

**LACEY GREEN PARISH COUNCIL  
THE ANNUAL PARISH COUNCIL MEETING  
MINUTES OF THE ANNUAL PARISH COUNCIL MEETING  
HELD ON MONDAY 18<sup>th</sup> MAY 2015 AT 7.30PM  
IN LACEY GREEN VILLAGE HALL**

**PRESENT**

Cllr Mrs C Davies (Chairman)  
Cllr R Craft, and Cllr D Claydon  
Clerk to the Parish Council – Susanne Griffiths  
Clerical Assistant – Jayne Mylchreest  
1 Member of the Public

**1. ELECTION OF CHAIRMAN**

Cllr R Craft proposed Cllr Mrs C Davies. Seconded by Cllr D Claydon **All present agreed.**  
Cllr Mrs C Davies was duly elected as Chairman.

**2. DECLARATION OF ACCEPTANCE OF OFFICE**

The acceptance of office was signed by Cllr. Mrs C Davies

**3. ELECTION OF VICE CHAIRMAN**

Cllr D Claydon proposed Cllr R Craft . Seconded by Cllr C Davies **All present agreed.**  
Cllr R Craft was duly elected as Vice Chairman.

**4. APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs P Suter, T Molesworth and Mrs M Hughes

**5. MINUTES**

The Minutes of the previous meeting of the Parish Council meeting on the 13th April 2015, having been circulated were approved by the Meeting and signed by the Chairman.

**6. 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 D Claydon declared an interest in Item No 11 15/06130

**7. MATTERS ARISING NOT OTHERWISE ON THE AGENDA FOR INFORMATION ONLY.**

None.

**8. REPORT ON DISTRICT COUNCIL MATTERS FROM WYCOMBE DISTRICT COUNCILLOR AND COUNTY COUNCILLOR C ETHOLEN**

County Cllr C Etholen sent his apologies as he was unable to attend.

**9. MEMBERSHIP OF COMMITTEES AND WORKING GROUPS**

Cllrs R Craft and P Suter- Planning Applications for Speen.

Cllrs T Molesworth and D Claydon - Planning Applications for Lacey Green and Loosley Row

Cllrs Mrs M Hughes and Mrs C Davies - Playground Equipment.

**10. NOMINATIONS FOR REPRESENTATIONS WITH OTHER ORGANISATIONS**

It was **agreed** that nominations for representations with other organisations is to be as follows:-

Wycombe District Association of Local Councils – Cllr D Claydon,

N.W. Chilterns Local Area Forum – Cllrs Mrs C Davies,

Speen Shop Committee – Cllr R Craft

Lacey Green & Loosley Row Millennium Hall – Cllr Mrs C Davies

Risborough Area Community Forum – Cllr Mrs M Hughes

Neighbourhood Action Group - Cllr Mrs C Davies

Rural Forum – Cllr P Suter

**11. PLANNING APPLICATIONS**

a. To consider New Planning Applications

**15/05906/FUL:** 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. **Page 16/15**

**The Parish Council has no objections. It is suggested, however, the possible use of 'Grasscrete', or similar, for the surface might be considered, rather than crushed hard core. This would aid the conversion back to agricultural land, should the need arise in the future.**

**15/06008/C TREE :** Mismede Chapel Hill Speen Buckinghamshire HP27 0SP

**Proposal :** Fell Silver Birch (1) next to drive; reduce crown of Silver Birch (2) by 3-4 metres and shape; fell Spruce (3); reduce Apple (4) by 1 metre and shape; fell Conifers(5) and (6) reduce Acer(7) to old points (approximately 2 metres); reduce Silver Birch(8) by 3-4 inches in height and shape; fell clump of Conifers(9).

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

**15/06037/MINAMD:** 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. Noted**

**15/06049/MINAMD:** 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. Noted**

**15/06062/FUL:** The Thatched Cottage Hampden Road Speen Buckinghamshire HP27 0RU

**Proposal :** Demolition of existing dwelling and garage and erection of 1 x 4 bed dwelling including detached car port and associated works ( alternative scheme to pp **14/05122/FUL** )

**The Parish Council has no objections in principle to this new dwelling. However it would bring to the District Council's attention that it has concerns regarding the area on which the proposed house and garden stand. Whereas the previous permitted planning permission (Ref 14/05122/Ful) kept the replacement new dwelling and garden within the curtilage of the village, it is noted that this application shows an area of the garden which is clearly outside the curtilage/village boundary. As such, the Parish Council believe that this application should only be permitted if the application is amended accordingly.**

**15/06126/MINAMD:** St Johns 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. Noted**

Cllr D Claydon declared an interest in this application and took no further part in the discussion or vote.

**15/06130/FUL:** Land North-West Of Kiln Lane Lacey Green Buckinghamshire

**Proposal:** Change of use of land in connection with erection of stable and storage building with access off Kiln Lane.

**The Parish Council would refer to a previous similar application No; 14/07181/FUL which was refused. The Parish Council objects to this proposal on the same grounds as we objected to the previous application which was refused. Furthermore, it is of grave concern that since the previous application was refused, considerable excavation works altering the contours of the land have taken place, severely affecting the topography of this area of outstanding natural beauty. Please note we have already brought this to the attention of the Council.**

**The site lies outside the village curtilage within the Green Belt and the Chilterns AONB. The location of the proposed development is an agricultural field purchased by the Applicant from the adjoining farmer in Kiln Lane. This undulating land forms the head of the valley leading to Highwood Bottom and as such has high landscape/visual value.**

**The application proposes extensive ground-works levelling the land to provide a manège (Application No: 15/06131/FUL) and a large barn. This work will cause permanent damage to the natural landscape, and create a visual intrusion into the open countryside, very visible from Kiln Lane and the surrounding public footpaths to the north-west, north, north-east and south-east.**

**The information provided to support this application does not justify exception under paragraph 89 of the NPPF. This development will not preserve the openness of the Green Belt and it will conflict with the purposes of including land within it by harming the visual amenity. The site location is outlined in red, but not all land under the Applicants ownership is outlined in blue. The scale and size of the proposed building and manège (Application No: 15/06131/FUL) is considered to be excessive and there do not appear to be any special circumstances to justify such a development. (Ref: R12 of the Lacey Green and Loosley Row Village Design Statement). After deducting the size of the proposed barn, plus the manège and access road, it is questionable if this land can support the number of horses for which stables have**

In the Application Form there is mention of a foul sewer. No sewer exists on site. The Applicant may not be aware that there is a natural 'run off' of rain water through the site from fields to the north-west and north, following heavy rain fall. The proposal would inevitably involve excavation and the problem of flooding would need to be investigated and addressed. This 'run off', due to the lay of the land, could easily lead to contamination outside the site and in the surrounding area.

There is considerable concern regarding access to the site via Kiln Lane. The access is located on a bend, offering limited visibility. At this point the lane is an unmade single track, without passing places. This section of the lane is well used by walkers, cyclists and horse riders, being only twenty five metres from the point where Kiln Lane becomes a 'Restricted Byway'. It is also subject to a surprisingly large number of heavy lorries, vans and cars. If a large vehicle is encountered on this section there is no room for walkers, cyclists and horse riders to pass. The proposal would undoubtedly cause an increase in traffic. There is also lack of information to demonstrate what the access, including gates and means of enclosure, would look like in order to fully assess the visual impact.

Cllr D Claydon declared an interest in this application and took no further part in the discussion or vote.

**15/06131/FUL:** Land North-West Of Kiln Lane Lacey Green Buckinghamshire

**Proposal:** Change of use of land in connection with erection of manege.

The Parish Council would refer to a previous similar application No; 14/07181/FUL which was refused. The Parish Council objects to this proposal on the same grounds as we objected to the previous application which was refused. Furthermore, it is of grave concern that since the previous application was refused, considerable excavation works altering the contours of the land have taken place, severely affecting the topography of this area of outstanding natural beauty. Please note we have already brought this to the attention of the Council.

The site lies outside the village curtilage within the Green Belt and the Chilterns AONB. The location of the proposed development is an agricultural field purchased by the Applicant from the adjoining farmer in Kiln Lane. This undulating land forms the head of the valley leading to Highwood Bottom and as such has high landscape/visual value.

The application proposes extensive ground-works levelling the land to provide a manège and stable and storage building (Application No: 15/06130/FUL) This work will cause permanent damage to the natural landscape, and create a visual intrusion into the open countryside, very visible from Kiln Lane and the surrounding public footpaths to the north-west, north, north-east and south-east.

The information provided to support this application does not justify exception under paragraph 89 of the NPPF. This development will not preserve the openness of the Green Belt and it will conflict with the purposes of including land within it by harming the visual amenity. The site location is outlined in red, but not all land under the Applicants ownership is outlined in blue. The scale and size of the manège and the proposed stable and storage building (Application No: 15/06130/FUL) is considered to be excessive and there do not appear to be any special circumstances to justify such a development. (Ref: R12 of the Lacey Green and Loosley Row Village Design Statement). After deducting the size of the proposed barn, plus the manège and access road, it is questionable if this land can support the number of horses for which stables have been requested.

In the Application Form there is mention of how foul sewer will be dealt with. No sewer exists on site. The Applicant may not be aware that there is a natural 'run off' of rain water through the site from fields to the north-west and north, following heavy rain fall. The proposal would inevitably involve excavation and the problem of flooding would need to be investigated and addressed. This 'run off', due to the lay of the land, could easily lead to contamination outside the site and in the surrounding area.

There is considerable concern regarding access to the site via Kiln Lane. The access is located on a bend, offering limited visibility. At this point the lane is an unmade single track, without passing places. This section of the lane is well used by walkers, cyclists and horse riders, being only twenty five metres from the point where Kiln Lane becomes a 'Restricted Byway'. It is also subject to a surprisingly large number of heavy lorries, vans and cars. If a large vehicle is encountered on this section there is no room for walkers, cyclists and horse riders to pass. The proposal would undoubtedly cause an increase in traffic. There is also lack of information to demonstrate what the access, including gates and means of enclosure, would look like in order to fully assess the visual impact.

**15/06297/CTREE:** Corner Cottage Hampden Road Speen Buckinghamshire HP27 0RU

**Proposal:** Fell Leyland cypress 1 reduce crown of leylandi 2 by 2 metres

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

b. To Receive Notice of Planning Applications Approved**15/05514/FUL** Decision Application Permitted**Address:** Loosley Edge Lower Road Loosley Row Buckinghamshire HP27 0NU**Proposal:** Householder application for insertion of sliding doors with Juliette balconies to rear elevation at first floor.**15/05618/FUL** Decision Application Permitted**Address:** The Old Plow Inn Flowers Bottom Lane Speen Buckinghamshire HP27 0PZ**Proposal:** Change of use from mixed use A3 (restaurants & cafes)/C3 (dwellinghouses) to use as a single dwelling C3 (dwellinghouses) with associated parking and amenityc. To Receive Notice of Applications Refused

None

**12. THE INTERNAL AUDITORS REPORT FOR THE AUDIT FOR THE YEAR 2014/2015**

The Clerk presented the meeting with a letter from the Internal Auditor to confirm that the 2014/2015 internal audit has been completed and all was in order.

**13. APPROVAL OF THE ACCOUNTS FOR THE YEAR 2014/2015 AND THE ANNUAL GOVERNANCE STATEMENT OF THE ANNUAL AUDIT RETURN.**

The Clerk presented the Annual Return of Account for the year 2014/2015 for approval by the Parish Council. The Parish Council having examined the accounts found them to be in order. **Cllr R Craft proposed** to approve the accounts for the year 2014/2015 and the annual governance statement of the annual audit return. **Seconded by Cllr D Claydon. All Present Agreed.**

**14. APPROVAL OF THE ACCOUNTS FOR PAYMENT IN ACCORDANCE WITH THE BUDGET.**

May	1498	Subs	BALC -Annual Subscription 2015/16	£		<b>£319.72</b>
				319.72		
May	s/o	Maintenance	PRTC - Maintenance-April	£	£	<b>£336.00</b>
				280.00	56.00	
May	s/o	Risk Assess	K Dobson - Risk Assessment Duties ( April)	£	34.30	<b>£34.30</b>
May	1499	Hire of Hall	Speen Village Hall 13/4/2015	£	20.00	<b>£20.00</b>
May	1500	Admin	D Timms - Internal Audit 2014/2015	£	25.00	<b>£25.00</b>
May	s/o	Salaries	May Salaries	£		<b>£444.69</b>
				444.69		

Receipts -Lloyds TSB - Bank Interest £1.69

Precept - £ 12,543.72

Bank Balance £ 66,180.78 (allowing for the above entries).

The receipts for April and payments for May were examined by the Council.

The above payments 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. **All present agreed** that the accounts were being handled in a satisfactory manner and the monies were all accounted for.

**15. CORRESPONDENCE RECEIVED BY THE PARISH COUNCIL**Monthly Risk Assessment

There were no issues highlighted on the monthly risk assessment report.

Letter received from Buckinghamshire Law Plus LtdInvitation to become a client. **Noted**Email received from Paul Rogerson re Defibrillators now installed.Training is to take place in Speen at 7.30pm on 21<sup>st</sup> May and residents are encouraged to attend.Letter from the Chilterns Conservation Board

A vacancy has arisen for a Parish Member.

Cllr R Craft expressed an interest and will consider submitting an application.

Letter received from The Pensions Regulator

The Parish Council has received a letter advising that its staging date for automatic enrolment for pensions will take place on 1st November 2016.

**All present agreed** to consider the impact on the Parish Council and action to be taken at the Estimate meeting in November 2015. **SG**

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Letter received from the Speen Village Hall Committee

Thank you letter received for the Grant of £250.00. **Noted.**

**16. AN UPDATE ON A PROPOSAL FOR LEASING THE PLAYGROUND IN SPEEN.**

Cllr R Craft has requested clarification of the area to be leased in the playground and is to continue to liaise with the Solicitors to obtain quotes for the legal fees regarding the preparation of the lease. **RC**

**17. FILLING A VACANCY FOR A COUNCILLOR BY CO-OPTION**

**All present agreed** that the Parish Council should now proceed in filling the casual vacancy by co-option and to advertise the vacancy until 30th August. Anyone interested will be invited to attend the meeting in September. The vacancy is to be advertised in The Hallmark, in the Village Shop and posted on the Noticeboard and website.

**SG**

**18. TO RESOLVE TO ADOPT THE GENERAL POWER OF COMPETENCE HAVING MET THE CONDITIONS OF ELIGIBILITY AS DEFINED IN THE LOCALISM ACT 2011**

The Parish Council resolves from 19th May 2015, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence". **The above resolution was unanimously approved.**

**19. LACEY GREEN & LOOSLEY ROW TENNIS CLUB LOAN TO BE CONVERTED TO GRANT**

A request has been received from the Lacey Green and Loosley Row Tennis Club to convert the loan repayment due for £450.00 into a grant. **All Present agreed** for the loan be converted into a Grant for this current year.

**SG**

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

The Clerk is requested to report the following:-

The road surface is breaking up in Studridge Lane Speen.

**SG**

**21. REPORTS FROM COUNCILLORS ON MEETINGS THAT THEY HAVE ATTENDED.**

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

**22. AGENDA ITEMS FOR THE NEXT MEETING**

To review the Standing Orders

To decide on the Annual Review of the effectiveness of the Internal Audit

**23. NEXT MEETING**

The next meeting of the Parish Council will take place on Monday 6<sup>th</sup> July, 2015 at Speen Village Hall at 7.30pm.

There being no further business to discuss the Meeting closed at 8.53pm.

Chairman.....

Date.....

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