

LANE END PARISH COUNCIL

MINUTES OF THE FULL PARISH COUNCIL MEETING ON WEDNESDAY 10th MAY 2023 IN LANE END SPORTS PAVILION

ATTENDANCE: Cllr Coulter – Chairman, Cllrs Achurch, Dunning, Graham, Hunt, Nicolson Osborn, Wright.

BUCKINGHAMSHIRE COUNCILLOR – None.

CLERK: Mrs Hayley Glasgow

MEMBERS OF THE PUBLIC: 12

1) Public Questions

Due to high public interest Cllr Achurch read a statement prepared by the Parish Council Planning Team prior to the meeting regarding planning application 21/07913/OUT - RUR1 - Golden Guff – Land South of Finings Road. The statement is as follows:

Objection. Whilst we are led to believe that the applicant has met the requirements of the Planning Officer, we remain sceptical that this development meets the aspirations & desires of our Parishioners as a whole, with concerns regarding land drainage, ecology and Highways still outstanding.

We therefore strongly object to this development and recommend that it is 'called in' before the BC Planning Committee. This will enable a PC representative & other interested parties to voice their strong concerns as to why this development should be rejected. A maximum of 3 minutes is allowed for such representations. (I note that as of 10/5/2023 225 documents, 53 further objections from 4/2023 + holding objection from ecology officer siting the layout of the 15m buffer zone, bat habitats & biodiversity).

Several Parishioners raised concerns regarding the planning application for the Golden Guff and urged the Parish Council to object.

The Clerk will contact Riddleys Care Home regarding visitors Parking on The Row.

2) Apologies for absence

Apologies received from Cllr Detsiny, Harries & Stewart.

3) Declarations of any personal or prejudicial interests

None.

Planning –

21/07913/OUT - RUR1 - Golden Guff – Land South of Finings Road – amended planning application.

Council approved the comments above to object to the planning application.

4) Minutes – 4.1 - Approval of the Full Parish Council Meeting on

Council approved the minutes to be a true and accurate record. The Chairman signed the minutes.

4.2 – Approval of the Closed Meeting on Monday 3rd April 2023

Council approved the minutes to be a true and accurate record. The Chairman signed the minutes.

4.3 Approval of the Full Parish Council Meeting on 27th April 2023

Council approved the minutes to be a true and accurate record. The Chairman signed the minutes.

4.4 Approval of the Closed Meeting on 27th April 2023

Council approved the minutes to be a true and accurate record. The Chairman signed the minutes.

4.5 Approval of the Annual Parish Meeting Minutes on 2nd May 2023

Council approved the minutes to be a true and accurate record. The Chairman signed the minutes.

4.6 Approval of the Annual Parish Council Meeting Minutes on 2nd May 2023

Council approved the minutes to be a true and accurate record. The Chairman signed the minutes.

5) Matters arising from previous meeting

Cllr Nicolson reported that he spoke to Fibre and Wireless and Hey Broadband and asked them to follow up on outstanding queries.

6) Clerk's Report / Invitations to Meetings, Correspondence & Reports received

1. Forms completed and submitted for the Countryside Stewardship Grant.
2. The skips have been delivered to the three allotment sites.
3. Street lighting repairs forms submitted.
4. I have requested 'Ducks crossing' signs to be installed near the ponds.
5. I have asked the contractor to treat the Japanese Knotweed on Ditchfield Common.
6. VAT Claim completed and submitted.
7. Year End reports completed.
8. All reports have been submitted to the Internal Auditor for review. The internal auditor has confirmed that all files are kept to a very satisfactory standard.
9. The village fete will be on Saturday 17th June.
10. Requested an updated unmetered supply certificate from the street lighting supply contractor.
11. Requested several street lighting repairs.
12. Invoiced Clarion advertisers.
13. Requested a shield is fitted on a street light in Lines Road to prevent light shining into a residents window.
14. Received a donation of £950 from the Rotary Club towards the Childrens Playground project. Donations for the playground project will be treated as restricted funds. Possibly consider opening an easy access account. Council agreed to move restricted funds into the reserve account.
15. Going forward the planning team will be Cllrs Hunt and Achurch.
16. Signed and returned the 23/24 maintenance schedule costs for street lighting.
17. Reported various issues on fixmystreet.
18. Fixmystreet is available via an app on your mobile phone, it detects your location and you can take a photograph to upload and submit. It's the easiest way to report issues to Bucks Council.
19. Checked AED units.

Invitations to Meetings, Correspondence & Reports received –

1. Updates from Buckinghamshire Council:
 - a. Be part of the Community Food Chain and help people in need
 - b. Fly-tipper in the hot seat after being caught dumping rubbish in lay-by
 - c. Council has a new tool in the fight against potholes
 - d. Latest news on Community Safety in Buckinghamshire
 - e. Council sells unused land for affordable homes development
 - f. Local Plan for Buckinghamshire and Local Transport Plan 5 Survey
 - g. Have your say on the vision and objectives for development and transport in Buckinghamshire
 - h. Bucks Tree Mission flourishes with more than 145,000 trees planted since October
 - i. An update from Martin Tett, Leader of Buckinghamshire Council
 - j. New early bird trial gives free bus pass holders even more freedom
2. Other correspondence
 - a. Chiltern Conservation Board news
 - b. Campaign to Protect Rural England news
 - c. SSE Newsletter
 - d. April update from the Police & Crime Commissioner
 - e. Police & Crime Bulletin Apr '23 - Crimefighters: More visible policing

- f. Email from a resident “I am about to submit an application to have the path through the meadow on the north side of Marlow Road formally adopted as a public footpath. This is related to the recent planning application for gated access which I see the Parish Council sensibly opposed”.
- g. Training courses from BMKLC.

7) Finance – 7.1 - Approval of the account for May 2023

Council approved the expenditure of £15,074.56. Council noted the income was £91,853.70. Council noted the current account closing balance of £134,348.75 as of 1st May 2023.

7.2 Donation Request from Community Matter

Community Matters applied for a donation of £500.00. The Parish Council agreed to purchase a gift card for £500.00 so that Community Matters can purchase food for those in need in the community.

8) Audit

8.1 To receive the Internal Auditors report

The Parish Council were pleased to receive the Internal Auditors report and noted that the accounts and other records are kept to a very satisfactory standard. The Parish Council thanked The Clerk for her hard work and diligence.

8.2 Consider the Annual Governance Statement

The Parish Council considered Section 1 of the Annual Governance Statement and unanimously agreed the statements, other than box 9 where this is not applicable.

The Chairman and The Clerk signed the Annual Governance Statement.

8.3 Sign off the accounts Year Ending 31st March 2023

It was agreed to make an amendment to the section re the Lease.

The Parish Council considered and unanimously approved the Year End Accounts to include the amendment.

The Chairman and The Clerk will sign the Year End Accounts.

9 Wayleave Agreement – Cadmore End

The council unanimously approved this.

It was agreed that the Parish Council would write a letter of support for F&W to encourage a speedier response to pending wayleaves with SSE.

10. Allotments

Cllr Wright prepared a report prior to the meeting.

It was agreed to merge plots 23 & 24 together.

It was agreed that the current tenant’s son can have a tenancy agreement for plot 7.

11. Matters raised by Councillors

Cllr Hunt reported that CITV might take place outside the Church this year and he will look at costings.

Cllr Graham reported he has arranged a community bug hunt at the village fete.

The Clerk will obtain a quotation re an survey of the ponds.

The Clerk will contact the Solicitor re ownership of the lower pond.

Cllrs Nicolson and Osborn will represent LEPC at the village fete.

12. Planning: To consider new planning applications*

*Planning applications may have been updated after the agenda has been issued and therefore won’t be listed on the agenda but may still be discussed. Please contact The Clerk for further details.

13. NEXT MEETING: The next meeting will be held on Monday 5th June 2023 at 7.30pm at Lane End Youth and Community Centre.

Meeting closed 20.44.

Signed..... Date.....

Meeting to be closed – Exclusion of Public and Press, to exclude public and press in accordance with s1 (2) of the Public Bodies (Admission to Meetings) Act 1960 the press and public be excluded from the meeting during consideration of the item set out in Agenda item 15, due to the confidential nature of this item.

It is proposed by the Chairman that the Public and Press be excluded from the remainder of the Meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960 as matters which will be discussed are considered to be confidential

14. The Orchard

15. Employee Matters

Appendix – New Planning Applications.

23/05763/FUL

South Fields Church Road Cadmore End

Householder application for garage conversion and proposed enclosed link between existing house and garage

No objection.

23/05813/FUL

4 Chequers Lane Cadmore End

Householder application for roof alterations including increase in ridge height and extended gable to rear, construction of two storey side, two storey front and rear extensions and external alterations (alternative scheme to pp

22/07275/FUL)

No objection. We note the objections made by the adjoining owner, that the front elevation is not in keeping with the adjacent properties. Whilst we have no objection to the revised proposals, we would recommend a review of the elevational treatment should be undertaken.

23/05702/FUL

3 School Row Finings Road Lane End

Householder application for replacement windows

No objection.

23/05811/CTREE

Ditchfield Cottage Ditchfield Common Lane End

Shorten the two leaders by 2-3m x 1 Oak (T1) and shorten south limb by 3m to suitable union, and shorten lateral extending canopy towards house by 1-2m x 1 Oak (T2)

No objection.

23/06004/FUL

Alison, Park Lane, Lane End

Householder application for construction of combined two and single storey rear extension, single storey rear and side extension and front porch extension (alternative scheme to pp 22/08168/FUL)

Objection. We consider that this new proposal will materially affect the adjoining owners and recommend that this application should also be referred to the Planning Committee. Previous applications in 2022 (22/07144/FUL) & (22/08168/FUL) consisted of side & rear extensions & both were passed. This application consists of a combination of both previous applications & will result in a huge footprint increase.

21/07121/FUL

Land Rear Lane End Pumping Station

Application for construction of 4 x 1 bed & 4 x 2 bed flats, 2 x 2 bed houses, 10 x 3 bed houses and 6 x 4 bed houses (26 dwellings in total) with associated car and cycle parking, landscaping, amenity space and infrastructure.

No objection.

Wycombe District Council identified Chalky Fields as being appropriate for residential development in 2017 as part of the Wycombe District local plan.

Since that time and as owners of the land, The Parish Council has given much consideration to this proposal, and have concluded that it is in the best interests of the Community to develop the land, as the proceeds will be significant and can be used to the benefit the village at large.

The current scheme will offer new and affordable homes the ratio of which will be determined by the Planning Authority during the current Planning Application.

This amended proposal is seen to have successfully addressed issues in the previous application and has the full support of the parish council.