

**LACEY GREEN PARISH COUNCIL MEETING
MINUTES OF THE PARISH COUNCIL MEETING
HELD ON MONDAY 1ST SEPTEMBER 2014 AT 7.30PM
IN LACEY GREEN VILLAGE HALL**

PRESENT

Cllr Mrs C Davies (Chairman)
Cllrs D Claydon, J Sherlock, R Craft, T Molesworth, D Clay and M Hughes
Acting Clerk to the Parish Council – Caroline Page

B.C.C. Cllr C Etholen
WDC Cllr M Foster
2 members of the public

1. APOLOGIES FOR ABSENCE

None were received.

2. MINUTES

The Minutes of the previous meeting of the Parish Council meeting on the 14th July 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. Cllrs C Davies and D Claydon declared an interest in 3 of the Planning Applications for discussion.

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

None

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

District Cllr M Foster explained the rationale behind devolving services to Town and Parish Councils and answered questions from members. He reported that WDC are looking at moving the core functions of the Princes Risborough information offices into the Princes Risborough library. Cllr Foster also addressed the teething problems with the new ANPR parking system in the Horns Lane car park in Princes Risborough. He advised the meeting that the cameras have been re-aligned so that the system will be more efficient, WDC staff have been on hand to address problems and the level of complaints is reducing. Cllr Foster is working to get the Connected Counties Broadband Initiative extended to the areas running off the Hampden Row exchange. This will affect Speen and possibly some areas of Lacey Green.

County Cllr C Etholen reminded the meeting about the meeting on 2nd September with Princes Risborough Town Council concerning devolved services. He also informed members about the Tour of Britain cycle event coming through the area on 12th September, during which there will be rolling road closures in the Princes Risborough area.

6. PLANNING APPLICATIONS

a. New Planning Applications

Case 14/06778/FUL Land adjacent 'The Meadows', Greenlands, Lacey Green, Buckinghamshire.
Erection of 2 x 4 bed detached dwellings with associated parking. *Lacey Green Parish Council has the following comments.*

The proposal is considered to be an over development of the site. Two detached dwellings will appear cramped and be too close to the existing neighbouring property of 'The Meadows'. The site is best suited to one new dwelling only. (Reference Recommendation R7 Lacey Green and Loosley Row Village Design Statement)

The proposed dwellings are two and a half storey, which makes them higher than 'The Meadows'. When approached from the south, along Public Footpath LGN 8, they will have an overbearing impact.

Access is over a single track private drive, without passing places. This private drive already serves three properties. An additional two dwellings will lead to problems of vehicles having to reverse along this drive for access and egress. There is an issue with the ownership of the private drive.

It is noted no garages are provided. The proposed parking arrangements are considered to be insufficient. Four bed roomed properties in this area should provide two spaces per dwelling, plus two visitors spaces. The proposal offers only two spaces per dwelling. The Applicant suggests the shortfall can be made up by vehicles parking in Greenlands. This is totally unacceptable, as Greenlands is already congested. There are reports that refuse vehicles already have difficulty in negotiating Greenlands because of parked vehicles.

There are overhead high tension electricity cables in the proposed private amenity space. The main sewer crosses the site. There is concern regarding the underground sewerage plant. In 1952, when Greenlands was constructed, it had its own sewerage plant on this site. There was no main sewer in the village at that time. At some later date a connection has been made to the main sewer from this site, but it is believed much of the old plant remains underground. It is important the Radio Mast on site is dismantled and removed before any development is allowed.

Case 14/06751/FUL: 1 Graham Cottages, Main Road, Lacey Green, Buckinghamshire HP27 0PL (Amended plans)

Proposal: Householder application for part first floor, part single storey, part two storey front/side extension. Construction of one front and two rear dormer windows in connection with loft conversion. (alternative scheme PP 14/05715/FUL)

The Parish Council have no objections.

Case 14/06815/FUL White Cottage, Main Road, Lacey Green, Buckinghamshire HP27 0QT
Householder application for construction of new entrance and porch to side, alteration to existing side bay window and single storey rear extension.

The Parish Council have no objections.

Case 14/06867/CTREE Lane Farm, Church Lane, Lacey Green, Buckinghamshire HP27 0QX
Remove Beech hedge H1 and H2; fell Beech T4 and T5 and grind stump to below ground level.

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

Case 14/07069/FUL Date 08/08/2014 Expiry Date: 03/10/2014

Address: Widmer Farm Pink Road Lacey Green Buckinghamshire HP27 0PG

Proposal: Extension to existing indoor school, re-siting and extension of isolation stable and re-siting of horsewalker

Cllr C Davies declared an interest and took no part in the discussions.

The Parish Council have no objections.

Case 14/07181/FUL **Date** 21/08/2014 **Expiry Date:** 16/10/2014

Address: Land North-West Of Kiln Lane Lacey Green Buckinghamshire

Proposal: Erection of stable and storage building together with provision of manege with access off Kiln Lane

Cllr D Claydon declared an interest and took no part in the discussions.

Comments: To be Confirmed.

Case 14/07095/FUL **Date** 14/08/2014 **Expiry Date:** 09/10/2014

Address: Highwood Kiln Lane Lacey Green Buckinghamshire HP27 0PU

Proposal: Householder application for alterations to 2 x existing rear facing dormer windows to form glazed Juliet balconies.

Cllr D Claydon declared an interest and took no part in the discussions.

The Parish Council have no objections.

Deadline for comments: 16/09/2014

Case 14/06949/FUL **Date** 11/08/2014 **Expiry Date:** 06/10/2014

Address: Heather Bank Woodway Loosley Row Buckinghamshire HP27 0NS

Proposal: Householder application for replacement of concrete tiles to detached garage roof with natural slate tiles

The Parish Council have no objections.

Case 14/07224/FUL **Date** 27/08/2014 **Expiry Date:** 30.09.2014

Address: Barn at Deep Meadows Farm, Pink Road, Lacey Green, Bucks HP27 0PG

Proposal: Conversion of redundant barn to create two-storey 2-bed dwelling incorporating two storey side extension & alterations.

Deadline for comments: 22/10/2014

The Parish Council have no objections.

b. To Receive Notice of Planning Applications Approved

Case Ref: **14/06810/MIN** *Decision* Application Permitted *Date:* **14/08/2014**

Address: 5 St Peters Close Speen Buckinghamshire HP27 0SS

Proposal: Proposed non-material amendment to permission for Householder application for erection of a two storey rear, two storey side & single storey front extensions following demolition of existing garage/playroom/utility rooms (alternative scheme to p/p 13/05259/FUL) granted under 14/05121/FUL

Case Ref: **14/06919/MIN** *Decision* Application Permitted *Date:* **14/08/2014**

Address: Apple Tree Cottage Flowers Bottom Lane Speen Buckinghamshire HP27 0PZ

Proposal: Proposed non-material amendment to permission for construction of a single storey front extension granted under householder planning ref: 11/07457/FUL

Case Ref: **14/06692/CLP** *Decision* Grant Certificate of Proposed Use *Date:* **13/08/2014**

Address: Keap Cottage Foundry Lane Loosley Row Buckinghamshire HP27 0PA

Proposal: Certificate of Lawfulness for proposed construction of a single storey rear extension with 3 x rooflights over

Case Ref: **14/06867/CTR** *Decision* Not to make a Tree Preservation Order *Date:* **20/08/2014**

Address: Lane Farm Church Lane Lacey Green Buckinghamshire HP27 0QX

Proposal: Remove Beech Hedge H1 and H2; fell Beech T4 and T5 and grind stump to below ground level.

Case Ref: **14/06666/FUL** *Decision* Application Permitted *Date:* **22/08/2014**

Address: Cosy Corner Studridge Lane Speen Buckinghamshire

Proposal: Householder application for demolition of existing caravan including shed and erection of a garden paddock store

Case Ref: **14/06626/FUL** *Decision* Application Permitted *Date:* **07/08/2014**

Address: The Old School Loosley Hill Loosley Row Buckinghamshire HP27 0NT

Proposal: Householder application for the installation of three rooflights to roof over entrance / utility area

Case Ref: **14/06411/FUL** *Decision* Application Permitted *Date:* **29/07/2014**

Address: 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

Case Ref: **14/06777/FUL** *Decision:* Application Permitted

Address: Fiddlers Pocket, 18 Woodbank, Loosely Row, Buckinghamshire HP27 0TS

Proposal: Householder application for construction of single storey rear extension.

Case Ref: **14/06751/FUL** *Decision:* Application Permitted

Address: 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. Construction of two rear dormer windows in connection with loft conversion (alternative Scheme to PP 14/05715/FUL)

Case Ref: **14/06707/FUL** Decision: Application Permitted
 Address: 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.

C. To Receive Notice of Planning Applications Refused

None

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

VAT

s/o	Maintenance	PRTC 05/10- Maintenance duties	£ 277.00	£55.40	£332.40
s/o	Clerks fees	S Griffiths - Aug Salary	£ 438.67		£438.67
s/o	Risk Assess	K Dobson - Risk Assessment Duties (July)	£ 27.55		£27.55
1456	Garden of Rest	Poppy Appeal - 4 wreaths for WWI centenary	£ 100.00		£100.00
1457	Hire of Hall	Speen Village Hall - hall hire 14th July	£ 20.00		£20.00
1458	Parks	TBS Hygiene Ltd - Collection of dog waste 02/05/14-25/07/14	£ 28.60	£5.72	£34.32
1459	Garden of Rest	Thames Water - 13/5/14-11/08/14	£ 7.27	£1.45	£8.72
1460	Admin	Mazars - Annual Audit fee	£ 200.00	£40.00	£240.00
1461	Admin	S Griffiths - Postage exps 01/8/14 - 31/8/14	£ 31.50		£31.50
1462	Clerks fees	HMRC - PAYE Jul, August, Sept	£ 9.40		£9.40
1463	Garden of Rest	PR Market Management - Hire of 3 marquees for opening ceremony	£ 30.00		£30.00
s/o	Maintenance	PRTC 06/10- Maintenance duties	£ 277.00	£55.40	£332.40
s/o	Clerks fees	S Griffiths - Sep Salary	£ 438.67		£438.67
s/o	Risk Assess	K Dobson - Risk Assessment Duties (August)	£ 27.55		£27.55
s/o	Cllrs Allowances	D Claydon - Q2 Expenses	£ 25.00		£25.00
s/o	Cllrs Allowances	C Davies - Q2 Expenses	£ 25.00		£25.00
s/o	Cllrs Allowances	D Clay - Q2 Expenses	£ 25.00		£25.00
s/o	Cllrs Allowances	T Molesworth - Q2 Expenses	£ 25.00		£25.00
s/o	Cllrs Allowances	M Hughes - Q2 Expenses	£ 25.00		£25.00
s/o	Cllrs Allowances	R Craft - Q2 Expenses	£ 25.00		£25.00
s/o	Cllrs Allowances	J Sherlock - Q2 Expenses	£ 25.00		£25.00

Receipts -Lloyds TSB - Bank Interest £1.69

Bank Balance £55,323.65 (allowing for the above entries).

The receipts for August and payments for August and September were examined by the Council.

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

Cllr R Craft proposed paying an amount of £ 100.00 for 4 wreaths to the Poppy Appeal. Cllr J Sherlock seconded the motion and **all present agreed**.

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.

Page 26/14

8. CORRESPONDENCE RECEIVED BY THE PARISH COUNCIL

Request for Grant from Prestwood & Great Missenden Community First Responders

All present agreed to include this request in Estimates in November. The Clerk was requested to reply stating that the Parish Council is giving their consideration to the request and asking for a copy of the organisation's latest accounts.

Risk Assessment

There were no high risk items on the Risk Assessment Report.

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

Cllr D Claydon is due to meet with the Local Area Technician on 4th September 2014 to discuss any concerns from the Councillors.

Cllr J Sherlock reported several potholes in Westlands Road. Also the surface of Studridge Lane in Speen is becoming a problem again, and the turning into Monkton Way is in a poor state.

10. AN UPDATE ON THE GARDEN OF REST

It was agreed to collect and store the wooden crosses for future use, and to ask the maintenance team to remove and dispose of the wreaths.

It was agreed to remove this item from future agendas.

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**

The Chairman suggested that the Trustees obtain a costing for replacing the play equipment suitable for the existing age group

It was agreed to include this item on next month's agenda.

12. THE PROPOSED REVISIONS TO THE PARISH COUNCIL WEBSITE.

Cllr J Sherlock proposed that the revisions to the website as circulated to members are adopted. Cllr C Davies seconded the motion. A vote was taken and **all present agreed**.

13. SPEEDING ALONG THE MAIN ROAD AND EXPLORE THE POSSIBILITY OF TRAFFIC CALMING.

A copy of the email from a resident concerning speeding by a bus through the village will be forwarded to County Councillor Carl Etholen by Cllr J Sherlock. Various methods of traffic calming were discussed but it was agreed that most are not suitable for the village because of the lack of street lighting. Cllr D Clay offered to investigate a VAS system with a smiling face/grimacing face which he had seen in operation in Germany.

14. REVIEW OF THE FINANCIAL STANDING ORDERS

Cllr R Craft will forward the reviewed Standing Orders, which are based on NALC's recommendations, to members for discussion at the next meeting.

15. REPORTS FROM COUNCILLORS ON MEETINGS THAT THEY HAVE ATTENDED.

Cllr J Sherlock reported on a WDC meeting concerning the Local Plan which he had attended.

Page 27/14

16. 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)

To receive the Auditors report on the Annual Return

17. NEXT MEETING

The next meeting of the Parish Council will take place on Monday 13th October 2014 at Speen Village Hall at 7.30pm.

There being no further business to discuss the Meeting closed at 10.10pm.

Chairman.....

Date.....

