

BLEDLOW-CUM-SAUNDERTON PARISH COUNCIL

**Minutes of the Parish Council Meeting held in Bledlow Ridge Village Hall on Thursday,
2nd February 2014**

Present: Cllrs Breese (Chairman), Britnell, Butler, Cox, Hojer, Reading, Stallwood, Taylor and Stone.
County Cllr. Etholen

Ten members of the public.

Apologies for Absence: None.

Minutes of the last Meeting

The minutes of the meeting held on 2nd January 2014 were signed as a true record following a proposal by Cllr. Butler seconded by Cllr. Britnell.

Matters Arising

Solar Farm

The Chairman told the meeting that WDC had extended the deadline for Parish Council comments until 14th March, and that there will be a full debate and the Parish Council's determination of the planning application at the next meeting on 6th March.

Representatives of the Solar Park Action Group and Hive, the developers, will be invited to put their cases to the meeting, with a speaking limit of five minutes for each side. The Chairman said that he would impose an absolute speaking limit of ten minutes if a particular new point is being made.

Traffic Calming/Road Maintenance

Cllr. Cox had met Mr. Taylor of TfB on site in Bledlow Ridge to discuss and hopefully agree locations for the two VAS, one at each end of the 30mph speed limit.

Cllr. Cox said that the eventual locations would not be exactly as wanted by the Parish Council, but he was confident that the situation would be agreed satisfactorily. A further site meeting is planned, and there is no doubt that County Council funding is assured.

Cllr. Cox also said that Mr. Taylor had no knowledge of a facilities base for a speed camera on Bledlow Ridge.

There are still pothole problems in our Parish, with a particularly serious one in Perry Lane that had been reported to TfB by a local resident.

Surprise was expressed at the decision by TfB to resurface Haw Lane from the 30mph limit to the A4010. It was agreed that the surface appears to be satisfactory, and that the resources would be better spent refurbishing the rumble strips on the A4010 near the Haw Lane junction. The Clerk would report this concern to TfB.

The Chairman again asked County Cllr. Etholen to arrange for the Clerk to be sent copies of the road maintenance schedules.

Alleged Highway Encroachment

The Clerk said that he had emailed Mr. Akram at BCC about this matter, but had had no reply. Mr. Akram is the BCC officer who had lodged an objection to the location of the proposed village shop sign on what he claimed to be part of the highway.

The reported lack of response prompted Cllr. Britnell to complain that he, too, had not had replies from BCC about matters he had referred to them. County Cllr. Etholen said that he would investigate and report back.

Faster Broadband

Cllr. Britnell told the meeting that the BT-led survey process had been completed. The disappointing outcome is that about 84% of the Parish would not benefit from the faster broadband project because the distances involved in routing fibre optic cables to the nearest cabinets would not be cost effective. There are no current plans to change this position.

Cllr. Etholen said that he would take up the Parish Council's case with a view to a change of plan.

Planning Matters

Hemley Hill

The Chairman invited Mrs. Bird, one of the Hemley Hill Action Group (HHAG) present to address the meeting.

Mrs. Bird said that WDC had taken extensive legal advice as to whether the new planning application should be thrown out or determined and had been told that new planning rules gave no option but to determine the case. There is currently only one person occupying the illegal site and it is believed that she will leave shortly. Mrs. Bird urged the Parish Council to object to the new application as little had changed from the original, although it could be argued that with four proposed pitches and auxiliary buildings occupying a lesser area, there would be a greater occupation density.

The Clerk was asked to obtain a plain English explanation from Mr. Power at WDC of the requirement under 'new rules' to determine the new application and to give his opinion on how the new application could affect the current legal order to vacate the site by 15th January 2015.

After further discussion the meeting agreed unanimously to object to the new planning application on grounds much as before, but reflecting the current situation and the views of the HHAG. The Clerk would draft the Parish Council's submission to WDC, liaising with Mrs. Bird as appropriate, and get the objection to WDC by the 12th February deadline.

Parish Council Decisions

13/08050/FUL OS Parcel 2050, Holly Green, Bledlow

Change of use of agricultural field for erection of two stable buildings for equestrian use.

Applicant: Miss H. Matthews

Resolved: Objection. Prefer the stables to be in the applicant's garden, not in the open field.

- 13/08104/FUL The Chiltern Hotel, Wycombe Road, Saunderton
Change of use from hotel to residential dwelling
Applicant: Mr. A. Akhtar
Resolved: Objection. Building too large for single occupancy and if divided into flats or apartments would result in additional traffic entering the already busy A4010. Loss of amenity and employment also a concern.
- 13/08157/FUL Hemley Hill, Upper Icknield Way, Saunderton
Change of use of land for private gypsy/traveler site for four families including the stationing of four mobile homes, four touring caravans and four utility buildings (retrospective)
Applicant: Messrs. Doran
Resolved: Objection. Refer to minuted discussions above. The full Parish Council submission to WDC is appended to these minutes.
- 14/05021/FUL Holly Green Farm, Sandpit Lane, Bledlow
Erection of two replacement agricultural storage buildings
Applicant: A. J. Walker Farms Ltd.
Resolved: No objection, but previous application for solar panels not listed in Site History.
- 14/05098/FUL Ridge Farm, Upper Icknield Way, Saunderton
Erection of detached four-bed dwelling with associated car parking.
Applicant: Mr. & Mrs. L. Bovingdon
Resolved: Objection. Permission granted already for a temporary dwelling that the proposed new dwelling would replace, leading to creeping urbanization of the AONB.
- 14/05117/VDN Capel House, Chinnor Road, Bledlow Ridge
Variation of condition 01 of W/88/5968 to remove the requirement of Agricultural Occupancy only.
Applicant: Mrs. E. Goddard
Resolved: Objection. The dwelling has been extended to a size arguably incompatible with agricultural occupancy. The remaining agricultural land would or could itself require appropriate dwelling requirements.
- 14/05115/FUL Lodge Hill Close, Routs Green, Bledlow Ridge
Erection of single-storey side extension, single-storey rear extension, re-tiling of roof with raising of chimney & replacement windows, single-storey side/rear extension & detached double garage to front.
Applicant: Mr. R. Wooster
Resolved: Objection. Proposed extension would appear to lead to a breach of the 50% rule.

Wycombe District Council Decisions

- 13/07612/FUL Donnington, Bledlow Road, Saunderton
Construction of front porch, single-storey side extension, first floor rear extension and fenestration alterations.
Applicant: Mr. & Mrs. U. Vince
PERMISSION GRANTED

- 13/07721/FUL St. Ives, Perry Lane, Bledlow
Construction of single-storey side extension.
Applicant: Mr. & Mrs. C. Barlow
PERMISSION GRANTED
- 13/07731/FUL St. Ives, Perry Lane, Bledlow
Retention of detached outbuilding falling within use class B1a (Office)
Applicant: Mr. & Mrs. C. Barlow
PERMISSION GRANTED
- 13/07741/FUL Azile, Sandpit Lane, Bledlow
Conversion of integral garage. Roof/two-storey rear extension to create additional roof accommodation incorporating three dormer windows. Construction of detached garage to side and relocation of oil tank.
Applicant: Mr. A. Carter
PERMISSION GRANTED
- 13/07757/ADV The Country Store, Chinnor Road, Bledlow Ridge
Display of one non-illuminated pole hanging sign.
Applicant: The Country Store
PERMISSION GRANTED
- 13/07799/FUL Willowbrook House, 4 Trout Hollow, Saunderton
Erection of garden wall, boundary wall
Applicant: Mr. M. Borrelli
PERMISSION GRANTED
- 13/07824/FUL Owlswood, Hill Top Lane, Chinnor
Construction of single-storey rear extension.
Applicant: Mrs. Sommerhalder
PERMISSION GRANTED
- 13/07857/MIN Cheriton, Chinnor Road, Bledlow Ridge
Proposed non-material amendment to permission for construction of single-storey front porch and rear utility extension and roof extension and alterations to include three front and three rear dormers in connection with roof conversion, front and rear gables and new chimney under Ref 05/05859/FUL.
Applicant: Mr. A. Gowers
PERMISSION GRANTED
- 13/07961/FUL Foxgloves, Routs Green, Bledlow Ridge
Construction of single-storey lean-to garden store.
Applicant: Mr & Mrs. T. Tipper
PERMISSION GRANTED

Cllr. Cox said that he continued to be concerned that WDC had determined Application 13/07857/MIN without consultation, and asked the Chairman to request the Clerk to obtain an explanation. The Clerk would do so.

Financial Matters

Payments

The following payments were approved following a proposal by Cllr. Stone and seconded by Cllr. Hojer..

Cheque No.	Payee	For	Amount £
100390	C. Putnam & Sons Ltd.	BVH Car Park (Final Payment)	4160.00
100391	Bledlow Ridge Village Hall	Hire of Hall	35.00
100392	M. J. Evins	Salary & Expenses	441.95
100393	TBS Hygiene Ltd	Bin Emptying	27.36
100394	Lawrence Landscapes Ltd.	Install Swing/Cut Back Hedges	30.00
100395	Trustees of Meadow Stiles	Playground Rent	10.00
100396	Four Seasons Tree Care Ltd	Work at Studmore Pond	1608.00
100397	Bledlow Ridge village Hall	Grant for Roller Blinds	310.00
100398	Risborough Area Comm. Bus	Grant towards Running Costs	500.00
100399	Cheque Cancelled	Grant for The Parish Messenger	
100400	Contact	Grant towards Production Costs	250.00
100401	S. Heggie	Grant towards Station Bookcase	100.00
Total			7472.31

Applications for Grants

Grants were awarded as follows, and are further specified in the above schedule of approved payments;

Bledlow Ridge Village Hall	£310.00	*Advance on next year's grant allocation.
Risborough Area Community Bus	£500.00	
The Parish Messenger	£250.00	*Note cheque made out to incorrect payee Should be Bledlow PCC.
Contact	£250.00	
Mr. S. Heggie	£100.00	

Sundry Parish Matters

Meadow Stiles Playground

Mrs. Susanne Smith had submitted a list of work she considered necessary, and the Clerk and Cllr Butler had inspected the Playground and recommended the following:

Replacement Baby Swing	Approx. Cost £250.00
Various landscaping/filling holes	Approx. Cost £130.00
Sand for Sandpit	Approx. Cost £200.00
Bark for Garden Beds	Approx. Cost £70.00
Filling Car Park Potholes	No immediate action as area outside Parish Council's remit. Clerk to write to trustees to seek permission.

The Clerk asked the Council to endorse a discretionary spend of £300 without recourse to formal

authorization. This request was agreed, subject to clearance by either the Chairman or Vice Chairman.

The Clerk further asked Mrs. Smith, through the Chair, to request that her local playground inspector copy him (the Clerk) in on all inspections made.

Byway Open to all Traffic BOAT 92

To note that BCC have made an order temporarily to close BOAT 92 from November to May each year until further notice without recourse to having to make an order every year.

Correspondence

Wycombe District Council- Local Plan Consultation

The document was passed to Cllr. Stone for his review and report back.

Any Other Business

HS2 Construction Traffic Routes

Proposed routes for construction route traffic have been published for consultation. The deadline for comments is 27th February and the Clerk undertook to submit comments on behalf of the Parish Council.

Defibrillator

A local resident had contacted the Parish Council to ask whether there are any plans for acquiring a defibrillator and for training operators.

Cllr. Cox suggested that Mrs. Susanne Smith is ideally qualified to advise the Parish Council on this matter. Mrs. Smith kindly agreed to put together her thoughts on the issue.

West's Yard

Cllrs. Reading and Stallwood and County Cllr. Etholen had all attended the recent exhibition of proposals for the redevelopment of West's Yard.

The site proposals are for forty mixed-size dwellings, but no business allocation. The site would appear to be overdeveloped, and there are no plans to accommodate overspill station car parking, as requested by the Parish Council. There also appears to be a proposal to move the site access further up Slough Lane.

It was agreed that nothing more need be done until a planning application is received.

Ditch Clearance

In his report to the parish magazines, the Clerk would publicise the advice from BCC that landowners with land adjoining the highway are responsible for ensuring that road surface water is allowed to be drained into suitable run-off ditches. The County Council has the duty to ensure that this responsibility is discharged.

Date of Next Meeting

The Chairman invited questions from the members of the public present, and five were taken and answered. There then being no other business , the Chairman closed the meeting at 9.35pm.

The next meeting of the Parish Council will be held in Bledlow Village Hall starting at 7.30pm on Thursday, 6th March 2014.

Signed.....(Chairman).....(Date)