

BLEDLOW-CUM-SAUNDERTON PARISH COUNCIL

Minutes of the Parish Council Meeting held in Bledlow Village Hall on Thursday, 4th July 2013

Present: Cllrs Breese (Chairman), Britnell, Butler, Cox, Hojer, Stallwood, and Stone.

County Cllr. Etholen

Two members of the public and three gentlemen representing the proposed solar farm development.

Apologies For Absence: Cllrs. Reading and Taylor, and District Cllr. Angell.

Community Infrastructure Levy

The Chairman welcomed Mr. Gerard Coll of WDC to the meeting.

Mr. Coll presented details of how the CIL is intended to operate by raising funds via building development to be diverted to investment in local capital expenditure infrastructure projects. As an illustration, Mr. Coll said that £3000 is due to the Parish Council in October as a result of the levy on a recent development. A 15% share of all money levied within the parish is payable to the Parish Council each April and October. It was clear that the levy would have an impact on the process of setting a budget.

Questioned on the matter of the disparity between the rate levied in High Wycombe (Zone A) and the more rural areas (Zone B), Mr. Coll explained that this decision was taken by WDC based on the mainly lower property values in High Wycombe.

There were also queries about the consultation process following on from the belated recent consultation, which had been publicised on the WDC planning bulletin. Mr. Coll explained that there had been a prolonged consultation at several times in the past eighteen months but could not remember the detail and via whom and when we would have been contacted.

There were questions concerning to what developments the levy would apply, and Mr. Coll said that it applies directly to large or multiple developments, and that there is a proposal that small, owner-occupier developments such as house extensions would be exempt. This was expected to be progressed later this year. The Councillors welcomed this measure and offered their support.

The Chairman asked Mr. Coll to introduce some form of reporting to enable recipient parishes to have advance notice of CIL awards, as the sum mentioned earlier represented about 10% of this Parish Council's budget.

Mr. Coll ended his talk by saying he would be very willing to answer any further questions the Parish Council may have. The Chairman thanked Mr. Coll for attending the meeting.

Minutes of the last Meeting

After an amendment under Website and Internet to change 'are' to 'may be', the minutes of the meeting held on 6th June 2013 were approved after a proposal by Cllr. Butler, seconded by Cllr. Hojer, and were signed by the Chairman as a true record.

Matters Arising

Proposed Solar Farm

The Chairman first invited Mr Oliver Kirkham, representing Pegasus the solar farm planning consultants, to address the meeting.

Mr. Kirkham said that the proposed site has now been extended to 45 acres, with 15 acres adjoining Cuttle Brook having been added to the original 30 acre Forty Green site. The complete site had been surveyed and a planning application is expected to be submitted to WDC within a fortnight.

Questioned on vehicle movements during the installation phase, the representative of Hive, the installers and operators of the proposed solar farm said that seventy lorry trips to and from the site would be needed to deliver the 28000 solar panels. He also explained that Hive would receive a 25-year planning permission should the application be approved by WDC. The Chairman made the point that the submission of a planning application for so important and far-reaching a proposal during the summer holiday months of July and August did not provide sufficient scope for the wide-scale public consultation necessary. He suggested that a second consultation would be needed if such an application is made as soon as previously indicated. During further questioning it became clear that the seventy lorry movements mentioned did not include the delivery of piles, a new electricity sub-station, workmen attending the site and other journeys.

The representatives of Pegasus and Hive mentioned several times during their contribution of benefits to the parish. When questioned by the Chairman it was explained that this had to be an independent matter, but in the past solar panels for village halls and preferential tariffs for local residents had been offered.

The Chairman then invited the members of the public present to speak. Mr. Schmidt spoke on behalf of local residents and stressed the strong opposition to the proposed project in the Forty Green area. He pointed to the adverse effects likely on property values, the obtrusiveness of the installation in the countryside and from the Chilterns escarpment: there is also the possibility of large-volume runoff of rainwater into an already flood-prone low-lying area; and the location within the village community rather than outside it. It was also pointed out to the installation representatives that as the additional 15 acre site adjoins Cuttle Brook, properties on the east of Henton could be affected. It would therefore be advisable to make SODC and Chinnor Parish Council aware of the proposals.

The members of the public and installation representatives then left the meeting.

Road Maintenance/Traffic Calming

The two Vehicle Activated Signs have now been installed in Bledlow, but concern was expressed about the close siting of the device on the Chinnor side to the hazard it is designed to warn against. The VAS on the Longwick side is almost completely obscured by overhanging trees. The meeting agreed that BCC would not be paid the £5000 due on the project until the Parish Council could be satisfied that the devices can operate to provide proper warning to drivers of oncoming vehicles. A local resident had asked whether an entrance gate could be installed at the village entry in Perry Lane. The Clerk was asked to make enquiries about the cost and feasibility of a gate, but it was

noted that the Council is due £3000 from CIL in October and which could be considered or providing an entry gate.

Cllr. Cox raised the need for VAS on Bledlow Ridge. It was noted that the Parish Council has applied to BCC for funding for such a project. Cllr. Cox also said that there is an unused speed camera point in Bledlow Ridge following BCC's withdrawal of a camera about ten years ago. County Cllr. Etholen agreed to ask BCC about reinstating the camera in view of the local police concern that Chinnor Road in Bledlow Ridge is one of the most dangerous in its patch.

County Councillor Etholen explained his involvement in the road maintenance programme, and said that Upper Icknield Way between Shootacre Lane and Wigans Lane is due for resurfacing shortly. The Chairman pointed out that the surface of Upper Icknield Way between Fourways and Wigans Lane is in relatively good condition and resurfacing of this stretch could be reconsidered. Cllr Etholen then told the meeting that Haw Lane between the previously resurfaced section and the end of the 30mph zone is scheduled for resurfacing during this summer. Cllr. Etholen was asked to ensure that any work in West Lane, Bledlow should be co-ordinated to ensure that resurfacing and water leak repairs do not conflict.

Cllr. Etholen was asked by the Chairman to ensure that the Clerk receives a copy of TfB's periodical road maintenance schedule.

Churchyard Trees

The treework in Holy Trinity churchyard is currently underway and is scheduled to be completed by Monday, 8th July.

Website and Internet

Cllr. Britnell told the meeting that there is now an agreement between BCC and Hertfordshire CC for BT to roll out cable broadband within their areas. However, because of the unlikelihood of its being commercially viable for BT to extend the network to Bledlow, we need to know the geographical extent of the proposed network so that alternative plans can be made for providing a faster local service.

Having considered Glenn Adams' basic website, the meeting agreed that the proposed £500 maximum spend on fully developing the site should now be authorised.

The following caveats were stipulated: the coverage should be restricted so far as possible to the Parish Council's area so that localised branding could be prominent; and that private individuals could have their email addresses on the site.

Cllr. Britnell said that, after due consideration, he would agree to being the Parish Council's point of contact for the steering committee, which would also consist of representatives of the two village newsletters.

Bledlow Consolidated Charities

The Clerk said that he had written to Mrs. Janet Shaw to confirm her re-appointment as a trustee with effect from 14th August 2013.

Annual Receipts and Payments

The Clerk had successfully answered the queries about his Annual Receipts and Payments Account, and confirmed that he had sent the statutory Annual Report to the District Auditor.

HS2

The Clerk had sent a letter to Cllr. Martin Tett, the Leader of BCC, to confirm the Parish Council's support for the stance taken by BCC against the HS2 project.

Planning Matters

Parish Council Decisions

- 13/06272/FUL Greenhill, 4 Haw Lane, Bledlow Ridge
Erection of 0.75m high extension to 3m wide existing trellis (part retrospective)
Applicant: Mr. J. Taylor
Resolved: No objection
- 13/06293/AGI Ridge Farm, Upper Icknield Way, Saunderton
Erection of store for hay, straw, animal feed and to house livestock
Applicant: Mr. L. Bovingdon
Resolved: No objection
- CLE13/39 Lodge Hill Close, Routs Green, Bledlow Ridge
Continued use of Lodge Hill Close in breach of agricultural occupancy condition 3 of planning permission W/737/75
Resolved: No objection.
- 13/06301/FUL 9 Chiltern View, Saunderton
Construction of new detached workshop with single garage to rear, and creation of new vehicular and pedestrian access off Hillview.
Applicant: Mr & Mrs. Passmore
Resolved: Objection. Proposed building not in keeping with the existing street scene, and that the creation of an access onto Hillview would set an undesirable precedent.
- 13/06350/FUL Dragons Mount, Hill Top Lane, Chinnor
Erection of detached garage to the south elevation of the existing property.
Applicant: Mr. E. Davis
Resolved: No objection.
- 13/06370/LBC Old Callow Down Farm, Wigans Lane, Bledlow Ridge
Removal of window from east elevation and insertion of window in south elevation (retrospective).
Applicant: Mr. C. Gee
Resolved: No objection

Wycombe District Council Decisions

- 13/05795/FUL Merwood, 16 Crownfield, Saunderton
Raising roof with associated roof alterations, construction of rear extension and construction of replacement detached utility/store in rear garden.
Applicant: Mr. M. Exley
PERMISSION GRANTED
- 13/05937/FUL Princes Risborough Golf Course, Lee Road, Saunderton
Alterations to windows north to east elevation and creation of new patio area adjacent to lounge/function room (part retrospective)
Applicant: Mr. G. Tubb
PERMISSION GRANTED
- 13/05862/FUL Frenches Wood, Chinnor Road, Bledlow Ridge
Construction of two-storey front extension incorporating existing garage to provide workshop and extension to existing bedroom to main building.
Applicant: Mr. & Mrs. Sainter
PERMISSION GRANTED
- 13/05901/FUL 1 to 5 Bledlow Cottages, Perry Lane, Bledlow
Construction of first floor rear extensions to 1 to 5 Bledlow Cottages with associated external alterations.
Applicant: Bledlow Cottage Development Ltd
PERMISSION GRANTED
- 13/06107/FUL Land rear of The Gables, Skittle Green, Bledlow
Erection of a detached four-bay stables building adjacent to manege.
Applicant: Mr. & Mrs. Ryan
PERMISSION GRANTED
- 13/06125/FUL 1 Batting Close, Bledlow Ridge
Construction of single-storey rear extension
Applicant: Mr. & Mrs. Gorton
PERMISSION GRANTED
- 13/05916/FUL 5 The Crest, Bledlow Ridge
Extensions to existing garage and porch roof.
Applicant: Mr. S. Groom
PERMISSION GRANTED

Financial Matters

Payments

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

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|--------------|----------------------------|-------------------------------|-----------------|
| 100350 | Bledlow Village Hall | Hire of Hall | 35.00 |
| 100351 | M. J. Evins | Salary & Expenses | 438.87 |
| 100352 | TBS Hygiene Ltd | Emptying hygiene bins | 34.20 |
| 100353 | Buckinghamshire CC | Traffic Calming Installations | 5000.00 |
| 100354 | Lawrence Landscapes Ltd | Parish Grass | 253.20 |
| 100355 | Wycombe District Council | Playground Inspection | 76.80 |
| 100356 | Four Seasons Tree Care Ltd | Churchyard Tree Surgery | 5952.00 |
| Total | | | 11790.07 |

Applications for Grants

None received.

Sundry Parish Matters

Princes Risborough Local Plan

Cllr. Stone had written a summary of the main points discussed at the meeting in Princes Risborough to consider and formulate ideas for the local plan, and had copied it to all Parish Council members.

Parish Council Directory

The directory is still in the course of being updated.

Correspondence

None to consider.

Any Other Business

None.

Date of Next Meeting

There being no other business and no members of the public any longer present, the Chairman closed the meeting at 9.40pm

The next meeting of the Parish Council will be held in Bledlow Ridge Village Hall starting at 7.30pm on Thursday, 1st August 2013.

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