



BLEDLow-CUM-SAUNDERTON PARISH COUNCIL

Minutes of the Parish Council Meeting held at Bledlow Ridge Village Hall on
Monday 10th October 2022 at 7.30pm

Present: Councillors: S Breese (Chairman), D Dobson (Vice Chairman), N Cox, and D Freeman

Clerk: Tracey Martin

Buckinghamshire Councillor: C Etholen

Fourteen members of the public

Public Participation:

A member of the public raised objections to planning application 22/07324/FUL: Walnut Tree House. These objections were the increased roof ridge height which would be overbearing to the neighbouring property as Walnut Tree House is already much higher. Over development of the site due to the recent permitted planning application, loss of hedgerows and vehicle access as the resident is concerned that vehicles would be reversing into the lane. The resident and neighbours will be submitting their comment onto the planning portal and the Parish Council will also be commenting with an objection. Cllr Cox stated that he has to declare in interest in this item but did raise the question that the neighbouring buildings were not notified.

The Chairman Cllr Breese stated with the agreement of the Councillors present that Standing Orders would be suspended for agenda item 89 that so that members of the public in attendance could discuss the HRC and allow Cllr Etholen to respond to any concerns.

86. **To receive apologies for absence:** Cllr Reading, Cllr Davidson, Cllr Bird and Cllr Butler.
Buckinghamshire Councillors: Cllr Carington and Cllr Adoh.
87. **Declaration of Interests and Dispensations:** None declared.
88. **To approve minutes of the Parish Council meeting held on the 8th August 2022:** The minutes were approved following a proposal by Cllr Freeman and Cllr Dobson.
89. **To receive an update from Buckinghamshire Councillors, responses to outstanding actions and to receive questions from Parish Councillors:**
 - 89.1. **Bledlow Ridge Household Recycling Centre, Wigans Lane, Bledlow Ridge:** Cllr Etholen stated that at the Cabinet Meeting of the 22nd September a vote was taken and the HRC would look to be reopened by the end of November 2022, as yet no firm date has been set for the reopening. All correspondence and comments sent to Officers and Cabinet Members were acknowledged by Cabinet Members and the Parish Council had had an online meeting with Cabinet Members and Officers on the 2nd September. Works have commenced at the site which include but not limited to CCTV, webcams, ICT, signage, drainage and fencing and that by having cameras at the entrance they will be able to monitor queues with the numbers attending anticipated to be considerably less. The site will be run on the same footprint as it did previously and that it is an interim solution but it could take 5, 6 or 10 years to find a new site. Cllr Breese asked if there were any answers to the points which had been raised in previous correspondence and raised concerns about the level of engagement with the Parish Council and local community as no date has been set for a future meeting, no measures are yet in place as to how Buckinghamshire Council will engage with the Parish Council and residents and no response has been received to an email of the 26th September requesting data on traffic counts and tonnage.
Cllr Etholen to contact the Cabinet Member in order to get responses to Parish Council emails and letters. **Action: Cllr Etholen**
It was highlighted that the padlock has been removed at the site since last Thursday which indicates that the site is not being monitored. Cllr Etholen to look into. **Action: Cllr Etholen**
Cllr Cox requested that the Cabinet Member responsible be invited to the next Parish Council meeting. Cllr Etholen to invite. **Action: Cllr Etholen**
A member of the public raised concerns that typography and traffic analysis was not carried out and the supplied report by the resident to Buckinghamshire Council had been ignored. At the appeal it was highlighted that the Buckinghamshire Council Officer who hadn't objected to the site had never actually visited the site and thought that there was an in and out system in place. The resident also raised concerns about asbestos as it seems no environment studies have been carried out since before 1983. It was agreed that Cllr Etholen would request from the Cabinet Member information on what the monitoring regime will be on both the landfill part of

the site and the recycling centre.

Action: Cllr Etholen

Cllr Breese again raised concerns with the lack of engagement and cooperation with the Parish Council as roads and traffic are a huge concern as the suggested remedy of a no right turn would cause further issues with cars not having anywhere to turn around, and these issues need addressing before the site opens in around 6 weeks' time.

Cllr Etholen responded that he acknowledges that there may be queues at peak times however there will be a reduction in numbers due to Oxfordshire residents having to pay to use the site. Another resident raised concerns about the lack of consultation and focus groups pre and post decision. Cllr Etholen to look into whether focus groups will be taking place.

Action: Cllr Etholen

- 89.2. Lydebrook Road and Footpath Update:** The Buckinghamshire Council Officer is working on the report and the next step will be sending through to the legal team but it is actively being worked on.
- 89.3.** Cllr Cox raised concerns that local properties had not been notified for planning application 22/07324/FUL: Walnut Tree House. 12 members of the public left the meeting.
- 89.4.** A member of the public in attendance raised a question about the Molins planning application 22/06872/VCDN. Cllr Etholen stated that representatives of the site will hopefully be attending the North West Chilterns Community Board meeting on the 6th December which residents can attend. Following discussions Cllr Etholen will ask if the above mentioned planning application can be extended until after these discussions have taken place. **Action: Cllr Etholen**
- Cllr Etholen and a member of the public left the meeting

- 90. Outstanding Actions: Rapid Rural:** Cllr Breese reported that the Church and Rapid Rural are still hopeful of reaching an agreement and that the September deadline has now been extended to December so legal negotiations can be concluded.

- 91. To note planning resources made under delegated authority due to cancellation of September meeting:**
22/06872/VCDN: Former Molins Site Haw Lane Saunderton: Bledlow cum Saunderton Parish Council has concerns with regards the application and in particular the lack of detail submitted with regards certain elements. Whilst the Parish Council recognise that the application is to vary an existing permission for the data centres granted under permission 08/05740/FULEA the proposed amendments raise neighbour amenity issues that need to be properly addressed. Furthermore, the application provides an opportunity to review whether the development will be constructed to current standards and take account of the changes to the planning context of the site since the original permission was granted.

The Parish Council is concerned about noise levels as they affect noise sensitive receptors, especially dwellings in the area around the data centre, as all the proposed buildings are likely to produce noise. Those receptors which will be particularly affected are the three dwellings and one farm in Haw Lane, but those in Saunderton Vale, part of Bledlow Ridge and others in this area may also be affected.

In particular we are concerned about noise from the substation as it has been moved from its former position to one much nearer to the four dwellings in Haw Lane, we are also concerned that the other data centre buildings will produce noise from ventilation plant.

Noise produced by the site from all equipment singly or together should not increase the overall noise levels by a discernible amount at any nearby dwellings, nor produce any noticeable tonal or impulsive noise at these positions. A report assessing the noise situation around the proposed site and recommending measures which will reduce the noise to acceptable levels should be produced for approval by the local authority.

The Parish Council would also like to highlight that the Bledlow cum Saunderton Neighbourhood Plan became part of the Local Development Plan in 2016 and that since the demolition of the buildings in 2009 that the quiet rural character of the surrounding AONB has been enhanced. Whilst we acknowledge that the scheme was commenced prior to this and therefore benefits from permission we would hope that the applicant would seek to undertake appropriate environmental enhancement and protection measures to protect the current character of the AONB. We would particularly raise the need to protect the dark skies of the parish as per Policy 6 of the Neighbourhood Plan with reference to the Guidance Notes for the Reduction of Obtrusive Light (GN01-21) as recently updated by the Institute of Lighting Professionals.

Lastly, The Parish Council support the comments raised by the Chiltern Conservation Board and Buckinghamshire Environmental Health Officers.

22/06931/FUL: Donnington Bledlow Road Saunderton: No objection

22/07107/CTREE: Bec House Church End Bledlow: No Objection subject to tree officer's consent.
 22/06961/FUL: Foresters Cottage Hill Top Lane Chinnor: No objection
 22/06984/FUL & 22/06985/LBC: Chawley Green Farm Bottom Road West Wycombe: Bledlow cum Saunderton Parish Council has no objections to this application subject to compliance with the listed building regulations, in particular roof light fenestrations and alternative nesting boxes for barn owls and pipistrelles installation essential.
 22/07026/FUL: Wigans Farm Wigans Lane Bledlow Ridge: Bledlow cum Saunderton Parish Council has no objections to this application but would like to see a provision that conversion or further extension not be permitted at a later date due to the considerable sized development with a higher ridge height.
 22/07115/FUL & 22/07116/LBC: Bakehouse Farm West Lane Bledlow: Objection overdevelopment of the site. The Parish Council suggests a two-bay garage would be more appropriate and ask that the conservation officer consider whether the garage should be located further away from the house which is a listed building.
 22/07164/FUL: The Firs Scrubbs Lane Bledlow Ridge: Bledlow cum Saunderton Parish Council has no objections to this application.
 22/07191/FUL & Morlands Farm Chinnor Road Bledlow Ridge: Comment deadline 9th October 22

Comments were noted by all Councillors present.

92. To ratify Councillors responses to Planning Consultations:

New Planning Applications:

22/07487/TPO: Lyde House Perry Lane Bledlow: No objection
 22/07325/FUL: Bank Cottage 2 Colliers Row Church Lane Bledlow Ridge: No objection
 22/07324/FUL: Walnut Tree House Chinnor Road: Bledlow cum Saunderton Parish Council object to this application due to over development of the site. The small plot has previously been given planning permission for a two-bedroom bungalow and demolition of a garage. This planning application will take the proposed building very close to the borders of the plot on both sides and would overlook other properties going from a 1.5 story to a 3-story property. The Parish Council also believe that the increased roofline and height with 4 dormer windows is inappropriate.
 22/07405/FUL: Juniper Wigans Lane Bledlow Ridge: Comment still to be decided
 22/07472/CLP: The Old Rectory Upper Icknield Way Saunderton: Comment still to be decided

A vote was taken and all Councillors approved the above comments. Clerk to submit.

Planning Applications which have been decided:

22/06595/FUL: Rooftops 18 Haw Lane Bledlow Ridge: Application withdrawn
 22/07084/MINAMD: 2 Crabtree Cottages Shootacre Lane: Application permitted
 22/06678/FUL: 1 Chiltern View Saunderton: Application permitted
 2/06778/FUL: The Old House Farm Oddley Lane: Application permitted
 22/06931/FUL: Donnington Bledlow Road Saunderton: Application permitted
 22/06939/MINAMD: OS Parcel 8300 Chinnor Road Bledlow: Application refused
 22/07107/CTREE: Bec House Church End Bledlow: Not to make a tree preservation order

93. To note September payments made under delegated authority due to cancellation of meeting:

BCSPC	Reinstate Balance on Lloyds Account	£20.40		£20.40
Tracey Martin	Salary - Difference between S/O	£9.24		£9.24
HMRC	PAYE	£2.20		£2.20
Zurich Municipal	Insurance Renewal 22-23	£822.24		£822.24
TBS Hygiene	Bin Emptying	£21.00	£4.20	£25.20
PRTC	Devolved Services Grass Cutting	£282.49	£56.50	£338.99
G Spratt	Strimming footpaths and bridleways	£2215.00		£2215.00
Total		£3,372.57	£60.70	£3,433.27

Standing Orders and Direct Debits

Tracey Martin	Salary August	£648.96		£648.96
Tracey Martin	IT Allowance	£10.00		£10.00
Land Registry	Searches	£21.00		£21.00
IONOS	Monthly Fee	£12.00	£2.40	£14.40
GiffGaff	Mobile Top Up	£5.00	£1.00	£6.00

Payments were noted by all Councillors present.

94. Authorisation of Payments: The following payments were submitted for approval:

Unity Payments:

Payee	Description	Net	VAT	Total
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BCSPC	Reinstate Balance on Lloyds Account	£14.39		£14.39
Tracey Martin	Salary - Difference between S/O	£9.04		£9.04
HMRC	PAYE	£2.40		£2.40
Tracey Martin	Mileage Jan - Sept x 1 Mtg per month			
	9.5 miles x 10 x 0.45p + vacancy notice	£42.75		£42.75
BRAC	Rent Meadow Styles	£10.00		£10.00
Tracey Martin	Expenses - Paper, Condolence Book	£40.42		£40.42
Duckworth Ass	Tree Inspections - Parish and The Dell	£640.00		£640.00
TBS Hygiene	Bin Emptying September 22	£26.25	£5.25	£31.50
G Spratt	Mstyles, Saunderton Church, FP 55461	£438.00		£438.00
	Total	£1,223.25	£5.25	£1,228.50

Lloyds bank account spend

Zoom	Subscription	£11.99	£2.40	£14.39
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Standing Orders and Direct Debits

Tracey Martin	Salary September	£648.96		£648.96
Tracey Martin	IT Allowance	£10.00		£10.00
	Total	£658.96	£0.00	£658.96

Receipts

Buckinghamshire Council Precept	£10,066.33	£10,066.33
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Following a proposal by Cllr Cox and seconded by Cllr Dobson all payments were approved.

95. To ratify the decision to establish the following working groups:

95.1. Three Ward Planning Groups: Following a proposal by Cllr Freeman seconded by Cllr Dobson the Working Groups were adopted.

95.2. Parish Maintenance Working Group and Approval of Terms of Reference: Following a proposal by Cllr Freeman seconded by Cllr Dobson the Working Group and Terms and Reference were adopted.

96. Parish Maintenance Working Group:

96.1. To note annual RoSPA and approve recommended works: The RoSPA and recommended works were noted. It was agreed to approve the quote from Reids Playground Maintenance at a total cost of £1510 and subject to additional quotes being received from the handman and grounds maintenance contractor it was agreed that the Clerk can approve these quotes up to £1200 to complete the recommended works.

96.2. To note tree inspection report and approve recommended works: The Arboricultural report for trees at The Dell and within the Parish was circulated to Councillors and noted. The quote for recommended works at The Dell was approved by all Councillors present at a total cost of £500. The quote for work to T224 was discussed. A concern was raised that the tree had not been adopted by the Parish Council. Clerk to check on ownership. It was agreed by all councillors present that subject to checks by the Clerk the quote for £900 is approved and work will be carried out should it be ascertained that the Parish Council owns the tree.

96.3. To approve grass cutting schedule at churchyards: Unfortunately, the Clerk had not received the updated quote for grass cutting which will increase significantly due to the schedule including collecting of grass clippings at Bledlow Churchyard and it is still to be decided who will be paying this additional cost. This item will be deferred until the November meeting.

97. Definitive Map and Statement Project Working Group:- Due to apologies being received from Cllr Butler and Cllr Bird this item will be deferred until the November meeting.

98. Grant Applications:

98.1. Bledlow Ridge Village Hall: Due to a representative not being in attendance to answer any questions it was agreed to defer this item until the November meeting.

98.2. Bledlow Ridge Jubilee Remaining Funds: Following the grant made in 2022 the Jubilee Event group submitted accounts with a balance of funds remaining of £603.46. The group had requested that the funds be held by them and used for a repeat event in 2023. Discussions were had Councillors and it was agreed by all present that the funds should be returned to the Parish Council and that the Parish Council would take into account the returned funds for future events.

99. To consider the option to opt out of the SAAA central external auditor appointment: The Clerk

had circulated information to Councillors ahead of the meeting with a recommendation not to opt out due to the possible increased costs and additional work it would require. A vote was taken and all Councillors were in agreement not to opt out.

- 100. Pursuant to Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, a resolution is required to exclude the public and press to protect the confidential nature of the business to be transacted during consideration of item 101 and 102 on the agenda.** The motion was proposed by Cllr Cox and seconded by Cllr Dobson and the member of public still in attendance left the meeting. The Clerk also left the meeting for item 101.
- 101. To consider and approve recommendations on the Clerks remuneration package:** A confidential report had been circulated to Councillors ahead of the meeting. Following discussions and a vote it was resolved that the Clerk's salary would be moved to SCP 17 backdated to January 22. The Clerk will also receive a home working allowance of £26 per month. Following the vote, the Clerk returned to the meeting.
- 102. Meadow Styles, to consider legal fees and proposed increase in rent:** Discussions were had and proposals made. Due to the commercial nature of this discussion no further detail is available at this stage as no decisions have been made.
- 103. Public Bodies (Admission to Meetings) Act 1960: To resolve that the public and press be re-admitted to the meeting:** The motion was proposed by Cllr Freeman and seconded by Cllr Dobson and it was resolved to readmit the press and public although none were present to readmit.
- 104. Correspondence, reports and issues from Councillors and Clerk:**
- 104.1.** The Clerk raised the question whether the Parish Council should be offering a warm spaces facility over the winter months. Following discussions, it was felt that Bledlow Charities would be better suited to help those in need. The question was raised who will now sit as a Councillor on Bledlow Consolidated Charities. Clerk to make enquiries. **Action: Clerk**
 - 104.2.** The Clerk had received an email from a person doing their dissertation on plastic requesting whether a Councillor would be interested in participating in an interview. Unfortunately, no Councillors felt they had the relevant experience to take part.
 - 104.3.** The Clerk reported that the Community Boards are offering a free bench to commemorate the work of NHS staff and carers and asked whether the Parish Council would like one. It was agreed to accept the offer with the location to be confirmed.
 - 104.4.** Cllr Cox raised concerns with grass cutting in the Parish specifically on the S bend and in the gully in Bledlow. The Clerk responded that this needs to be reported through FixMyStreet and is willing to report if details and pictures are sent through to the Clerk via email.
- 105. Next meeting:** It was confirmed that the next meeting will be held on Monday 14th November 2022 at Bledlow Village Hall starting at 7.30pm.

There being no further business the meeting closed at 9.15pm

Signed.....

Date.....