

**LACEY GREEN PARISH COUNCIL MEETING  
MINUTES OF THE PARISH COUNCIL MEETING  
HELD ON MONDAY 14th JULY 2014 AT 7.30PM  
IN SPEEN VILLAGE HALL**

**PRESENT**

Cllr Mrs C Davies (Chairman)  
Cllrs D Claydon, J Sherlock, R Craft and T Molesworth.  
Clerk to the Parish Council – Susanne Griffiths  
B.C.C. Cllr C Etholen

**1. APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs D Clay and M Hughes.

**2. MINUTES**

The Minutes of the previous meeting of the Parish Council meeting on the 19th May 2014, 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 Dennis Claydon declared an interest in planning application 14/06755/FUL.

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

Cllr J Sherlock informed members that he is researching various footpath documents to be loaded on the website and will present a revised wording for the home page for the councillors' consideration at the next meeting.

**5. REPORT ON DISTRICT COUNCIL MATTERS FROM WYCOMBE DISTRICT COUNCILLOR M FOSTER AND COUNTY COUNCILLOR C ETHOLEN**

Apologies were received from Cllr M Foster.  
County Cllr C Etholen reported on funding to be received from Government for potholes and that the Naphill telephone exchange will have high speed broadband by the end of the year which will benefit residents in Speen.

**6. PLANNING APPLICATIONS**

a. New Planning Applications

**14/06626/FUL:** The Old School Loosley Hill Loosley Row Buckinghamshire HP27 0NT  
**Proposal:** Householder application for construction of three roof lights to roof over entrance / utility area. **The Parish Council has no objections.**

**14/06411/FUL:** The Small House Lower Road Loosley Row Buckinghamshire HP27 0PF  
**Proposal:** Householder application for the demolition of single storey rear kitchen extension and construction of new single-storey and two-storey rear extensions.  
**The Lacey Green Parish Council has the following response:-**  
**The site lies outside the village curtilage, within the Chiltern AONB and the Green Belt. The property has been the subject of extensions in the past.**  
**The proposed development at The Small House will result in disproportionate additions over and above the size of the original dwelling. The exception to the 50% rule applied to ribbon development is not appropriate in this case, because of the position of the property in a road at the edge of the village, where the built up area is giving way to open countryside.**  
**The variety of scale, position and design of the houses in Lower Road is important in establishing the open character of the village, which in turn is an important contribution to the openness of the Green Belt.**  
**The houses along Lower Road vary from the extensive and ranging (Loosley House), to the two pairs of Victorian cottages, (1 & 2 Sunny Bank and 1 & 2 Hill View), with minimal gardens. The**

scale of The Small House, positioned centrally within its plot close to the road, contrasts with the larger scale neighbouring properties, which are set back from the road. This variation is an important element in the open character on the edge of the village where it meets the open countryside. The extension of this property would be inappropriate and therefore harmful to the openness of the Green Belt.

**14/06692/CLP:** Keap Cottage Foundry Lane Loosley Row Buckinghamshire HP27 0PA

**Proposal:** Certificate of Lawfulness for proposed construction of single storey rear extension with 3 x rooflights over. **The Parish Council has no objections.**

**14/06707/FUL:** West View Cottage Studridge Lane Speen Buckinghamshire HP27 0SF

**Proposal:** Householder application for construction of two storey front, side and rear extensions and ground floor rear fenestration alterations. **The Parish Council has no objections.**

**14/06666/FUL:** Cosy Corner Studridge Lane Speen Buckinghamshire

**Proposal:** Householder application for demolition of existing caravan including shed and erection of a garden paddock store. **The Parish Council has no objections**

**14/06751/FUL:** 1 Graham Cottages Main Road Lacey Green Buckinghamshire HP27 0PL

**Proposal:** Householder application for part first floor, part single storey, part two storey front/side extension (alternative scheme PP 14/05715/FUL) **The Parish Council has no objections.**

**14/06777/FUL:** Fiddlers Pocket 18 Woodbank Loosley Row Buckinghamshire HP27 0TS

**Proposal:** Householder application for construction of single storey rear extension.  
**The Parish Council has no objections.**

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

**14/06755/FUL:** Datcha Kiln Lane Lacey Green Buckinghamshire HP27 0PT

**Proposal:** Demolition of the existing dwelling and the erection of a replacement detached two-storey dwelling with access. **The Parish Council has the following comments. The site lies outside the village curtilage, within the Green Belt and the Chilterns AONB. The application is for a replacement dwelling and as such would be subject to Policies G3, GB2, GB5, GB7 and L1 of the Local Plan.**

Regarding the proposed roof-room (bed 1), the Parish Council question if this meets the requirements not to be counted as additional gross floor area. It is noted there are no dormer windows, but there is a large window, to the north-east, to light this roof-room.

The Planning Statement states the maximum ridge height of proposed dwelling would be 7.9m. This is considerably in excess of the existing dwelling.

Application Form Question 24 asks if '...the site can be seen from a public road, public footpath, bridleway or other public land'. The answer given is 'No'. This is incorrect. A public footpath follows the south-west edge of the site. To the front of the proposed property is Kiln Lane, whilst not at this point part of the adopted highway, it is nevertheless a 'public right of way'. On a wider field, the site is visible from some distance on public footpaths and bridleways to the north-west, north and north-east.

It is noted the site, on the location plan, is edged in red, but fails to mark in blue the adjoining land allegedly in the ownership of the Applicant.

Whilst the Parish Council is not opposed in principle to a replacement dwelling, it would appreciate the above comments being taken into account when making a decision.

b. To Receive Notice of Planning Applications Approved

**14/06309/FUL:** *Decision* Application Permitted

Laburnum Cottage Lower Road Loosley Row Buckinghamshire HP27 0PE

**Proposal:** Householder application to replace existing flat roof with pitched roof over existing kitchen and insertion of 1 x front and 1 x rear rooflight in connection with loft conversion to create additional bedroom.

**14/06255/FUL:** *Decision* Application Permitted

Holly Cottage Hampden Road Speen Buckinghamshire HP27 0RU

**Proposal:** Householder application for conversion of garage to habitable living space with associated fenestration alterations.

**14/06126/CTR** *Decision* Not to make a Tree Preservation Order

Church Cottage Church Lane Lacey Green Buckinghamshire HP27 0QX

**Proposal:** Reduce Yew to approximately 0.5 metres below chimney height with overall crown reduction of 25% to remove recent growth and reduce size, but maintain shape as indicated in attached photos and lift crown of Ash tree by approximately 2-3 metres, remove deadwood, reduce crown by 25% as indicated in attached photos and thin crown by 20%

**14/06244/MIN** *Decision* Application Permitted

Stone Cottage Loosley Hill Loosley Row Buckinghamshire HP27 0NT

**Proposal:** Proposed non-material amendment to permission for Householder application for demolition of existing summerhouse and construction of two storey side and single storey side extension at first floor level, enlarged patio area with retaining walls and single storey detached car barn/work shed granted under 13/05070/FUL and 13/06733/MINAMD

**14/06127/TPO:** *Decision* Application Permitted

St John the Evangelist Main Road Lacey Green Buckinghamshire

**Proposal:** Fell 3 no. TPO Western Red Cedars OR reduce height by approximately 50% (reduce height to approximately 10 metres) and reduce away from boundary (reduce width by 25%) as indicated on enclosed photos.

#### C. To Receive Notice of Planning Applications Refused

**14/06323/AGI:** Application Refused

Land North-West Of Kiln Lane Lacey Green Buckinghamshire

**Proposal:** Agricultural notification for erection of agricultural barn for storage of straw/hay/machinery and animal feed.

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

### VAT

1448	Garden of Rest	MW Catering Services - Memorial Service G of R Afternoon Tea	400.00		<b>£400.00</b>
1449	Garden of Rest	PRTC- Memorial Service G of R preparations	80.00	16.00	<b>£96.00</b>
1450	Garden of Rest	Thames Water - 12/2/14-12/05/14	7.04	1.41	<b>£8.45</b>
1451	Hire of Hall	Speen Village Hall - hall hire 14th April	20.00		<b>£20.00</b>
1452	Garden of Rest	RBL Poppy Appeal - Wreath	16.50		<b>£16.50</b>
1453	Clerks fees	HMRC - PAYE April, May, June	9.40		<b>£9.40</b>
1454	Garden of Rest	PRTC – Sanding down and application of a coat of preserver to gates	50.00	10.00	<b>£60.00</b>
1455	Maintenance	G Foulger- Repair of bus shelter	110.00		<b>£110.00</b>
S/o	Cllrs Allowances	D Claydon - Q1 Expenses	£25.00		<b>£25.00</b>
S/o	Cllrs Allowances	C Davies - Q1 Expenses	£25.00		<b>£25.00</b>
S/o	Cllrs Allowances	D Clay - Q1 Expenses	£25.00		<b>£25.00</b>
S/o	Cllrs Allowances	T Molesworth - Q1 Expenses	£25.00		<b>£25.00</b>
S/o	Cllrs Allowances	M Hughes - Q1 Expenses	£25.00		<b>£25.00</b>
S/o	Cllrs Allowances	R Craft - Q1 Expenses	£25.00		<b>£25.00</b>
S/o	Cllrs Allowances	J Sherlock - Q1 Expenses	£25.00		<b>£25.00</b>
s/o	Maintenance	PRTC 03/10- Maintenance duties	277.00	55.40	<b>£332.40</b>
s/o	Clerks fees	S Griffiths - June Salary	438.67		<b>£438.67</b>
s/o	Risk Assess	K Dobson - Risk Assessment Duties ( May)	27.55		<b>£27.55</b>
d/d	Subs	Chiltern Society - Annual Subscription	25.00		<b>£25.00</b>
s/o	Maintenance	PRTC 04/10- Maintenance duties	277.00	55.40	<b>£332.40</b>
s/o	Clerks fees	S Griffiths - July Salary	438.67		<b>£438.67</b>
s/o	Risk Assess	K Dobson - Risk Assessment Duties (June)	27.55		<b>£27.55</b>
d/d	Admin	Information Commissioner -Data protection registration fee	35.00		<b>£35.00</b>

Receipts -Lloyds TSB - Bank Interest £1.69

HMRC - VAT refund £2,161.79

Bank Balance £57,609.14 (allowing for the above entries).

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

The above payments were **approved by all present** and the necessary cheques signed.

## 8. CORRESPONDENCE RECEIVED BY THE PARISH COUNCIL

### Letter of thanks for Grant

A letter of thanks has been received from the St. John's Parish Church in Lacey Green for the Grant issued by the Parish Council. Noted.

### Indication of CIL and S106 funding available for infrastructure projects for 2015/16

Submissions for the use of these funds should be submitted to WDC for collation by the **1<sup>st</sup> September 2014**. Parish Councils are passed 15% CIL raised from developments in their areas and they are responsible for how this is used. An e-mail from Gerard Coll dated 14<sup>th</sup> July 2014 confirms that Lacey Green Parish Council does not have any CIL funds collected. Cllr C Davies queried this statement and will investigate further to establish if this is the case. **CD**

### Invitation from the Chairman of WDC for the Chairman/Mayor of your council and guest to attend a Civic Service to commemorate the beginning of World War 1

Noted.

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

Cllr D Claydon and the Clerk had a meeting with the Local Area Technician on 10th July 2014 to discuss any concerns from the Councillors.

## 10. AN UPDATE ON THE GARDEN OF REST

Cllr D Claydon had requested that the members inspect the old bench at the Garden of Rest to decide on whether the bench should be replaced. **All present agreed** to make this decision in the autumn.

**All present agreed** for Cllrs C Davies and D Claydon to purchase 6 box plants for planting in the Garden of Rest in the autumn. **CD/DC**

Cllr D Claydon reported on the success of the Garden of Rest ceremony and circulated a visitor's book signed on the day with comments for the councillors to read.

Further to a request from the High Wycombe branch of the RBL to lay a wreath at all the War Memorials in the Parish, the Clerk is requested to order 4 wreaths. **All present agreed** that Cllr R Craft is to lay one in Speen, Cllr D Claydon is to lay one in the Garden of Rest, Cllr C Davies is to lay one in Loosley Row and a resident would be asked to lay one in St. John's Church in Lacey Green. **SG/CD/DC/RC**

**All present further agreed** to donate £50 to the RBL to cover the cost of the wreaths. **SG**

## 11. A PROPOSAL FOR LEASING THE PLAYGROUND IN SPEEN.

It was **agreed** to consider a proposal similar to the lease in place for the Lacey Green playground. Cllr D Claydon had circulated a copy of the Lacey Green Playground lease for the members to consider.

**All present agreed** for Cllrs R Craft and C Davies to meet with the Speen Playing Fields Trustees to produce a draft lease document for consideration. **CD/RC**

## 12. PARTICIPATION IN THE B.C.C. DEVOLUTION PROGRAMME

**All present agreed** in principle to participating in the proposed B.C.C. Devolution programme. **SG**

## 13. 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.

## 14. AGENDA ITEMS FOR THE NEXT MEETING

To discuss and decide on a proposal for leasing the playground in Speen. (Cllr R Craft)

To review the Financial Regulations. (Cllr R Craft)

## 15. NEXT MEETING

The next meeting of the Parish Council will take place on Monday 1<sup>st</sup> September 2014 at Lacey Green Village Hall at 7.30pm.

There being no further business to discuss the Meeting closed at 9.35pm.

Chairman.....

Date.....

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