

LANE END PARISH COUNCIL
MINUTES OF THE FULL PARISH COUNCIL MEETING
Held on Wednesday 7th January 2015 at 7.30pm in the Sycamore Room of the Lane End Village Hall

ATTENDANCE: Councillors Detsiny, Coulter, Dunning, Hunt, King, Osborn, Simmons, Smith, Wright.

CLERK: Hayley Glasgow

MEMBERS OF THE PUBLIC: 4

<p>1) Apologies for absence Councillors Sarney & Stewart.</p> <p>2) Declarations of any personal or prejudicial interests Cllr Hunt declared an interest in planning application ref 14/07918/FUL, Sandbanks, Moor Common. Cllr Dunning declared an interest in the Youth Clubs. Cllr Osborn declared an interest in Ditchfield Common</p> <p align="center">Mark Lockwood gave an update on the Junior & Senior Youths Clubs.</p> <p>The Junior Youth Club now has 30 plus members. The club is run on Wednesday evenings and the age ranges from 8 to 12 year olds. There are a number of different activities available. The Senior Youth Club is run on Tuesday evenings and the age ranges from 12 – 16 year olds. A Youth Bus has visited the Village for a number of weeks to try and encourage youths to attend the club and this has been very successful. 15 youths attended and put together a list of ideas of what activities they wanted from the club. There are 7 volunteers working on both Youth Clubs. The Parish Council expressed their thanks to all the youth workers for all their hard work, particularly Mark Lockwood who not only runs the Youth Clubs but is also the Chairman of LEAG. Council also expressed thanks to Mandy Dunning and Ian McEnnis for their help with the Youth Clubs.</p> <p align="center">MEETING CLOSED FOR PUBLIC QUESTIONS MEETING RE-OPENED</p> <p>3) Minutes - i) Approval of the Full Parish Council Meeting on 1st December 2014 Minutes approved.</p> <p>4) Matters Arising The consultation regarding moving the post office ends on 26th January 2015. The Clerk should draft a letter of support. Council has still not received a reply from the WDC Planning Officer responsible for the Springbank House Site with regard to Footpath 25, although it is understood that the Officer has recently been indisposed and away from work. However responses to several emails sent over the last 3 months are still outstanding and it was agreed that unless a reply is immediately forthcoming the Clerk should send a further email to the Head of Planning, with copies to Jean Teasdale and Ian McEnnis.</p> <p>5) Finance - i) Approval of payment of Accounts for December 2014 Council approved the accounts.</p> <p align="center">ii) Approval of Precept & Budget 2015/16</p> <p>It was noted that whilst Council had already agreed the Budget in principle, there may yet have to be some adjustments depending upon decisions that are made about the Precept and the funding of any deficit between income and expenditure. There was a great deal of discussion regarding the level of Precept. It was noted that the Council Tax Support Grant given to LEPC from WDC has been reduced by 15.4% in 2015/16, although the tax base had increased by 2.6%. Council's current position on the budget, without changing the Precept, is that it is showing a</p>	<p align="right">01/15</p> <p align="right">Action - Clerk</p> <p align="right">Action – Clerk</p> <p align="right">Action – Clerk / Cllr Coulter</p>
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deficit of approximately £12,400. To close this deficit Council would need to set a Precept which together with the Grant would give a combined income of £121,000. This would require the Precept to be increased by 11.1%.

It was further noted that in 2013/14 Parish Councils nationally had increased their precepts by slightly over 5%, whereas LEPC had held its Precept to an increase of 1.8%.

After further discussion, Council resolved to increase the Precept by 4.94%. This will give Council a combined Precept and Council Tax Support Grant of £114,700, but still leave a deficit between income and expenditure of £6,300.

It was agreed that Cllr Coulter will re-visit the budget and come back to Council at the Feb/March Meeting with recommendations of how to close this gap of £6,300.

iii) Expenditure against Budget
Council noted the budget.

iv) Donation to the Open Spaces Society 150th Anniversary

Appeal

Council agreed a donation of £100. Clerk to draft a letter to the OSS thanking them for their help on a number of issues.

v) Land Acquisition

Council formally ratified their decision to purchase the land at the entrance to the Playing Fields.

Council agreed that the standard form of attestation clause which relates to the signing of the document of sale would be signed by "The Clerk and RFO, *name of Clerk*, on behalf of Lane End Parish Council".

Council formalised the resolution that LEPC will purchase the land under 'Section 124 (1) (b) of the LGA 1972 for the benefit of the Parish.

vi) Clerks Matters

The SLCC has issued a new pay proposal for Parish Councils to consider. Council agreed to increase in the Clerks current pay scale by 2.20%.and to award the Clerk a non-consolidated lump sum of £223.00, which was in accordance with the recommendations made by the SLCC.

6) Proposed Access from the Culver Graphics site to Ditchfield Common

There was concern from some members of Council regarding the proposed form of access onto Ditchfield Common, although it was noted that Council had resolved to support the principle of access.

Council asked the Clerk to send them the Council's original comments to the Planning Application which relate to the issues of access.

Council also asked the Clerk to seek advice from the Open Spaces Society as whether Council could or should charge a fee to the developer for the right of access.

7) Finings Road Car Park

Cllr Detsiny reported that WDC are prepared to continue to be responsible for toilet cleaning and maintenance should LEPC purchase the car park. However in those circumstances LEPC would then become responsible for capital expenditure on the toilet block.

Council then confirmed their previous decision to acquire the car park from WDC.

It should be noted that Council do not intend to charge for parking but rather employ a professional parking company who will levy fines on people parking over the stipulated time limit.

There will be a limited number of residents who have no alternative but to park there for long periods of time they will be sold long term permits at a moderate cost.

Arrangements will be made to ensure the needs of residents visiting the Doctors Surgery are properly catered for.

Council will ensure there is full and adequate publicity before the new regime comes into effect.

Cllr Detsiny will now enter into detailed discussions with WDC.

8) Resurfacing of :

i) Village Hall Car Park

Council considered the recommendation from Councillor Stewart. It was agreed that the

Action – Clerk

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Action – Cllr
Detsiny

parking area is satisfactory and provides an adequate surface.

Council resolved not to resurface the car park.

ii) Church Path

Council agreed that cost estimates would be needed for the recommended measures to address drainage problems where the track running from Church Road joins Church Path at the corner adjacent to Bakers Piece. It was noted that access at this corner was deteriorating and would continue to do so which might eventually prevent service vehicles accessing the Common.

Council felt that the expertise of Councillor Stewart would be useful in progressing this matter and in assisting with obtaining estimates. It was agreed to defer this matter until the April Meeting and to ask the Clerk and Councillor Stewart to obtain estimates from 2/3 contractors.

The Clerk also advised that a consultation should be held with the immediate residents and The Church before any works were undertaken.

iii) Aldersyde Boundary

Council was favorably disposed towards Councillor Stewart's revised proposals for managing car parking along the boundary of Aldersyde which would also offer protection to the new fence line

Councillor Stewart had met with one contractor and obtained estimates to supply and install either kerb stones or sleepers along the boundary of Aldersyde in front of the fence line. In terms of the value of the work, Council asked the Clerk to obtain estimates from 2/3 contractors.

Council asked the Clerk to contact the Council's insurance company regarding the Council's position in the event of a vehicle causing damage to the fencing erected along the boundary of Aldersyde. Council also asked the Clerk to approach the property owner to ask if they would make a financial contribution to the cost of installing kerb stones or sleepers which would protect their boundary.

This matter was deferred until the February/March Meeting.

9) Lane End Playing Fields: New Lease/License Proposal

Cllrs Coulter & Detsiny had met with the LESA Committee to discuss the new Lease/License proposal.

The principles of the proposed new lease/license arrangement are set out separately for each of the three parties in the document circulated to members of Council.

Both LEAG and LESA have seen and confirmed their acceptance the principles of the proposed new lease/license arrangement and the associated responsibilities and requirements that apply individually to them.

The Parish Council believes that a consensus has now been reached on an agreed way forward and it is on this basis that it is now progressing to the point of issuing formal instructions to its solicitors to prepare a new lease/license arrangement.

The Parish Council will need to formally ratify any new lease arrangement and particularly with regard to any commitments that this lease may then impose on it.

Council understands and accepts that both LEAG and LESA will, through their own processes, need to formally confirm their own acceptance of the proposed arrangements and the commitments arising from it that may individually apply to them.

Council agreed to send the draft lease/license proposal to the Council's Solicitor for advice and to instruct the Solicitors to commence work on the drafting of a new Lease/License.

10) Clerk's report

Council noted the report.

Action – Clerk / Cllr Stewart

Action – Clerk

Action – Clerk / Cllr Coulter

11) Invitations to Meetings, Correspondence & Reports received

Council noted the report.

Cllr Detsiny reported that some Councils have stated their wish to defer taking on any devolved services from BCC until at least 2016.

Cllr Detsiny recommends LEPC wait until 2016 to take over devolved services. This will however need to be formally agreed by Council as an agenda item at a future meeting.

Council asked the Clerk to contact BCC and ask them to defer the receipt of our decision until after our next meeting.

Action – Clerk**12) Matters raised by Councillors**

It was reported that the equipment was still present on the land situated next to Forge Cottage. The Clerk had spoken to the property owner and asked that the equipment be removed as soon as possible. Council also asked the Clerk to write to the tenants of Forge Cottage asking that they remove this equipment.

Action – Clerk

Cllr Osborn reported that the owners of the building that had been the Golden Palace Chinese Restaurant wanted to create two new accesses onto Harris Gardens. BCC own Harris Gardens and it is leased to the Parish Council.

Action – Clerk

Council asked the Clerk to contact BCC to ask if they are happy to have the proposed accesses created. Council would also need to agree a wayleave with the owner.

Action – Clerk

The Clerk has contacted the West Wycombe Estate regarding the waste bins being permanently left out on the land adjacent to Manchester Terrace. The WW Estate contacted the property owners; however the bins are still there. Council asked the Clerk to contact the WW Estate again.

Action - Clerk**13) Planning: To consider new applications and receive Wycombe District Council Decisions and Appeals****New Applications**

14/08176/FUL	April Cottage Moor Common Lane End	Demolition of an existing garage and the erection of a replacement garage with first floor accommodation and creation of tennis court with enclosure No objection, Council commented that the tree specialist should look at the trees.
14/08056/FUL	Owena Bullocks Farm Lane Wheeler End	Householder application for construction of new altered and raised roof to existing garage and proposed timber decking to side and rear of garage. No objection.
14/07918/FUL	Sandbanks Moor Common Lane End	Householder application for construction of first floor side extension. No objection.
14/08111/CTREE	Bankside Handleton Common Lane End	Reduce T1 Hazel to approximately 1.2 metres from ground level; reduce height of G1 Holly by 50% and lateral growth to balance; fell G2 Thorn, Hazel, Prunus and Maple retaining T2 Plum; thin / reduce crown of T2 Plum by 20%; reduce height of T3 multi-stemmed Holly by 50% and lateral growth to balance. No Objection
14/08099/FUL	Lower Court Farm Marlow Road Lane End	Erection of detached Agricultural Building containing both Agricultural Storage (50%) and produce preparation and distribution (50%). No objection. Council commented that they need to clarify the operating times as there was a discrepancy between the application and the statement.
14/08026/FUL	Conifers Gardenland	Demolition of existing buildings and erection of two detached 4 bed dwellings with associated car parking.

Nursery
Cadmore End

No objection. Comments were made regarding the large area behind the proposed development. Also it was noted that the plans for sewage disposal states main drains but there aren't main drains in Cadmore End.

14/08234/VCDN Former Culver Graphics & Essex Works Finings Road
Proposed amendment to the layout and design of plot 18 of the approved planning permission 14/05473/FUL (redevelopment of the site) by the variation of condition 2 (approved drawings).
No Objection.

14/08246/FUL 8 Widdenton View Lane End
Change of use of existing annexe to create 1 x 2 bed separate dwelling with associated external works and fenestration alterations Creation of new access.
No objection.

NEXT MEETING: To confirm the next Parish Council Meeting will be held on Monday 2nd February in the Sycamore Room.

There being no further business the Chairman closed the meeting 22.23.

Signed..... (Chair)

Dated.....