

**LANE END PARISH COUNCIL
MINUTES OF THE FULL PARISH COUNCIL MEETING
Held on Monday 03rd October 2011 at 7.30 pm in the Sycamore Room.**

ATTENDANCE: Councillors Coulter, Detsiny, Dunning, Harris, Nicolson, Osborn, Smith, Stewart, Wright.

CLERK: Hayley Glasgow.

MEMBERS OF THE PUBLIC:

<p>1) Apologies for absence. Cllr Simmons & Cllr Pullen.</p> <p>2) Declarations of any personal or prejudicial interests. Cllr Smith represents the LEYCC on behalf of the Parish Council (agenda item 6). Cllr Coulter, Cllr Detsiny, Cllr Osborn & Cllr Nicolson – Ditchfield Common (agenda item 7). Cllr Wright is a member of the LESA (agenda item 8). H Glasgow with a personal interest in (agenda item 14)</p> <p style="text-align: center;">MEETING CLOSED FOR PUBLIC QUESTIONS MEETING RE-OPENED</p> <p>3) Minutes: Approval of the Full Minutes of 5th September 2011. The minutes were agreed to be a true and accurate record.</p> <p>4) Action point review: from pre reading summary to agree those actions discharged and carried forward. Cllr Smith gave an update on lighting within the Parish. BCC are looking at lighting rates with NPower and Parish Councils could come together for a bulk quote and possibly receive better discounts. It was suggested that the Parish Council should approach NPower regarding lighting prices for the Parish Council. Sharon Henson will shortly be sending a questionnaire to all Clerks in Bucks. The data collected will track trends in lighting costs and help Parish Council establish their main costs and view other Parish's costs. It was agreed that the Clerk should contact NPower. Cllr Detsiny updated the Parish Council regarding the footpath between Edmunds Parade and the village centre. The Local Area Forum has assured Lane End Parish Council that this is still a major priority. Cllr Detsiny also said he would raise the cost of street lighting at the next LAF. Lane End Parish Council does not currently have a policy on Easements. It was agreed that the Clerk should research policies on Easements and report back to the December meeting.</p> <p>5) Finance :</p> <p style="padding-left: 40px;">I) Approval of payment of Accounts for September 2011. Council approved the payments.</p> <p style="padding-left: 40px;">II) Expenditure against Budget Council noted the report.</p> <p style="padding-left: 40px;">III) Rent agreements</p> <p>Lane End Parish Council considered the current rents and agreed to increase these rents to the following - Grouse & Ale £360 Lane & Studios £555 Orchard £405 + £10 x 11 plots</p>	<p>Action – Clerk contact NPOWER</p> <p>Action – Clerk to research policies on Easements.</p> <p>Action – Clerk to invoice rents.</p>
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IV) Fencing at Lane End Playing Fields

The Chairman closed the meeting at 19.51 to address a Parishioner and the meeting re-opened 19.52.

The Clerk had contacted 9 fencing contractors to provide a quote for the broken sections of fence at the playing fields, however only 2 quotes were received.

Cllr Wright suggested that only replacing part of the fence would not be sufficient and that the entire fence needs to be replaced.

The Chairman closed the meeting at 19.57 to address a Parishioner and the meeting re-opened 20.02.

Council resolved that the Clerk, Cllr Osborn & Cllr Harris should inspect the whole fence and, if needed, contractors should re-quote for the whole fence to be replaced / repaired. Findings should be reported at the November Parish Council meeting.

6) Venue for 2012 Parish Council Meetings.

The LEYCC asked if the Parish Council would like to hold some of the Parish Council meetings at their venue. The Parish Council discussed the dates and times the LEYCC could offer but these would not fit with the requirements for the Parish Council meetings. The Council was therefore not minded to change from its current venue. Cllr Smith will advise the management committee of the LEYCC of the Parish Councils decision.

7) Ditchfield Common.

Cllr Coulter reported that the Parish Council had taken professional advice from NALC and BCC legal services with regard to progressing the proposed Memorandum of Understanding with the Parochial Church Council..

The Parish Council has powers under Section 124 of the LGA 1972 to buy the land for the area. The advice received was that there would be no problem with the Parish Council buying the land and selling a proportion to the Parochial Church Council (PCC). Also the Memorandum of Understanding is not legally binding for either party, it is just seen as a statement of intent which may, or may not, be followed up. The Parish Council was however advised to consider very carefully if this is a wise way to preserve common land for the benefit of the community..

There is also a question regarding the grant from the Chiltern Conservation Board and whether proceeding with the Memorandum might be prejudicial to the grant which has been offered. Cllr Osborn had spoken informally to the CCB and the advice which was given is that the grant application would in essence have been changed and it would probably be called in for re-examination. If it was still approved it would probably be of a lower value.

Cllr Coulter suggested that in the first instance the legal advice is circulated to all Councillors so that it can be given full consideration and Council should defer formally writing to the CCB for the moment. The Parish Council resolved to review how to go forward at the November meeting.

8) LESA and Playing Fields.

Cllr Wright circulated a paper to all Council members prior to the meeting. Cllr Wright confirmed the paper was written by himself after a meeting with Cllr Simmons.

Cllr Wright detailed the substance of the paper. The multi-surface unit in the corner of the playing fields is currently marked out for tennis, five aside and basket ball but is not being used due to its current condition.

No information on the number of members was currently available from LESA, Membership costs are currently £8 for family and £5 for single.

Councillors commented on the substance of the report and thought it was a good starting point.

The Chairman closed the meeting at 20.37 to address a Parishioner and the meeting re-opened 20.40.

**Action –
Clerk, Cllr
Harris and
Cllr Osborn
to inspect
fence.**

**Action –
Cllr Smith
to advise
LEYCC.**

**Action –
Clerk to
send legal
advice to all
Councillors.**

Cllr Wright explained that the current Lease Agreement between Lane End Parish Council and LESA has not been either reviewed, or formally renewed, for a considerable number of years.

Council resolved that the next step would be to organise a meeting between the Parish Council and LESA. Cllr Stewart, Cllr Harris, Cllr Simmons and Cllr Wright offered to attend the meeting.

9) Clerk's report.

Council noted the report.

10) Invitations to Meetings, Correspondence & Reports received.

Correspondence received from parishioners would be discussed in closed session.

Council noted the report.

11) Matters raised by Councillors.

Cllr Stewart requested that Car Parking would be an agenda item for the November meeting.

Cllr Smith advised Councillors of two training courses. All bookings should be made via the Clerk.

12) Planning: To consider new applications and receive Wycombe District Council Decisions and Appeals

New Applications

11/06989/FUL 70 The Row, Lane End - Householder application for demolition of existing extension and replacement with larger single storey rear extension.

No objection, however it would visibly better if a pitched roof were incorporated.

11/06966/FUL – Southfields, Church Road, Cadmore End - Householder application for construction of single storey side extension

No objection

11/07147/FUL – Kirkwood, Cadmore End - Erection of 1 x 4 bed detached dwelling with basement area, a detached garage to front & creation of new access (alternative scheme to those allowed under pp 08/07431/FUL (as amended under 09/07175/MINAMD) & 10/05923/FUL)

Objection, the house has been re-sited to the opposite side of the site frontage removing the objection from the adjacent property. This seemed strange as it did impose light restrictions on the bungalow on the now affected boundary. Access to the basement was also on the affected boundary and the excavation depth may also affect the bungalow footings. The view of the Parish Council was that it would be better to centralise the house on the site albeit keeping one side slightly wider for tractor access. The Parish Council has no objection to the amended access.

CC11/09003/CM Waste Transfer Station Planning Application at High Heavens, Booker –

Lane End Parish Council does not challenge the principle of the strategic case for a Waste Transfer Station in South Buckinghamshire however it believes the proposed location at High Heavens Waste Disposal Site is inappropriate and therefore objects to the current planning application.

This objection is on a number of grounds :

Firstly, the Parish Council is opposed, in principle, to any major development on the Green Belt or land falling within the Chilterns Area of Outstanding Natural Beauty (AONB). The proposed Waste Transfer Station is within both and the Parish Council believes the application should therefore be refused on these grounds alone. The application does not appear to advance any exceptional circumstances which might be used as grounds for departing from normal policy nor does it demonstrate that a strategic review of alternative sites has been conducted which might be able to demonstrate that this is the only suitable site for this proposed development.

The application stresses the importance of good links to the strategic road network the Council believes that at the proposed location this is clearly not the case as the link roads are not only unsuitable for high volumes of HGV traffic but also very

**50/11
Action –
Cllr
Stewart to
organise a
meeting
with LESA.**

congested at peak times of the day.

The Council notes that there is no consideration of the impact that will occur on the B482 when traffic diverts to avoid congestion on, or the closure of, the M40. The detrimental impact on Lane End will be considerable as will be the impact on Cadmore End and on other communities living along the B482. Whilst there are suggestions that HGV traffic will not be permitted to use this route it would appear inevitable that it will unless binding legal obligations are put into place to prevent this at all times and on all occasions without exception.

Whilst not in any way opposing the need for a Waste Transfer Station in South Buckinghamshire, Lane End Parish Council believes that this is not the right site and that further consideration should therefore be given to alternative sites with demonstrably better links to the strategic road network.

11/07173/FUL – Chequers End Equestrian Centre, Chequers End, Cadmore End – Formation and construction of a Manege (20m x 60m).

No objection

Decisions

Ref: **11/06569/FUL** *Decision:* **Application Permitted** *Date*
02/09/2011

Address: 14 Pusey Way Lane End Buckinghamshire HP14 3LG

Proposal: Householder application for erection of timber decking & steps, retaining wall and fencing (retrospective)

Ref: **11/06506/FUL** *Decision:* **Application Permitted** *Date*
02/09/2011

Address: Little Framers Marlow Road Lane End Buckinghamshire HP14 3JP

Proposal: Householder application for the construction of a single storey side extension with hipped roof.

Ref: **11/06550/TPO** *Decision:* **Application Refused** *Date*
30/08/2011

Address: 1 The Square Church Road Lane End Buckinghamshire HP14 3JE

Proposal: removal of one sycamore Tree (T1).

Ref: **11/06444/ADV** *Decision:* **Application Permitted** *Date*
15/09/2011

Address: Holy Trinity Church, Church Path Lane End Buckinghamshire

Proposal: Display of new non-illuminated church notice board.

Closed Session: In accordance with LGA 1972, ss 100 and Public Bodies (Admission to meetings) Act 1960

13) Correspondence received.

14) Clerks Matters.

NEXT MEETING: To confirm that next Full Parish Council Meeting will be held on Monday 7th November 2011 at 7.30pm in the Sycamore Room of the Lane End Village Hall.

There being no further business the Chairman closed the meeting at 21.23 pm.

Signed..... (Chair)

Dated.....

