

BLEDLOW-CUM-SAUNDERTON PARISH COUNCIL

**Minutes of the Parish Council Meeting held in Bledlow Ridge Village Hall on Thursday,
3rd October 2013**

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

County Cllr. Etholen

Two members of the public.

Four representatives of Dandara Ltd

Apologies For Absence: Cllrs. Hojer , Reading and Taylor

Redevelopment of Wests Yard

Mr. Andrew Wagstaff, Managing Director of Dandara Ltd, and his team had been invited to present their proposals for redeveloping Wests Yard in Saunderton.

Mr. Wagstaff said that his company is based in Hemel Hempstead and is a national home developer. Dandara Ltd. now owns Wests Yard, which has fallen into a neglected industrial site with many of the current lessees in serious rent arrears. The site is not particularly suitable for many industrial uses, especially those that would require deliveries by high-sided vehicles that could not gain access under the railway bridge. Dandara now intends to redevelop the site as a housing estate comprising about 45 mixed size and style dwellings. The development would statutorily include social housing. Mr. Wagstaff showed several presentation display boards to the meeting to illustrate the types of dwelling and the proposed site layout.

Mr. Wagstaff invited questions from the Parish Council members and stressed that when Dandara's proposals are more advanced he would come back and also engage in a public consultation exercise. The aspects of the development that the Parish Council would like to be taken into consideration are: as much done as possible to ensure that residents of our parish are given preferential treatment in the allocation of social housing; that Dandara attempt to include some small industrial units so that there would be a continuation of work prospects in the area; and that some measures can be incorporated to ensure that periodic station car parking problems may be alleviated – the Chairman suggested that Slough Lane alongside the site could be widened, for example, to accommodate parked cars.

In response to a query from County Cllr Etholen, Mr. Wagstaff expected a planning application to be submitted to WDC in about six months' time.

The Chairman thanked Mr. Wagstaff and his team for coming to the meeting and looked forward to seeing them again when the plans are more advanced.

Minutes of the last Meeting

The minutes of the meeting held on 5th September 2013 were approved after a proposal by Cllr. Britnell, seconded by Cllr. Butler, and were signed by the Chairman as a true record.

Matters Arising

Broadband

Cllr. Britnell first said that he had received apologies from Mr. Rawson for not being able to get to the meeting.

Cllr. Britnell then told the meeting that the project is still very much on track for a 90% coverage at a minimum 2mbs broadband speed by 2015. Locally, implementation for Bledlow Ridge could be delayed, however, owing to the age of the local exchange equipment.

The survey stage of the project is complete and the detailed planning stage will start soon. Cllr. Britnell said that in those cases where the project will be unable to deliver the faster service, there will be a community self-build facility, for which a published guide is available. The discussion concluded with the stated requirement that the local aspect of the project should focus on parish practicalities and details.

Website

Cllr. Britnell said that Bradenham Parish Council had intimated that they would want to be part of the project and that Contact newsletter is also involved. The Parish Messenger editor, Dick Strange, is to be contacted for his reaction to the proposals and with a view to joining in.

It was agreed that the project possibly needs to be run under trust legislation, and Cllr. Stone said that he would be willing to undertake to look into this and advise on what is necessary.

Traffic Calming/Road Maintenance

The Clerk said that the trees obscuring the VAS on the Longwick side of the Bledlow S bends had been cut back and that the VAS is now operating satisfactorily. However it is still the Parish Council's view that the VAS on the Chinnor side is too close to the hazard and cannot therefore be said to be good value for the money spent. County Cllr. Etholen said that he had consulted a senior police traffic officer, who had declared the VAS satisfactorily located. Under these circumstances there seems to be little reason the Parish Council could not now pay its pledged £5000 to TfB.

Cllr. Stallwood asked whether the VAS incorporated a sensor that could be adjusted to activate the device from a greater distance. Cllr. Etholen said he would find out and report back to the Clerk. Meanwhile the pledged payment would be withheld hopefully until the VAS could be adjusted to give ample advanced warning.

Proposed Solar Farm

There had been nothing more to report.

Possible Highway Encroachment

In answer to Cllr. Cox's concern that there is an actual encroachment on to the highway at the new housing development site in Bledlow Ridge, County Cllr. Etholen said that he would have the matter investigated with the objective of ensuring that the frontage be maintained in its current form should the new houses obtain ownership of the land that now belongs to BCC Highways.

Village Design Statement

Held over to the next meeting.

Planning Matters

Parish Council Decisions

13/07003/FUL The Paddocks, Routs Green, Bledlow Ridge

Construction of single-storey side extension, replace existing flat roof dormer with two pitched roof dormers, insertion of rear dormer and construction of pitched roof to existing flat roof garage.

Applicant: Mr. R. Johnson

Resolved: Objection. Two previous applications for extensions have been refused permission on the grounds of infringing the 50% rule. Nothing seems to have changed by way of this application.

- 13/07148/FUL Whichway, Upper Icknield Way, Saunderton
Erection of single-storey side extension following removal of existing porch and insertion of two velux windows in rear roof slope.
Applicant: Mr. D. Hill
Resolved: No objection. However the old plans show a garage that is not shown on the new plans, but no demolition of the garage is mentioned in the application.
Cllr. Reading declared a personal interest
- 13/07154/FUL Bramleys, Deanfield, Saunderton
Construction of detached single-storey outbuilding to be used as garden room/office to rear.
Applicant: Mr. S. Lee
Resolved: Objection. The application infers commercial use of the development.
Cllr. Hojer declared a personal interest.
- 13/07251/FUL Routs Green Cottage, 4 Routs Green, Bledlow Ridge
Construction of rear conservatory.
Applicant: Mr & Mrs. Penfold
Resolved: No objection
- 13/07303/FUL Willows, Chinnor Road, Bledlow
Construction of single-storey side/rear extension, single-storey side lean-to extension, insertion of first-floor side window and various fenestration works and alterations to drive.
Applicant: Mr. & Mrs. T. Voss
Resolved: No objection but insistence on first-floor window being frosted.

Wycombe District Council Decisions

- 13/06865/CON Grangewood, Chapel Lane, Bledlow Ridge
Engineering works to create level garden area (retrospective)
Applicant: Buckinghamshire CC
OBJECTION
Note: An objection to this application has now been lodged by the Parish Council with BCC. The site is one on which waste material has been imported to create a landscaped garden, contrary to BCC's waste disposal policies.
- 13/06831/TPO 51 Saunderton Vale, Saunderton
Various works on one copper beech tree and one oak tree.
Applicant: Mr. R. Newell
PERMISSION GRANTED
- 13/06863/FUL 20 Haw Lane, Bledlow Ridge
Construction of single-storey side extension and retaining wall to side.
Applicant: Mr. & Mrs. Evans
PERMISSION GRANTED

Financial Matters

Payments

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

Cheque No.	Payee	For	Amount £
100353	Buckinghamshire CC	Traffic Calming Installations	5000.00 *
100369	Bledlow Ridge Village Hall	Hire of Hall	35.00
100370	M. J. Evins	Salary & Expenses	445.29
100371	TBS Hygiene Ltd	Bin Emptying	34.20
Total			5514.49

- For the Clerk to retain pending a satisfactory resolution to the Chinnor-side VAS problem.

Applications for Grants

Cllr. Britnell declared a personal interest regarding the Village Hall car park

The Chairman invited Mrs. Ann Smith to speak about the grant requested by Bledlow Village Hall committee to enable the Hall car park to be refurbished, enlarged and resurfaced.

Mrs. Smith said that several quotes had been obtained and the committee had chosen one that would cost £10400 excluding VAT. The refurbished car park would ease the pressure on parking in the side access road that had provoked many complaints from the neighbouring householders; provide more parking spaces thus making the Hall potentially more attractive for hiring to larger users; and provide a cleaner area for people to walk across to and from their cars.

Mrs. Smith asked the Parish Council to grant £4400 leaving the Hall to find the £6000 balance.

After discussion and a proposal by Cllr. Breese seconded by Cllr. Cox, it was agreed that the Parish Council would grant £4000, made up by this year's grant allowance of £2000 plus the £2000 that would be allocated in next year's budget. This would leave the Hall to find £6400.

The Clerk had previously spoken to a senior planning officer, Maria Whyte, at WDC about the possible need for planning permission for the proposed car park enlargement. Ms Whyte had made the point that it would be sensible for Mrs. Smith to write to WDC outlining the proposals and to enquire whether planning permission would be required.

Sue Ryder Homes had applied by letter for an unspecified grant, but after discussion it was agreed that the application did not fully fit the Parish Council's policy of granting money to local charities, and the application was refused.

Sundry Parish Matters

Advertising Hoarding for the Bledlow Ridge Village Shop

Cllr. Butler said that nothing more had been heard about this matter.

Meadow Stiles Swing

The Clerk said that one of the cradle swings requires replacing. The cost would be about £170. Approval was given to go ahead with the replacement.

Meadow Stiles Litter Bin

The lock on the bin is reportedly broken and the bin cannot be opened. Cllr. Cox said that he would investigate and report on whether a replacement bin is needed.

Correspondence

WDC Site Delivery Plan 2013

WDC’s policy for the development or refurbishment of facilities in local towns. Document given to Cllr. Stallwood.

Chiltern Society Don Miller Fund

Letter giving an outline of grant aid to communities in the Chilterns for projects costing between £250 and £1500. The Clerk was authorised to contact the Chiltern Society with a view to getting a grant for Parish notice boards.

English Rural Housing Trust – Little Gibbs

A letter outlining the Trust’s concerns about the possible impact of the Government’s Localism Act, from which the under-utilisation of domestic premises could mean householders in Little Gibbs being required to move and allow allocation of the dwellings to people from outside the local area. The Clerk was asked to write to WDC asking them to confirm that the current legal arrangement that gives priority allocation to local people will continue.

Mobile Library Service

BCC is to implement a four-week service with effect from 1st November. The Clerk will put the details in both local newsletters.

Any Other Business

Domestic Refuse Bins

Cllr Britnell said that a local resident had complained to him about the number of refuse bins to be used as a result of WDC’s collection policy.

Cllr. Cox said that the policy had been explained at a recent event, and that the complainant should attend a Parish Council meeting if more information is required.

Fords Close Halloween Party

The Clerk had been made aware of an intention to close Fords Close to traffic between 4pm on Saturday 26th October and 9am on Sunday 27th October. He asked County Cllr. Etholen whether a temporary closure order had been applied for and issued. Cllr. Etholen confirmed that it had not, and the Clerk contacted the organiser to tell her she could be acting unlawfully if the closure went ahead unauthorised.

Date of Next Meeting

There being no other business and no questions from the one member of the public still present, the Chairman closed the meeting at 9.30pm.

The next meeting of the Parish Council will be held in Bledlow Village Hall starting at 7.30pm on Thursday, 7th November 2013.

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

