

**LONGWICK-CUM-ILMER PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD ON
TUESDAY 21st JULY 2015 AT 7.45 PM
IN LONGWICK VILLAGE HALL**

PRESENT

CLlr Mrs Valerie McPherson BEM (Chairman)
 Cllrs Ian Walker, Jane Rogers, Rolf van Apeldoorn, Graham Walters, Sally Whitworth and Brian Richards
 Clerk Mrs Susanne Griffiths
 Clerical Assistant Mrs Jayne Mylchreest
 No members of the public

1/APOLOGIES FOR ABSENCE

No apologies were received

2/ MINUTES

The Minutes of the previous meeting of the Parish Council on the 16th June 2015 having been circulated were approved by the Meeting and signed by the Chairman.

3/ DECLARATIONS OF INTEREST

Members were asked to declare any personal interest and the nature of that interest which they may have in any of the items under consideration at this meeting .Cllr Jane Rogers declared an interest in Planning Application 15/06930/FUL

4/ A REPORT FROM CLLR BENDYSHE-BROWN (BCC) ON MATTERS CONCERNING LONGWICK-CUM-ILMER PARISH COUNCIL

Cllr Bill Bendyshe-Brown reported the following:-

The ditches susceptible to flooding will be dug out and the footpaths cleared in the parish.

Ilmer Road will be patched and re surfaced within the next year.

The Longwick School Travel Plan Team will be meeting in September to discuss the inconsiderate parking of some parents in the village when taking and collecting their children from the school.

The village looks very well kept at present due to the success of the grass cutting and weed killing under the Devolved Service agreement.

A Vehicle Activation Sign will be installed in Chestnut Way. Advice is being sought from the Local Area Forum.

5/ MATTERS ARISING NOT OTHERWISE ON THE AGENDA

Cllr Val McPherson proposed to meet with Kirsty Pope from The Princes Risborough Town Council to discuss possible costings for producing the Newsletter as discussed at the last Parish Council meeting. Seconded by Cllr Sally Whitworth and **all present agreed** that Cllrs McPherson and Whitworth would meet Kirsty Pope. **SG**

6 /FINANCE

VAT

Month	Ref	Description	Item	Amount	VAT	Total
July	s/o	Grass cutting	PRTC June	300.00	60.00	360.00
July	s/o	Salaries	July salaries	441.75		441.75
July	s/o	Risk Assessment	K Dobson -June	15.30		15.30
July	202	Village Hall Hire	Longwick C of E Combined School - hall hire re Neighbourhood Plan	25.00		25.00
July	203	Website	mh-p internet Ltd - Council Vacancy website	30.00	6.00	36.00
July	204	Website	mh-p internet Ltd -Updating Plan	64.75	12.95	77.70
July	205	Website	mh-p Internet ltd - Neighbourhood Plan /maps and accounts	80.00	16.00	96.00
July	206	Website	Hosting - 30/72015- 29/72016	60.00	12.00	72.00
July	207	Dog waste and litter bins	TBS Hygiene Ltd -Mch /Apr/ May 2015	257.40	51.48	308.88
July	208	Risk Assessment	WDC - Annual Play Area Inspection	64.00	12.80	76.80

B/ Receipts - £ 8000.00 Groundwork UK

C/ Bank Balance £ 28, 159.32 (allowing for the above cheques)

The expenditure for July was examined by the Council. **All present agreed** that the necessary cheques be signed.

7/ CAPITAL ITEMS AND COMMUNITY FACILITIES

A. Playing Field

There were no medium or high risk issues highlighted in the Risk Inspection Report for June 2015
A comment was made that a small staked tree had blown over. Cllr Ian Walker agreed to contact a local contractor to re stake the tree. IW

B/ Children's play area

There were no medium or high risk issues highlighted in the Risk Inspection Report for June 2015.

8/ ROADS, VERGES AND RIGHTS OF WAY

An update has been received from the Local Area Technician regarding the outstanding Highways Issues reported previously. He confirms that they have collected as much soil as possible from the lay-by in Thame Road but need to organise a grab lorry to collect the remaining soil and that this is in hand.

The black and white posts have been ordered and hope to be installed within the next 3 weeks.

The pot holes are in the system but he could not give a date at the moment when they will be repaired.

The issue of the hedge outside Blenheim Close obstructing the footway. He has issued a work order for the Area Maintenance Gang as it is not included in the devolved services. This could take up to a month as they have many work orders to work through.

The Clerk is requested to contact the relevant authorities to action the following issues: - SG

The re- cycling bins are overflowing in the lay-by.

9. CORRESPONDENCE

An email has been received from a resident requesting confirmation that relevant the charity accounts are being received

Confirmation is being sought that the Parish Council are receiving the annual report and audited accounts for the Village Hall and The Allotment Charities. Cllr Jane Rogers is requested to contact the Village Hall and the Clerk is requested to contact the Allotment Charities to obtain copies for the residents to inspect. JR SG

A letter has been received from Wycombe District Council to request publicity for World War 1 commemorative events
WDC wish to remind the Parish Council that they have a page on their website given over to information about events which commemorate WW1. They would be very pleased to load any information during the remainder of the Centenary .
Noted

An email has been received from the Buckinghamshire Association of Local Councils regarding Councillor Induction Course Dates

Due to a high demand for the Courses three new dates have been added: - 12/9/15 at Haddenham, 16/9/15 at West Bletchley Council and 28/10/15 at Stokenchurch. **All present agreed** for Cllr Rolf Van Apeldoorn to attend on the 12th September at Haddenham at a cost of £30.00. SG

A letter has been received from the Community Impact Bucks regarding the Right To Buy Scheme in rural areas
Cllr Jane Rogers attended the WDC Planning Forum last week and the subject of "Right to Buy" in the case of Rural Exception Schemes was raised. "Centenary Cottages" were built on a site that at that time would not normally have received planning consent, on condition that they were reserved for local people or people who had a strong connection with the parish, the land was sold to Warden Housing at lower than market price because of this condition. WDC stated that they had no control over the "Right to Buy" policy and that those concerned should write to their MP.
The Clerk is requested to write to Wycombe District Council and Warden Housing to ascertain the procedure regarding tenants obtaining occupancy of the cottages. Cllr Jane Rogers proposed that Longwick cum Ilmer Parish Council writes to our Member of Parliament to object to the selling of Housing Association properties that are in Rural Exception Schemes. Cllr Graham Walters seconded the proposal and **all present agreed**. SG

An email has been received from a resident regarding the state of the road surface in Ilmer Lane

The resident has complained that despite numerous attempts to request that the Lane is repaired, it still is in a poor state of repair with potholes. This was raised with Bucks County Cllr B Bendyshe -Brown who confirmed that the road has been included in the programme to be repaired within the next year. VM

A letter has been received on behalf of a resident concerning the Consultation Draft Neighbourhood Plan

The resident is concerned that the proposed Site 1B lies 90 metres from their land which may result in complaints regarding noise. **All present agreed** that this would be dealt with by the Neighbourhood Plan Steering Group.

An email has been received from a resident requesting permission for a Bouncy Castle on August 8th 2015

Permission is being sought to sight a Bouncy Castle on the playing field outside the village hall . **All present agreed** to the request subject to a risk assessment and a copy of the bouncy castle company's public liability insurance being provided in advance. **SG**

10. A REPORT FROM THE STEERING GROUP ON THE NEIGHBOURHOOD PLAN

Cllr Graham Walters reported that 65 online responses have been received from the Questionnaire sent out to all residents. These together with the written responses will be collated and the findings reported at the next meeting on the 11th August 2015.

The Environmental Health Department at Wycombe District Council will request 3 quotes and pay to set up a Noise Assessment regarding the residents comment regarding noise if the proposed Site 1B (Agenda Item 9) goes ahead. Cllr Rolf van Apeldoorn agreed to approach residents of Centenary Cottages to ask permission that the noise equipment be sited in their garden for 12-14 days. WDC will commission and bear the costs of the pre-submission draft to check the legal content. Please see Appendix 1 for the minutes of the last meeting

11. AUTHORISATION TO DECIDE ON CONSULTATION RESPONSES AND CHANGES TO THE NEIGHBOURHOOD PLAN

Cllr V McPherson proposed to the Parish Council that it gives authority to Cllrs McPherson, Richards, Walters and Whitworth to agree the content of the Submission Version of the Neighbourhood Plan on behalf of the Parish Council. Seconded by Cllr S Whitworth. **All present agreed.**

12. THE PENSIONS REGULATOR AUTO ENROLMENT

Further to the need to have a qualifying pension scheme in place for auto enrolment, Cllr Val McPherson proposed that all permanent staff are offered membership of the Local Government Pension Scheme administered by Bucks County Council. **All present agreed.**

It was RESOLVED that the Parish Council enter into the Local Government Pension Scheme and membership is offered to all permanent members of staff. **SG**

13. TREE SURVEY REPORT

A tree survey report has been received from Wycombe District Council with recommended actions.

Cllr V McPherson proposed that Cllr Walker and Van Apeldoorn set up a Working Group to prioritise the work required for this financial year and the work that can wait until the next financial year. **All present agreed. IW/RvA**

14. ANNUAL INSPECTION OF THE PLAYING FIELD REPORT

The Play Inspection Company has carried out an annual inspection of the children's playground on behalf of the Parish Council. One moderate risk has been highlighted concerning damaged swing seats.

Cllr Val McPherson proposed that the Parish Council action the moderate risk and the Clerk is requested to obtain quotes to replace the four damaged seats. **All present agreed. SG**

15. A REVIEW OF THE STANDING ORDERS

All present agreed to defer this agenda item to the next meeting to enable the Clerk to receive a response and guidance from the National Association of Local Councils regarding the recent changes in the Law. **SG**

16. AGE RESTRICTION SIGN AT THE PLAYGROUND

Cllr Brian Richards proposed that the wording on the sign read "The Equipment in this Playground has been designed solely for the use of children up to the age of 11 years. **All present agreed**

The Clerk is requested to place an order for the sign. **SG**

17. / PLANNING APPLICATIONS

To consider New Planning Applications

15/06638/MINAMD

Address: Bracknell Lower Icknield Way Longwick Buckinghamshire HP27 9RZ

Proposal: Proposed non-material amendment to permission for Householder application for construction of single storey side infill extension and associated external alterations granted under **14/08030/FUL. Noted**

15/06678/CLP

Address: Armour Farm Stockwell Lane Little Meadle Buckinghamshire HP17 9UG

Proposal: Certificate of lawfulness for proposed construction of detached stable block with store

No Comment

Cllr Jane Rogers declared an interest in 15/06930/FUL and took no further part in the discussion or decision.

15/06930/FUL

Address: St Peters Chapel Owlswick Buckinghamshire HP27 9RH

Proposal: Erection of detached dry composting toilet, reconstruction and extension of path and installation of hand rail **The Parish Council Has No Objection.**

15/06893/FUL

Address : 3 Woodbine Close Longwick Buckinghamshire HP27 9ES

Proposal : Householder application for erection of detached single storey garden studio to rear with decking to front

All present agreed for Cllr Rolf van Apeldoorn to make a site visit and report back to the Councillors with a recommended response. **The Parish Council Has No Objection** **RvA**

Notice of Planning Applications Approved

15/05921/FUL Decision Application Permitted

Address: The Old Stables Meadle Village Road Meadle Buckinghamshire HP17 9UD

Proposal: Erection of a stable building and menage with post and rail fencing

15/06445/MIN Decision Application Permitted

Address: The Old Stables Meadle Village Road Meadle Buckinghamshire HP17 9UD

Proposal: Proposed non-material amendment to Householder application for construction of single storey glazed rear infill extension linking store and replacement garage to existing house granted under **12/07849/FUL**

To Receive Notice of Planning Applications Refused

14/08339/FUL : Decision Refused

Address : Land adjoining Saddleback Barn Chadwell Hill Farm Lower Icknield Way Longwick Buckinghamshire HP27 9RL

Proposal: Erection of single storey round chapel

To receive Notice of Applications withdrawn

None.

To receive notice of Appeals in Progress

15/06161/OUT: Boxer Road/Barn Road (OS Parcel 9166 Boxer Road & OS Parcel 6576 Walnut Tree Lane)

Proposal: Outline application (including details of access) for residential development of up to 160 dwellings with vehicle access from Boxer Road/Barn Road, pedestrian and cycle access to Walnut Tree Lane, parking, public open space with play areas with play facilities and landscaping. APP/KO425/W/15/30/8514

Longwick-cum-Ilmer Parish Council objects to this application, for these reasons:

1. It does not conform to the visions, objectives or site allocations for the Draft Neighbourhood Plan, as this proposes development on a number of smaller sites spread through the main area of the village, rather than one larger site.

2. Increase in Traffic and risk to Road Safety. If this development goes ahead as proposed, traffic could be expected to increase to about six times the current rates at the access to the site via the junction of Chestnut

Way and Boxer Road. Onward traffic must use junctions at one or the other end of Chestnut Way. These are already problematic as noted by many other objectors. Increasing traffic at these two junctions with Chestnut Way, without any design improvements, would be likely to significantly increase risk of accidents, and congestion. Boxer Road and Barn Road seem narrow to deal with all the extra traffic. Construction traffic over the predicted 4 to 5 year period will pose both a real annoyance to those living along this access route and additional risk.

3. NOT Sustainable development. Existing bus services do not provide for travel in peak hours. Neither the A4129 route to Princes Risborough, nor the B4444 route to the rail station provides a reasonable and safe way for cyclists or pedestrians. 2011 Census shows that almost 70% travel to work by car in the Parish. The application overplays the local employment opportunities available. Without real improvements in safe and timely alternatives to car use, most new residents are likely to need access to and use a car to move around.

4. Water Issues. The Flood Risk Assessment (FRA) submitted accepts that the site has potentially a high risk of surface water and ground water flooding, and that there is potential for the development to increase the risk of flooding from sewers. The FRA proposes disposal to watercourse with on-site attenuation. The watercourse mentioned runs parallel to the eastern boundary of the application site, but not within the site at any point. The Parish Council considers that no storm/surface water must be discharged on any property outside the site boundary, or other attempt made to dispose of water in to this watercourse. Thames Water has identified the inability of the existing waste water infrastructure to accommodate the needs of this application. The Parish Council has no confidence that the water issues have been properly considered, and fears the development, if permitted without these issues being addressed, could cause increased problems with flooding in the village.

5. Changing the Character of the Village. Longwick is currently a quite small, generally linear village, where immediate neighbours are few. It has only 366 residential addresses within the defined settlement, and a further 72 within the surrounding 500 metres. The proposal of 175 additional dwellings represents a significant increase, of about 40%. The Parish Council considers that this would completely change the character of the village. Although to some extent the site would be hidden from view, anyone who visits the popular Parish Recreation Ground and Village Hall would be well aware of the change of surroundings. The Parish Council accepts that some modest development could be welcome within the village, but this scheme is far too large.

6. Biodiversity. The assessments submitted for biodiversity for the site are mostly desk-based. Little effort seems to have been given to this. Part of the site already serves as an informal nature reserve. The Parish Council considers that a better plan for the site would be to facilitate its retention and management for nature and quiet appreciation more formally, as an asset for the village.

7. Prematurity. Determination of this application should not be made until the planning authority has considered whether Longwick is an appropriate place to meet any housing needs, let alone a scheme of this magnitude. Further, if investigations do show that some development around the village is appropriate, then it may be that other sites are more suitable, with less adverse implications.

8. Summary of Objections. This application should be strongly resisted on the grounds that the tests for the presumption in favour of sustainable development are not met. The application would not be sustainable, and the adverse impacts would be significant.

9. If however, the planning authority is considering approval, the Parish Council request that consideration is given to securing by legal agreement or condition, the applicant (or future developer) to fund or contribute to all of the following: (a) an alternative means of access to the site, other than as proposed; (b) otherwise, junction improvements at each end of Chestnut Way (such as a roundabout at the Red Lion junction with Thame Road; and visibility improvements at Wellington House junction); (c) shared cycleway and footway along Lower Icknield Way and Summerleys Road (for access to station and Princes Risborough via Manor Park Avenue); (d) widening and surface improvements to the footway along Longwick Road to Princes Risborough (A4129); (e) significant surface improvements to Longwick-cum-Ilmer Bridleways 5 and 6 as access to, and contributions to Sustrans for maintenance of the Phoenix Trail (as recommended by BCC Access Officer); (f) peak-time bus services to Princes Risborough rail station and Princes Risborough town (for connecting bus services); (g) costs of education provision to serve the development; (h) costs of play area provision, its replacement and maintenance over a thirty year period.

The Parish Council considers that extension to the facilities on the Parish Recreation Ground would be better than creating another facility a short distance away. This should include fitness equipment and play equipment; (i) costs and maintenance of informal open space and landscape planting within the site. The Parish Council considers that the overall extent provided should be greater and should include a walk through from Barn Road to the Recreation Ground. This should also be designed to better mitigate the visual and other proximity effects to existing neighbouring properties, at reserved matters stage; (j) costs of disposing of all surface water on site to SUDs and not to the nearby watercourse to the east of the site.

16/ AGENDA ITEMS FOR THE NEXT MEETING.

- To receive a report from the Steering Group for the Neighbourhood Plan and decide on any actions to be taken.
- To discuss and decide on the proposed revised Standing Orders
- To discuss and decide on giving a donation to the Village Hall if they decide install a Defibrillator

17. /NEXT MEETING

The next meeting of the Parish Council will take place on Tuesday 15th September 2015 in Longwick Village Hall at 7.45 pm. There being no further business to discuss the Meeting closed at 9.27pm.

Chairman..... Date.....