

**LANE END PARISH COUNCIL  
MINUTES OF THE FULL PARISH COUNCIL MEETING**

**Held on Monday 07<sup>th</sup> January 2013 at 7.30 pm in the Sycamore Room of the Lane End Village Hall.**

**ATTENDANCE:** Councillors Detsiny – Chairman, Coulter, Dunning, King, Osborn, Simmons, Smith, Wright.

**CLERK:** Hayley Glasgow

**MEMBERS OF THE PUBLIC: 21**

<p><b>1) Apologies for absence</b> Cllr Stewart, Cllr Sarney.</p> <p><b>2) Declarations of any personal or prejudicial interests</b> Cllr Osborn declared an interest in the Little Acorns planning application. All Councillors declared an interest in the Grouse and Ale planning application.</p> <p style="text-align: center;"><b>Representatives from Adrienne Hill Limited and Gracewell Healthcare gave a presentation about the old T &amp; L Site and plans for a new care home. Meeting Closed for public questions. Meeting re-opened.</b></p> <p>The Parish Council considered and made comment on the following planning application:</p> <p><b>12/07752/FUL - 24 - 26 The Row, Lane End, HP14 3JS</b> - Demolition of existing buildings on site with retained and refurbished B1 accommodation, erection of 72 bed care home, new doctors surgery with consulting rooms, linking footpath, parking and landscaping.</p> <p>Lane End Parish Council (LEPC) welcomes the proposal to redevelop the T&amp;L Site and, in principle, is strongly supportive of the Planning Application that has been made. The Application was given due consideration at the Parish Council Meeting held on 7 January 2012 and members of the public were given a full opportunity to put forward any comments or concerns that they had. In agreeing this response, LEPC has given due consideration to these comments/concerns and incorporated them as it believes to be appropriate.</p> <p>The proposed redevelopment of the existing T&amp;L Works, which to all intents and purposes is essentially a rundown industrial park comprising warehouses which largely appear to be in a poor condition and state of repair, is regarded as opportunity to significantly enhance this important site set on the western edge of the developed area of Lane End. The proposed development itself, incorporating a Care Home, Doctors Surgery and one refurbished industrial unit seems a wholly appropriate use of the site, although the Parish Council would ask for flexibility to be shown in usage terms if the Doctors Surgery is ultimately not progressed. The provision of a public footpath from Edmonds Parade to The Row is particularly welcomed by the Parish Council as providing a long-awaited pedestrian link between Edmonds Parade and the village center. In delivering the establishment of this footpath, the development will be providing a significant benefit to the community of the village as a whole.</p> <p>In terms of specific elements of the development proposal, the Parish Council would ask WDC to take note of a number of concerns and seek to ensure that these are addressed in any planning consent that is ultimately given :</p> <p>· The Parish Council notes that there are concerns about the adequacy of the parking provision that has been made to service the requirements arising from the usage of the site. In this respect LEPC would ask WDC to satisfy itself that adequate parking is provided on site and that it is sufficient to avoid any over flow parking onto any areas immediately adjacent to the site. As a village, Lane End is acknowledged as already suffering from a lack of public car parking capacity and any development which accentuates this will therefore only be adding to an existing problem. Aside from the potential impact on the public car park located at Edmonds Parade, a further but particular concern is the impact of any parking overspill on the existing parking facilities available to residents along The Row. In ensuring that these issues are effectively addressed, LEPC would ask WDC to give very serious consideration to the</p>	<p><b>01/13</b></p>
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establishment of appropriate parking regimes that give absolute priority to parking for local residents, preclude on-road parking along Edmonds Road and preclude any long stay parking (over 2 hours) in the public car park at Edmonds Parade.

· The Parish Council notes that there are concerns about the impact of a three storey building and, in particular, its impact and consistency with the setting and general street view along The Row. Whilst the three storey element has been set back from The Row, which is welcomed, and whilst the ridge heights to the three storey section may be similar to existing warehouse units on the site and also to warehouse units on the adjacent industrial park, LEPC would ask WDC to give careful consideration as to whether such three storey sections are appropriate to the proposed setting and overall context of the development.

· The Parish Council notes that there are concerns with regard to the standard of refurbishment that will be undertaken in respect of the retained industrial unit. In particular, the proposal to retain existing brickwork and to reuse brickwork from demolished units has raised significant concerns about the final appearance of the refurbished unit. A superficial visual inspection of the existing units suggests that the existing brickwork is in very poor condition and this raises doubts whether the proposal to clean the brickwork and reuse reclaimed bricks to "make good" will result in a satisfactory standard of finish that is consistent with the acceptable visual impressions shown in the Design and Access Statement. LEPC would therefore ask WDC to ensure that the specification of the refurbishment is such that the outcome is of a satisfactory standard and wholly consistent with the appearance and quality of the visual impressions that are shown in the Design and Access Statement.

The Parish Council would also wish to express its disappointment at the developer's decision to apparently seek to retain the small "lean to" structure at the northern end of the refurbished industrial unit immediately adjacent to the boundary with Sandage Road and Peterley Court. The removal of this small but unsightly structure would provide immediate residents with a significantly improved visual perspective onto the site.

· The Parish Council notes from the Planning Statement that there are concerns about the adequacy of foul water drainage from Manhole 8901 and that this is being investigated by a developer funded impact study. LEPC would ask WDC to ensure that the results of this study are taken into consideration and that the implementation of any appropriate measures which may be needed to avert the possibility of foul water flooding are put into place as requirement of any planning consent that may be given.

· The Parish Council further notes the comments submitted by Environmental Services at WDC regarding :

- o Noise from traffic along The Row
- o Noise associated with the B1Unit and adjacent Industrial Park
- o Noise and Odour from the Care Home kitchen
- o Light Pollution
- o Potentially contaminated land

The Parish Council would wish to give its full support to the recommendations that are made by Environmental Services to ensure that all of these issues are fully addressed.

**3) Minutes: Approval of the Full Parish Council Meeting on 3rd December 2012**  
Council approved the minutes.

**Approval of the closed session on 6th November 2012**

Council approved the minutes.

**4) Matters Arising**

None.

**5) Finance: Approval of payment of Accounts for December 2012**

Council approved the payments.

### **Agree Budget / Precept**

Council had seen the draft budget for 2013/14 and approved in principle at the meeting of 3<sup>rd</sup> December 2012.

Due to the implementation of the Council Tax support scheme, this has caused a fall in the tax base. WDC has therefore given every Parish Council a grant whether the tax is increased, decreased or maintained at the 2012-13 level.

Lane End Parish Council agreed that given the grant from WDC at the amount of £11,063.54, the Parish Council would request a Precept of £96,496.20. Giving the Parish Council a total Grant of £107,559.74. Therefore parishioner's council tax will not be increased in 2013/14.

Council approved the budget and precept for 2013/14.

### **Expenditure against budget**

Council noted the report.

Cllr Coulter informed Council that if the rest of the financial year goes to plan there should be approximately £8,000 in Councils favour.

Therefore Council agreed in principle that with this remaining money they would remove the tree stumps on Moorend Common, remove the flooring in the play area at the Lane End playing fields and carry out the duty of care survey.

Council authorised the Clerk to commission work to remove the tree stumps at a maximum cost of £1800.

The Clerk should obtain another quote to remove the flooring at the play area in the playing fields.

### **Bank signatory**

Council appointed Councillor Lorraine Smith to be added as a bank signatory.

### **Rental agreements**

Council reviewed the rents for the Grouse and Ale and the Lane End Studios. Council agreed to increase the rents slightly as per the Clerks recommendations.

### **Churchyard Maintenance**

There were mixed opinions on the sum of money that should be contributed towards the churchyard maintenance. There was a proposal made to contribute £2750 which was seconded and not supported. There was a proposal made to contribute £3067.75 and seconded and put to a vote. Council approved a contribution of £3067.75 by majority vote. There were three abstentions.

It was requested that the Clerk forward a copy of the document written between LEPC and PCC to all Councillors. It was also requested that the Clerk sends a copy of the LGA 1972 214(6) to all Councillors.

### **LEPC Savings Account**

The Clerk advised Santander no longer offer the rate of 2.4% for a 9 month period as previously agreed at the December meeting. Santander now offers a rate of 2% for one year. Council resolved to put £50,000 into a Santander Account for one year at the rate of 2%. The rates can change daily, if this rate is not available at the time the Clerk was authorised to opt for the best rate available.

### **6) LESA**

Cllr Detsiny has recently held various meetings regarding the sporting facilities available. Cllr Detsiny will aim to have an update for Council at the March meeting.

### **7) Moorend Common Duty of Care Survey**

Pete Whipp has recently carried out a duty of care survey and quoted for the work. Council resolved that for the next years duty of care survey Pete Whipp should be offered either to complete the survey or carry out the work as the Councils preferred contractor

Katy Dunn will shortly be attending a course which will allow her to carry out the duty of care survey for the Parish Council.

Council resolved to accept Pete Whipps quote to carry out all necessary works.

Cllr Detsiny stated that as a resident of Moorend Common, not many people visit the area and therefore Council should stop spending so much money on the area. Cllr Osborn disagreed and as a regular user of Moorend Common insists that the area is well used.

### **8) Speeding through the village**

Katy Dunn had presented Council with a paper written regarding speeding through the village. Katy is concerned about the speed of traffic coming through the village and therefore has asked the Parish Council for assistance.

Councillors support the measures that need to be taken to reduce the speed of cars but also understand the need for public support.

Cllr King, another representative from Council and Katy Dunn should meet with BCC to ascertain what can be done to prevent speeding.

If a campaign is needed which is community led the Parish Council would be minded to

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**Action – Clerk contact contractors and arrange work to be done.**

**Action – Clerk to invoice rents.**

**Action – Clerk to send a cheque to HTC.**

**Action – Clerk to send all Councillors documents.**

**Action – Clerk to open account and transfer money.**

**Action – All.**

contribute funds towards this.

**9) Clerk's report**

The Clerk asked Councillors to comment via email on item 9.

**10) Invitations to Meetings, Correspondence & Reports received**

Council noted the report.

**11) Matters raised by Councillors**

Cllr Dunning asked if Councillor expenses can be put on a future agenda.

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

**New Applications**

**12/07718/FUL - Orange PCS Site BUK 0013, Kensham Farm, Watercroft Lane, Cadmore End, HP14 3PR** - Installation of 3 x no Jaybeam CS 9865A antennas to replace at same height ( 3 x no to be unutilised); installation of 1 x no additional 0.6m dish fixed to column headframe ; 1 x OPCS BTS 3900A outdoor cabinet installed on existing concrete base and 1 x Emerson PSU cabinet on existing concrete base, 6xno additional feeders and ancillary equipment.

No objections.

**12/07697/FUL - 2 Framers Court, Ellis Way, Lane End, HP14 3LL** - Householder application for the construction of a rear conservatory.

No objections.

**12/07848/FUL – Great Stockwell, Moor Common, Lane End, HP14 3HR** – Householder application for construction of part two storey, part first floor front extension and single storey rear extension with external alterations.

No objections.

**12/07676/FUL – Nineacres Bungalow, Fingest Lane, Fingest, RG9 6QA** – Householder application for construction of two storey side extension.

Council noted there was a lack of information regarding materials. No objections.

**12/07934/FUL – The Tree House, Moor Common, Lane End, HP14 3HX** – Householder application for construction of single storey side extension.

In view of local community concern Council would prefer this to be referred to the planning committee.

**12/07909/FUL - Essex Place, Finings Road, Lane End, HP14 3EY** - Conversion of redundant barn to 1 x 1 bed apartment with associated parking and amenity space.

No objections.

**12/07971/CTREE - Little Acorns, Church Path, Lane End HP14 3HE** - Pollard Oak trees T1 and T3 to previous pollard points & fell Oak T2.

no objections

**Notice of Application – Grouse and Ale Public House** – Section 38of the Commons Act to carry out restricted works on Lane End Common. Decking construction over existing tarmac area fenced with frontage to area, providing smooth, level surface and improved disabled access whilst maintaining the existing use with tables and seating area for public use.

Council have no further comments from the comments made in May 2012.

**NEXT MEETING: To confirm the Full Parish Council Meeting will be held on Monday 4th February 2013 at 7.30pm in the Sycamore Room of Lane End Village Hall.**

**There being no further business the Chairman closed the meeting at 21.32pm.**

Signed..... (Chair)

Dated.....

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Action – Clerk