

# BLEDLOW-CUM-SAUNDERTON PARISH COUNCIL

## Minutes of the Parish Council Meeting held in Bledlow Village Hall on Thursday, 6<sup>th</sup> March 2014

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**Present:** Cllrs Breese (Chairman), Britnell, Butler, Cox, Hojer, Reading, Stallwood, and Taylor.

Sixty-Four members of the public.

**Apologies for Absence:** County Cllr. Etholen.

Despite having been especially asked to attend the meeting because of the proposed solar farm discussion, no apologies for his absence had been received from District Cllr. Angell.

### **Minutes of the last Meeting**

Cllr. Cox queried the grant payment of £100 to Mr. Heggie as it had been his understanding that he would source the bookcase in question and claim the money from the Parish Council. The Clerk accepted that the cheque had been issued in error, and Cllr. Cox agreed to ask Mr. Heggie for a refund.

The minutes of the meeting held on 6<sup>th</sup> February 2014 were then signed as a true record following a proposal by Cllr. Butler seconded by Cllr. Britnell.

### **Matters Arising**

#### ***Solar Farm (Planning Debate)***

The meeting was attended by more than 60 residents as well as the planning officer for Wycombe District Council, Richard White. The Solar Park Action Group put forward the case for rejecting the application, including the fact that there was overwhelming local public opposition (over 95% of those in the Parish registering their views). Unfortunately neither Hive nor the owners of the land involved were present to answer the various questions raised by the Council and the public. Hive had indicated at the last minute that no-one was available to attend.

After reviewing the documents, listening to comments from the floor and taking a straw poll from the public (63 against, 1 abstaining) the Parish Council voted, unanimously, to oppose the application. The grounds for opposition include the following, and the full text of the Parish council's submission to WDC is contained in the appendix to these minutes.

1. The scale of the development is disproportionate to its surroundings.
2. It would urbanise an area of rural tranquillity, where many alternative brownfield sites are available as illustrated on Hive's own web-site.
3. The development would harm significant heritage assets, and in particular the 4 listed buildings in the immediate vicinity.
4. Access to the site along winding and unclassified roads would be impractical and potentially dangerous. This view was supported by Bucks County Council.
5. Screening would be of limited impact, would take years to grow and would be ineffective for much of the year.

6. There were concerns about drainage, soil quality and the impact on wildlife which had not been properly addressed by the developer.

The case officer will now prepare his report for the Planning Committee of Wycombe District Council to review. The earliest that the Planning Committee can meet will be 9<sup>th</sup> April, but it may be considered instead at a meeting in May or June.

### ***Hemley Hill***

It was noted that the Parish Council's objections to the new planning application for a traveller site at Hemley Hill had been sent to WDC.

### ***Traffic Calming/Road Maintenance***

The Clerk will contact the Local Area Technician and TfB to express the Parish Council's concern that the lower section of Haw Lane down to the A4010 remains seemingly unnecessarily scheduled for resurfacing in April.

A resident in Chinnor Road, Bledlow Ridge has written to the Parish Council Chairman to raise concerns about the proposed installation of VASs at each end of the 30mph limit. Much of the letter's criticism is of a technical nature and the Clerk was therefore asked to refer the letter to the BCC Traffic Officer for him to reply to the complainant. The Clerk would also write to acknowledge the letter and to answer the criticisms in it levelled at the Parish Council.

### ***Alleged Highway Encroachment***

This matter to be held over until County Cllr. Etholen could deal with it.

### ***Faster Broadband***

Cllr. Britnell said that a meeting involving BCC, BT and other interested parties has been scheduled for later this month. An important matter will be to enquire why the majority of households in Bledlow-cum-Saunderton will not benefit from the Faster Broadband project, and what will be done to address the problem.

## **Planning Matters**

### ***Parish Council Decisions***

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.

14/05105/FUL Forty Green Farm, Forty Green, Bledlow

Construction of a solar PV park for the generation and export of electricity, associated landscaping, transformer housings, security measures and associated works to include creation of a temporary works track.

Applicant: Mr. H. Brennan

Resolved: Objection. Refer to submission detail appended to the meeting minutes.

- 14/05185/FUL Hilken, 5 Crownfield, Saunderton  
Erection of a timber-frame detached outbuilding to rear for use as workshop.  
Applicant: Mr. R. Thomas  
Resolved: Objection. Building unsuitable for a domestic garden.
- 14/05354/FUL North Cottage, Chinnor Road, Bledlow Ridge  
Construction of new pitched roof over existing garage and replacement doors.  
Applicant: Mr. & Mrs. Grimmett  
Resolved: No objection
- 14/05437/FUL The Seasons, Hill Top Lane, Chinnor  
Alterations to existing detached garage unit to form staff accommodation incorporating fenestration works.  
Applicant: Mrs. L. Fitzpatrick  
Resolved: Objection. This an alternative scheme to that previously refused by WDC and which the Parish Council regards as a residential overdevelopment.
- 14/05347/FUL Holly Green Farm, Sandpit Lane, Bledlow  
Installation of electronic mechanical slurry separator to separate cow slurry into stackable solids and liquids.  
Applicant: Mr. N. Dyson  
Resolved: No objection provided noise levels are minimal.

#### ***Wycombe District Council Decisions***

- 14/05021/FUL Holly Green Farm, Sandpit Lane, Bledlow  
Erection of two replacement agricultural storage buildings  
Applicant: A. J. Walker Farms Ltd.  
PERMISSION GRANTED

#### ***Planning Histories***

The Chairman cited a recent case in which the Site History had been incomplete, making it difficult to determine the application in the context of the entire site's curtilage.

The Clerk had asked WDC for an explanation and had been told that Site Histories are limited only to that part of a site bounded by a red line on the applicant's plans. The Clerk was then asked to contact the new Head of Planning at WDC to suggest that the system be changed.

#### **Financial Matters**

##### ***Payments***

The following payments were approved following a proposal by Cllr. Cox and seconded by Cllr. Reading.

<b>Cheque No.</b>	<b>Payee</b>	<b>For</b>	<b>Amount £</b>
100402	Bledlow PCC	Grant to Parish Messenger	250.00
100403	Bledlow Village Hall	Hire of Hall	36.00
100404	M. J. Evins	Salary & Expenses	201.29
100405	HM Revenue & Customs	Clerk PAYE	250.80
100406	Bucks Playing Fields Ass'n	Annual Subscription	20.00

100407	Mr. S. W. Breese	Chairman's Expenses	100.00
100408	MAJIsign Ltd	'A' Board for Village Shop	118.80
100409	Archer Signs & Panels Ltd.	Additional Shop Signs	110.78
100410	Sutcliffe Play Ltd.	Child Swing	236.28
<b>Total</b>			<b>1323.95</b>

Cheques 100408 and 100409 above were authorized for payment, on the understanding that the Clerk would retain them until the signs are delivered.

***Applications for Grants***

None applied for.

**Sundry Parish Matters**

***Rights of Way Maintenance***

BCC have contacted the Clerk to suggest that the Parish Council take over the responsibility for clearing selected rights of way within the Parish. John Lawrence had looked into the potential size and cost of doing the work and had reported that he could do it and within the spend (14p/metre) stipulated by BCC.

The meeting expressed concern that the Parish Council could incur cost should the work prove more difficult than expected. The Clerk was therefore authorised to give BCC the go-ahead for the scheme subject to being able to cancel the arrangement should additional costs become apparent.

**Correspondence**

***Parish Magazines***

Letters of thanks had been received from the treasurers of both parish magazines for the donations granted by the parish Council

***Molins***

Following complaints from Cllr. Stallwood about the apparent lack of security at the former Molins site, the Clerk's investigations had revealed that it had recently been purchased by a development company who have plans for housing on the site.

**Any Other Business**

***HS2 Construction Traffic Routes***

The Parish Council's objections to the local aspects of the proposed construction traffic routes had been sent to the consulting body.

There is a further petitioning phase of the entire HS2 project prior to the Parliamentary initiation of the scheme's hybrid bill. The cost, involving newspaper advertising and public meetings, was thought by the meeting to be outside the immediate scope of the Parish Council.

**WDC Local Plan**

Cllr. Stone had read through the Plan document and gave the meeting an outline of the main proposals, which include more housing for Princes Risborough. It was agreed that the matter would be deferred until the next meeting for debates so that a detailed submission could be made by the Parish Council to WDC.

**West's Yard**

Cllr. Hojer said that recent serious flooding in Slough Lane near its junction with the A4010 and the railway bridge cast doubt on the wisdom of large-scale housing development on West's Yard. To avoid the flooded area and to gain access to the Yard and Saunderton Vale, vehicles were using Slough Lane from West Wycombe and Deanfield, a private road in poor repair.

**Date of Next Meeting**

The next meeting of the Parish Council will be held in Bledlow Ridge Village Hall starting at 7.30pm on Thursday, 3<sup>rd</sup> April 2014. It should be noted that this will combine the Annual Parish Meeting and the Parish Council AGM.

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