



BLEDLOW-CUM-SAUNDERTON PARISH COUNCIL

Minutes of the Parish Council Meeting held in Bledlow Ridge Village Hall on Thursday
7th April 2016 at 7.30pm

Present: Councillors S Bird, M Blackwell, S Breese (Chairman), P Castle, N Cox, A Lord, S Reading and A Sage; County Councillor and District Councillor C Etholen
Clerk: Jocelyn Cay
Two members of the public

1. Apologies for absence

Apologies were received from Councillor June Butler.

2. To approve the minutes of the meeting held on 3rd March 2016

2.1. Following discussion the chairman amended minute 5 "Applications for Grants" to read:

*"An application from the Bledlow Queen's 90th Birthday Celebrations (BQ90BC) Chairman, Mr Bob Uglow, had been received and he attended the meeting to explain that the celebrations were to be held in Bledlow to celebrate the Queen's 90th Birthday. Activities to include a Pageant and Tea Party. Cllr Lord proposed a sum of £500 towards the costs **and £500 for each of the other wards for similar events should they so apply for it and this was seconded by Cllr Nigel Cox"***

2.2. The minutes were then approved and signed by the chairman as a true record. Acceptance was proposed by Cllr Andrew Sage and seconded by Cllr Anthony Lord.

3. Neighbourhood Plan

3.1. The minutes from the Neighbourhood Plan Working Group were received and acknowledged.

3.2. Cllr Breese explained that the Neighbourhood Plan budget currently includes a provision of £1,200 for NPIERS to perform a pre-check of the plan prior to submission to the planning inspector. It was reported that the Longwick Neighbourhood Plan had used NPIERS for a similar check and that their plan had subsequently failed. It was suggested that the pre-check with NPIERS should not be done allowing the budgeted £1,200 to be spent elsewhere on the Neighbourhood Plan project. Reassurance was given that the plan would still be screened by Wycombe District Council and other parties before submission. The proposal was unanimously agreed.

3.3. A Working Group meeting regarding the Bledlow Ridge settlement boundary took place in March. It was not a public meeting however a few members of the public had been invited to attend. Councillors reported being approached by other members of the public regarding the meeting but they were unable to provide answers as they had been unaware of the meeting. The Neighbourhood Plan Team agreed to keep councillors better informed in the future.

3.4. Some concerns were raised regarding the accuracy of information on the consultation exhibition posters which are now available on the parish council website. In response Luca Guerzoni was invited to talk the council through the process of how comments are received, logged and acted upon. He also outlined the next steps and key dates for the Neighbourhood Plan, particularly how the Draft Neighbourhood Plan will be sent to councillors by the clerk, along with a comments form, prior to the May parish council meeting where it is hoped the Draft Plan will be approved.

4. Member of the public invited to address the council

A complaint was received regarding the hedges along the stretch of road between Wigans Lane and Chinnor Hill as they are currently very overgrown and encroaching upon the highway. It is thought that landowners are responsible for cutting the hedges and it was reported that Buckinghamshire County Council (BCC) have recently written to landowners along Chinnor Road to this effect. Councillor Nigel Cox reported that he had already taken up the issue of hedges on Chinnor Road with BCC and he has not

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received a response. County and District Councillor Carl Etholen agreed to follow up the matter.

Action: Cllr Etholen

5. Planning matters

5.1. Current applications were discussed and responses approved.

5.2. *Rocworth House* - The clerk reported that an enquiry has been submitted to Wycombe District Council (WDC) regarding a possible breach of planning permission by a new walled frontage and several new outbuildings at Rocworth House, Chinnor Road, Bledlow Ridge. The issue has been acknowledged by WDC who will conduct a site visit within 10 days. The clerk will consolidate any councillor comments or complaints and forward them to the compliance officer at WDC.

Action: Councillors and Clerk

5.3. *Saunderton Vale* – Cllr Mike Blackwell expressed his concerns about the approval of a planning application at 31 Saunderton Vale as the development reduces the size of the footpath, impacts visibility at a pinch point on the highway and goes against original layout plans approved for the site. Cllr Carl Etholen agreed that it seemed an unusual decision and agreed to investigate the reasoning behind the approval.

Action: Cllr Etholen

5.4. *West Yard* - Cllr Mike Blackwell informed the council of the history of the West Yard site in Saunderton and of the alleged presence of pollution and underground structures discovered during recent demolition work. Cllr Blackwell has contacted several parties including WDC, the Health and Safety Executive (HSE), the Environment Agency (EA) and Network Rail regarding the safety of the site. Cllr Nigel Cox reported that he has also contacted WDC with respect to the possibility of contaminated water running off the site. Given the potential seriousness of the issues it was agreed that councillors should submit thoughts and comments to the clerk in order for letters to be composed and sent to the relevant authorities including the local MP.

Action: Councillors and Clerk

5.5. *Bledlow Cars* - The clerk informed the council that a letter had been written to WDC regarding the issues previously raised.

6. Applications for grants

No applications received

7. Authorisation of payments

The payments were unanimously agreed following proposal by Cllr Nigel Cox and seconded by Cllr Andrew Sage.

Cheque No.	Payee	Description	Net Amount	VAT	Total
100573	Julie Bunker	March salary	£458.33		£458.33
100574	Julie Bunker	Expenses (March)	£50.58	£1.00	£51.58
100575	Bledlow Ridge Village Hall	March PC meeting	£35.00		£35.00
100576	Jocelyn Cay	March salary	£458.33		£458.33
100577	TBS Hygiene Ltd	Bin emptying (February)	£22.80	£4.56	£27.36
100578	Bledlow Village Hall Committee	Queen's 90 th Birthday Celebration grant	£500.00		£500.00
100579	Society of Local Council Clerks	Jocelyn Cay membership and joining fee	£111.00		£111.00
100580	Bucks Playing Field Association	Annual subscription	£20.00		£20.00
100581	Mick Evins	Postage costs	£4.99		£4.99
100582	WDALC	Annual subscription	£10.00		£10.00
100588	Society of Local Council Clerks	Jocelyn Cay ILCA training fee	£99.00	£19.80	£118.80
	Subtotal		£1,770.03	£25.36	£1,795.39
Neighbourhood Plan Expenditure					
100583	Adlamrepo	Printing	£387.80	£77.56	£465.36
100584	Bledlow Ridge Village Hall	Meeting 16/03/2016	£35.00		£35.00
100585	Luca Guerzoni	Expenses for NP meetings	£45.54	£6.05	£51.59
100586	Engage Planning	Survey report	£2,360.65	£472.13	£2,832.78
100587	Bledlow Ridge Village Hall	Meeting 23/03/2016	£35.00		£35.00
	Subtotal		£2,863.99	£555.74	£3,419.73
	Total for month		£4,634.02	£581.10	£5,215.12

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8. Acceptance of John Lawrence's quote for the cutting of parish and churchyard grass in 2016

- 8.1. The quote of £268.00 was unanimously accepted. It was noted that John Lawrence does not have the correct level of public liability insurance and therefore should probably not cut grass next to highways. In relevant areas this should fall under the remit of the devolved services agreement with Princes Risborough Town Council. The clerk will fully investigate the devolved services agreement and make any necessary arrangements with Princes Risborough Town Council and John Lawrence.
Action: Clerk
- 8.2. The chairman also asked the clerk to start work on a comprehensive plan to maintain street signs and related issues as the Parish Council is currently spending less than the value of the grant from Wycombe District Council for such work.
Action: Clerk

9. Sandpit Lane/Phoenix Trail

Cllr Stephen Reading reported that funding of £7,360 had been secured at the recent LAF meeting to be used towards improving safety where the Phoenix Trail crosses Sandpit Lane. The estimated total cost of the project is £11,360. It was resolved that the remaining £4,000 be funded by the parish council from CIL funds. Proposed by Cllr Nigel Cox and seconded by Cllr Andrew Sage.

10. To approve Jocelyn Cay as the new primary user for HSBC accounts

- 10.1. This was agreed by all. Cllrs Nigel Cox and Andrew Sage will sign the bank mandate form accordingly and return to the clerk as soon as possible.
Action: Cllrs Cox and Sage
- 10.2. The acquisition of a debit card for the clerk and the setting-up of online banking was discussed and unanimously agreed in principle providing there is a spending limit on the debit card and that online transactions still require approval by two of the signatories. The clerk will look into the procedures for arranging this.
Action: Clerk
- 10.3. It was suggested that there should be monthly monitoring of the bank accounts and therefore the clerk will henceforth prepare a separate monthly finance report for the council.
Action: Clerk
- 10.4. It was agreed that the historic TSB account with a current balance of approximately £9.00 could be closed.
Action: Clerk

11. To note the error in the precept request for 2016/2017

It was acknowledged that an error was made in the calculation of the precept for 2016/2017. The precept was mistakenly raised to £18,362.81, an increase of £1,305.58 on 2015/2016, due to miscalculations and the addition of the Council Tax Support (CTS) grant that was not anticipated to be in place for 2016/2017. The precept calculations for 2017/2018 should therefore be re-based on the increase in the Parish's housing stock since 2015/2016.

12. To resolve to commission the Annual Safety Inspection of Meadow Styles play equipment organised by Wycombe District Council

This was unanimously agreed.

13. Meadow Styles

Cllr Andrew Sage had nothing to report. It was noted however that the clerk should receive monthly feedback from the parent group but that this had not been happening. Cllr Andrew Sage to provide the clerk with the relevant contact details.
Action: Cllr Sage

14. Correspondence, reports and issues from councillors and clerk

- 14.1. An email has been received from Lacey Green Parish Council requesting that three properties located to the west of the A4010 that are currently within the Lacey Green parish be moved into the Bledlow-cum-Saunderton parish. The council agreed this was sensible and had no objections. The

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clerk is to respond with a suggestion that the boundary between the parishes should be moved to run along Shootacre Lane to the A4010 and then along the A4010.

Action: Clerk

- 14.2. Following the submission of the letter from Cllr Sue Bird regarding the Princes Risborough Town Plan (attached) it was requested that this and any future official parish council correspondence letters should be included in the meeting papers and minutes.

Action: Clerk

- 14.3. Councillor Carl Etholen reported that an action group, BANG, had been set up against the proposed Princes Risborough bypass.

- 14.4. Councillor Mike Blackwell informed the council that Bradenham Parish Council have received government funding in relation to HS2 and the impact upon the A4010 during the construction phase. It has become apparent that Bledlow-cum-Saunderton Parish Council missed several opportunities to join the HS2 action group that also includes West Wycombe and Princes Risborough councils. The clerk has already contacted the Bradenham clerk to request further information but will also contact West Wycombe and Princes Risborough to investigate if Bledlow-cum-Saunderton are still able to join the group.

Action: Clerk

- 14.5. Councillor Sue Bird reported that she has received queries regarding stickers on the Bledlow village signs which read "Home of Rock".

- 14.6. Councillor Nigel Cox raised the issue of the entry signs in Skittle Green, Bledlow that need attention. This is already on the clerk's agenda.

- 14.7. Councillor Stephen Reading reported an issue with litter in Bledlow. Councillor Carl Etholen is to investigate what the regime is regarding litter clearance.

Action: Cllr Etholen

- 14.8. Councillor Carl Etholen advised that any street parties planned for the Queen's 90th Birthday would not be subject to the usual fees for road closures.

- 14.9. Councillor Carl Etholen reported that the CEO of Buckinghamshire County Council has now retired.

- 14.10. The clerk informed the council that the AGM of the Rural Community Defibrillator Group will be held on Wednesday 13th April at the Princes Risborough Golf Club.

- 14.11. The clerk informed the council that Chinnor Road would be closed for a time on Sunday 24th April due to the Bledlow Ridge Off-Roader running event.

15. Next meeting, including the Annual Parish Meeting

It was proposed that the Annual Parish Meeting be held at **7.00pm on Wednesday 4th May at Bledlow Village Hall** immediately followed by the Parish Council meeting which will in turn be followed by an extraordinary meeting in respect of the Draft Neighbourhood Plan. Cllr Sue Bird proposed and this was seconded by Cllr Paul Castle.

Signed.....

Date.....



BLEDLow-CUM-SAUNDERTON PARISH COUNCIL

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Via Email

Dear Sirs

Bledlow-cum-Saunderton Parish Council have considered the Princes Risborough Draft Plan Consultation Document, and wishes raise with WDC a number of issues which both directly and indirectly impact on the Parish of Bledlow-cum-Saunderton.

The main concerns are the projected development of 2500 houses, and the impact that will have on both the environmental and logistical infrastructure of all surrounding parishes, and the re-establishment of the bypass which was dismissed as unnecessary in the previous rounds of consultation.

The vision for the Plan seems limited to the remit of Princes Risborough and its residents. It should also pay regard to the surrounding communities which both rely on it for essential services but also provide an important rural hinterland for the town with open countryside and quiet roads which can be utilised for recreational purposes by the town's residents. The loss of this quiet rural character would be to the detriment of the town.

The Plan has been put together without any consultation with this Parish Council even though there are parts of it which affect land within our boundaries; this is surely against all the intent of the Government's localism legislation and an affront to the democratic rights of our community.

In the meantime we would like to bring the following to the attention of WDC regarding the local and wider impact of its proposed development.

1. An additional 2500 houses in Princes Risborough is an increase of 70%, which will affect nearby areas in many ways. Residents in Bledlow-cum -Saunderton use the facilities in Princes Risborough, such as secondary schools, doctors' surgeries and shops, and whilst improving these facilities would be beneficial to people in the surrounding districts, the Plan would need to take into account the projected populations in these areas as well as that in Risborough.
2. In the previous consultation, your consultants concluded that plans for a new bypass would not be required as it was only necessary to cope with traffic generated from the new development. This current consultation poses a quite different scenario, that a bypass or relief road is required to remove traffic from the town centre and reduce congestion. In addition, goods vehicles over 3.5 t would be prevented from going through the town.

A number of possible routes are shown for the bypass, and the information on routes in the plans submitted is not clear, however, it appears that the safeguarded route for the new road and the indicative plan for the required highway changes include Shootacre Lane, the reason for which is financial.

3. Shootacre Lane is in the Chilterns Area of Outstanding Natural Beauty and part of the Chilterns Cycleway, and if the lane were to be upgraded or a bypass built in the farmland to the east, it would have the effect of producing two main roads in the area of the valley between the Whiteleaf ridge to the east of Princes Risborough and Hemley Hill to the west, where at present there is only one; this would affect the protected landscape. This plan would result in an extremely high increase in traffic flows and hence noise levels along Shootacre Lane, would make entry and exit to the 42 houses in this road very difficult, and safety for residents would be severely compromised. In addition, some houses in Horsenden Lane and Bledlow Road Saunderton which are also in the Bledlow-cum -Saunderton parish would also be radically affected.

The Consultation report also shows options of the road running through the farmland to the east of Shootacre Lane. Whilst this would not cause as much noise for the residents as the Shootacre Lane route, it would still increase noise levels at the houses by a significant amount. However, should the bypass scheme go ahead, the Parish Council would urge that this option is chosen rather than that of Shootacre Lane itself.

Options 12 and 17 in the report show a road passing through the countryside to the west of the railway. This would pass through some of the open countryside in the Bledlow-cum -Saunderton area, where it would significantly compromise the rural landscape, and would be unacceptable to the Parish Council and its residents who have voiced for their own Neighbourhood Plan their desire that the area remains rural with open views.

The effect of any by-pass route needs to be assessed for such routes in Bledlow-cum-Saunderton particularly Lee Rd, Bledlow Rd, Oddley Lane and the Upper Icknield Way.

4. The line of any new bypass is likely to form the future boundary of Princes Risborough just as the railway has for over 100 years. This again will encourage Princes Risborough to grow further, and further encroach on the AONB.
5. The A4010 between Princes Risborough and the West Wycombe/Pedestal Garage roundabout (part of which passes through the Bledlow-cum -Saunderton area) is regularly subject to congestion or accidents resulting in drivers looking for alternative routes. If traffic is speeded up around Princes Risborough the congestion may increase, causing some minor roads in the area to be used by higher volumes of traffic which, for example, may cause problems for the Upper Icknield Way, Haw Lane and the heart of Bledlow Ridge village. This should be considered by the Plan as well as the effects on Princes Risborough.
6. The wider impact of the development from housing and the increased commercial activity on the traffic flow on the B4009, through Chinnor and the various pinch points that already exist there, would be problematic. We assume that WDC has informed Oxfordshire of their development proposals as the traffic flow through Chinnor and west to the M40 will be severely affected.
7. Use of the waste facility at Wigans Lane would also be increased with an increase in population in Princes Risborough, which would also impinge on the amount of traffic on the smaller roads leading there.

The Bledlow-cum -Saunderton Parish Council object to the current Plan in its scope and impact and are extremely disappointed that they were not specifically consulted regarding the proposed bypass especially the proposed route along Shootacre Lane. This is totally unacceptable and inconsistent as, on the Plan's own admission, Shootacre Lane is 'an area affected by the plan' even though it is part of Bledlow-cum-Saunderton and not Princes Risborough Parish. Should plans for the bypass be realised, the Parish Council would urge the planners to adopt the alternative route through the field to the east of Shootacre Lane not the lane itself. The Parish Council would also request that they would be involved in the process of decision making at that time.

In short we urgently request that WDC reviews this Plan which we consider unworkable in its current form, consults more widely with the neighbouring councils that are impacted and takes into account the wishes of the residents as expressed in their Neighbourhood Plans generated through the Government's Localism Act.

Yours faithfully

Julie Bunker

Clerk to the Parish Council