ash end of the village to encompass the blind bend. **SG**

Email received from a resident requesting that relatives ashes be interred at the Garden of Rest

A resident has asked if her uncle's ashes may be interred in the Garden of Rest at Lacey Green as his wife was born in Lacey Green and has other relatives ashes also interred there.

The Councillors were mindful of the limited space available and as the link was tenuous, **all present agreed** that on this occasion permission is refused in order to keep the limited space for current residents. The Clerk is requested to inform the resident of the councillor's decision. **SG**

Email received from Wycombe District Council regarding a Community Governance Review

In 2013 a Community Governance Review (CGR) was undertaken relating to two properties that sat in the north of Hughenden Parish namely Cherry Dell and Trundles, this the direct result of an enquiry made by a resident who believed that the Parish Boundary should be changed given the community

identity of the properties being better suited to Lacey Green Parish . **The Parish Council has no objections.**

Annual Inspection for Speen Playing Field received from Wycombe District Council

The Parish Council had concerns over the high risk issues with the Speen BMX track.

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Cllr R Craft reported that the Speen Playing Field Working Group has now actioned all the high risk issues that were highlighted and were arranging for it to be reinspected to ensure it now meets with the Inspectors approval. **RC**

9. REPORTS ON THE ROADS, VERGES AND RIGHTS OF WAY IN THE PARISH.

The Clerk is requested to report the following to Transport for Bucks:-

Overgrown vision displays at the crossroads of Hampden Road and Bryants Bottom Road in Speen
The Parish Council has received complaints regarding the poor standard of the rural grass cutting of the verges on Pink Road Lacey Green **SG**

Cllr C Davies is obtaining the cost of cleaning debris from Pink Hill to submit to the the Local Area Forum for consideration of funding from the delegated budget **CD**

10. A PROPOSAL FOR LEASING THE PLAYGROUND IN SPEEN

RC

Cllr R Craft had circulated a map of the area to be included in the lease. **All present agreed** on the area to be leased. Cllr R Craft will now send all the relevant documents to the Solicitor to enable him to provide a quotation.

11. REVIEW OF THE BANK SIGNATORY LIST

All present agreed for the signatories to remain the same until the next annual review.

12. REVIEW THE STANDING ORDERS

All present agreed for the Clerk to circulate to the members a revised document of the standing orders for consideration and discussion at the next meeting. **SG**

13. THE ANNUAL REVIEW OF THE EFFECTIVENESS OF THE INTERNAL AUDIT

The Clerk is requested to circulate the actions listed in the Internal Audit programme together with the Internal Auditor's Report to be scrutinised by the members to ensure they meet the expected standards, are effective and take into account the whole of the Parish Council's system of internal control, including risk management. **SG**

14. REPORTS FROM COUNCILLORS ON MEETINGS THAT THEY HAVE ATTENDED ON BEHALF OF THE PARISH COUNCIL

Reports were received from the members on the meetings that they had attended on behalf of the Council.

15. AGENDA ITEMS FOR THE NEXT MEETING.

To discuss and consider a review of the fees and criteria at the Lacey Green Garden of Rest

To discuss and decide action on The Pension Regulator automatic enrolment

To discuss and decide on whether to undertake Devolved Services for Bucks County Council for 2016-17

To discuss and decide on whether to undertake Devolved Services for Wycombe District Council for 2016-2020

16. DATE OF NEXT MEETING.

The next meeting of the Parish Council will be the Annual Meeting of the Parish Council and will take place on Monday 7th September 2015 at Lacey Green Village Hall at 7.30pm. There being no further business to discuss the Meeting closed at 9pm.

Chairman.....

Date.....

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