

**LANE END PARISH COUNCIL
MINUTES OF THE FULL PARISH COUNCIL MEETING ON
ON MONDAY 2nd OCTOBER 2017 AT 7.30 pm IN CADMORE END VILLAGE HALL**

ATTENDANCE: Cllrs Detsiny – Chairman, Coulter, Harries, Hunt, King, Nolan, Osborn, Stewart and Wright.

CLERK: Mrs Hayley Glasgow

MEMBERS OF THE PUBLIC: 10

<p>1) Apologies for absence Apologises accepted from Cllrs Dunning and Sarney.</p> <p>2) Declarations of any personal or prejudicial interests Cllr Wright declared an interest in agenda item 8 - land adjoining 39 Beech Avenue and planning application 17/07146/FUL. Cllr Osborn declared an interest agenda item 9 - Horse riding on Ditchfield Common. Cllr Detsiny declared an interest in matters arising – the trees on Cadmore End Common. Cllr Hunt declared an interest in the document reading Bridleways raised under reports received.</p> <p style="text-align: center;">MEETING CLOSED FOR PUBLIC QUESTIONS MEETING RE-OPEN</p> <p>Parishioners raised concerns regarding the 40/50 mph road signs that are covered by overgrown hedges. The Clerk will raise this issue with TFB and Cllr Jean Teesdale.</p> <p>Parishioners raised a concern regarding a fake parking ticket that had been left on a car parked on Ditchfield Common. The Clerk has passed this to the Police.</p> <p>The Clerk has issued a letter regarding the maintenance of the track on Ditchfield Common to residents, PCC and the Village Hall. The PCC has responded positively. Financial support would be needed for the work to be carried out.</p> <p>3) Minutes - i) Approval of the Full Parish Council Meeting on 4th September Council approved the minutes. ii) Approval of the Closed Session Meeting on 4th September Council approved the minutes.</p> <p>4) Matters Arising Trees on Cadmore End Common The property owner adjoining Cadmore End Common has been in contact with WDC regarding works on the trees. Council's preferred contractor, Ridgeway Woodlands has given quotes and recommended works. The Parish Council would support either of the recommended works and advised the property owner that with WDCs agreement they may carry out the works.</p> <p>Council asked the Clerk to research implementing Bylelaws at Lane End Playing Fields. The Clerk advised the appointment of the Internal Auditor would be on the November agenda.</p> <p>5) Finance - i) Approval of the accounts for September 2017 Council approved all cheques apart from the invoice submitted from NFU for insurance of the tractor. The Clerk will ask Came & Co if this can be included within the Parish insurance. ii) Expenditure against Budget Report Cllr Coulter reported that the Budget Report on the Council's Income and Expenditure revenue position was distorted by capital expenditure payments and receipts. In particular, a large proportion of the VAT Repayments reclaimed related to the VAT on capital spending in the previous year whilst the expenditure shown against Playing</p>	<p style="text-align: right;">39/17</p> <p>Action – Clerk</p> <p>Action – Clerk</p> <p>Action – Clerk</p> <p>Action - Clerk</p>
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Field Projects was wholly related to further capital spending in the current year. In order to determine the underlying income and expenditure revenue position for the current year, it is therefore necessary to make adjustments for the distortions to these two budget lines which are attributable to the capital spending which has taken place.

On this basis, Cllr Coulter reported that income to-date is broadly in line with budget expectations, although the continuing absence of any income from the Community Infrastructure Levy may result in a slight shortfall in income at the year end. In terms of expenditure to-date, this again is also broadly in line with budget expectations but the late presentation of invoices totaling £4,500 from the previous financial year may impact on final end of year expenditure as there was no provision for this expenditure in current budget lines.

iii) Christmas in the Village Budget

Council approved a budget of £650 plus £50 contingency.

iv) M40 Chilterns Environmental Group - Progress Report & Donation request received.

Ken Edwards gave an update on the works undertaken by the M40 CEG. Highways England agreed a contract to build 8 barriers extending between Bullocks Farm Lane and Pusey Way.

The Parish Council would like to thank Ken and the team for the enormous amount of successful work they have undertaken.

Action – Clerk

6) To agree the renewal of the Insurance Premium

Council agreed a 3 year fixed term insurance contract with Came and Co (Hiscox recommended).

7) Land adjoining 39 Beech Avenue, Lane End

It was reported to the meeting in open session that at the previous meeting on 4th September 2017 Council had discussed in Closed Session the matter relating to the erection of close board fencing on the wide grass verge to the south west of 39 Beech Avenue. At the time, and based on correspondence received from Red Kite, it had been thought that all of the land recently enclosed by the property owners of 39 Beech Avenue was in the ownership of Red Kite. However Red Kite have since confirmed that whilst they are the owners of some of this land, some of it is also unregistered. Although some of the land may be unregistered, it will nevertheless be owned by someone who has not as yet registered their ownership of it with the Land Registry.

At the meeting in Closed Session, and taking note of advice received from the Buckinghamshire Association of Local Councils (BALC) and the Society of local Council Clerks (SLCC), the Council had determined that it would write to Red Kite confirming the Council's views and position with regard to this matter. In particular, it was agreed that the letter would state that :

- The owners of 39 Beech Avenue had acted as private individuals in this matter and the Council had no prior knowledge of their intentions.
- Any decision by Red Kite to take legal action against the owners of 39 Beech Avenue must not be influenced by the fact that one of the owners is a Parish Councillor.
- It would be the clear wish of the Parish Council to see all of the land restored to its previous status as green/amenity public space.
- The Council would not wish to see any Red Kite land sold to the owners of 39 Beech Avenue.

The Clerk confirmed that a letter incorporating all of these points had been duly sent to Red Kite.

8) Mole and Picket Charities

The Clerk read a letter received on Monday 2nd October from the Trustees of the Mole and Picket Charity.

The Clerk advised Council that their only power is to appoint Trustees.

Council's Solicitors also advised that at the Annual Meeting of the Parish Council, the Parish Council, as the body charged with the appointment of Trustees, can propose that the existing trustees not be reappointed and that the new persons shall be appointed Trustees.

It was reported that the existing trustees have now registered the newly appointed trustees with the Charity Commission. The new trustees have received minimal cooperation from existing trustees. It is hoped that all the trustees can work together.

9) Horse riding on Ditchfield Common

A number of horse riders have ridden over Ditchfield Common. There is no bridleway and it is deemed unsafe to do so. The Clerk will look into byelaws regarding this.

Report on the dangerous gates, tracks and bridleways.

The Clerk received a report regarding different areas of land within The Parish, none of which is owned by the Parish Council.

As Council do not own the land unfortunately they do not have the power to implement anything on the named areas. The Clerk will advise the author of the report to contact the individual land owners.

Action – Clerk

10) Lane End Playing Fields

The Clubhouse opened on 19th September and has had a steady pace of business. The current opening hours are Tuesday, Thursday, Saturday and Sunday evenings. It will also open based around football games.

It was reported at the recent meeting of the Association that Stewart George, Graeme Coulter, Colin Harries, Anita Hanson and Mark Lockwood were appointed onto The Committee.

The Clerk was advised of on-going issues with the goal posts and grass cutting. She will liaise with Buckland Landscapes regarding this.

It was reported that 7 teams are now using the MUGA.

Recently a skip was ordered and filled with rubbish from the shed/porta cabin.

It has become apparent that to increase footfall the Association would need to employ staff to help with running the bar and also to market/carry out administration.

Cllr Coulter will look at the Parish Council's funds to see if there would be any available to assist with employment of staff.

Council gave agreement in principle for the Association to start looking at job roles and advertisement for the position(s).

11) Clerk's report

- i. Planning application comments submitted.
- ii. AED inspections carried out and on-line forms submitted.
- iii. SSE reported that they had been out at Lane End doing a clean and change and found the bracket on P1, Church Path, Lane End, has the bracket broken and only holding on by one bolt. They quoted £232.10 plus VAT to repair this. As this was dangerous I asked SSE to carry out the work asap.
- iv. The dog waste bin on Wheeler End Common is broken. The Clerk will get a quotation for this to be repaired.
- v. Christmas in the Village will be on Friday 8th December 2017 in Lane End Village Hall.
- vi. On Thursday 21st September it was reported that travelers are on the ex-Peacock Pub site. The crime reference number is URN 987. The landlord of the site has been contacted and visited the site to inform the travellers they do not have permission to be there. It is the landlords' responsibility to undertake the eviction process. I have been advised they intend on staying for 2 days.
- vii. Meeting dates for 2018 have been issued.
- viii. The Clerk booked a skip for clearance at The Playing Fields from Friday 22nd September for 1 week.
- ix. There is still an on-going issue with moles at The Playing Fields. Pest UK laid some more traps on Thursday 21st September for 1 week. These were marked with small red flags.
- x. The new football goals have been installed at the playing fields.
- xi. The Clerk has contacted Council's Solicitors with regards to drawing up a formal licence agreement for land adjoining Forge Cottage.
- xii. The Clerk contacted the owners of Skilmoor House and relayed Council's decision relating to the trees on Cadmore End Common.
- xiii. Ridgeway Woodlands advised they would be clearing the large oak tree from Moorend Common on Monday 2th September.

- xiv. A letter relating to the poor condition of Church Path has been drafted and 30 copies were hand delivered to residents. A letter of the letter was also sent to Lane End Village Hall and the PCC.
- xv. The Clerk has contacted Councils solicitor's regarding a draft Licence relating to Chalky Fields and The Orchard.
- xvi. The Clerk sent a letter to the previous owner of Deep Willows advising that the licence has been terminated.
- xvii. Faulty street lights reported.
- xviii. The Clerk attended allotments sites re several issues.
- xix. Next month's FPCM will be on Monday 6th November 2017 in the Sycamore Room.
- xx. Lane End Parish Council has passed the External Audit which included a more in-depth intermediate audit.

12) Invitations to Meetings, Correspondence & Reports received

Council notes the report.

13) Matters raised by Councillors

Cllr Osborn reported that clearance work has started on The Old Post office. No planning permission has been granted yet.

Cllr Detsiny reported that the land owners of the ex Peacock public house have been waiting over a year for planning permission to be granted.

14) Planning: To consider new applications and receive Wycombe District Council

Decisions and Appeals

New Applications

<u>17/07302/FUL</u>	19 Beech Avenue Lane End	Householder application for construction of single storey front vestibule and single storey rear extension No objection
<u>17/07394/FUL</u>	17 Clinkard Place Lane End	Householder application for construction of single storey front infill extension, single storey rear extension and first floor side extension No objection
<u>17/07146/FUL</u>	Land Between 12 Johnson Road And 39 Beech Avenue Archers Way Lane End	Improvement and upgrading of external cladding to a number of Red Kite Community Housing owned properties. No objection.
<u>17/06891/FUL</u>	Sidney House Denham Road Lane End	Demolition of existing buildings & erection of 2 x terraces of 3, 2 x terraces of 4 & 1 terrace of 5 two storey 2-bed dwellings with car ports, associated access, 27 additional parking spaces (8 of which to serve properties in Denham Road), bin stores, cycle parking, amenity space and landscaping Cllr Stewart reported that he had met with the planners from WDC and will draft a letter to be sent.

Action - Clerk

Wycombe District Council planning decisions: None.

NEXT MEETING: Ordinary meeting will be held on Monday 6th November 2017 at Lane End Village Hall

Meeting Closed at 21.07.

The Chairman.....Date.....