

**LANE END PARISH COUNCIL
MINUTES OF THE FULL PARISH COUNCIL MEETING
Held on Monday 7th April 2014 at 7.30pm at Lane End Village Hall**

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

CLERK: Hayley Glasgow

MEMBERS OF THE PUBLIC: 3

<p>1) Apologies for absence Cllrs Sarney & Stewart.</p> <p>2) Declarations of any personal or prejudicial interests Cllr Osborn declared an interest in Planning Application 14/05473/FUL - Former Culver Graphics & Essex Works Finings Road Lane End. The Chair considered Councillor Simmons also had an interest in this matter.</p> <p style="text-align:center">MEETING CLOSED FOR PUBLIC QUESTIONS MEETING RE-OPEN</p> <p>3) Minutes - Approval of the Full Parish Council Meeting on 3rd March 2014 (p/c) Council approved the minutes.</p> <p>4) Planning: To consider new applications and receive Wycombe District Council Decisions and Appeals (v)</p> <p><u>New Applications</u></p> <p>14/05317/FUL- Grove Cottage Finings Road Lane End – Householder application for construction of conservatory to side. No objection</p> <p>14/05414/FUL - Lane End Studios High Street Lane End – Change of use of rear part of building from B1 (Photographic Studio) to C3 (Residential) with alterations to doors to create 1 x 3-bed dwelling. The Parish Council objects to this development. It is an inappropriate residential development, provides poor accommodation and the only access is onto the footpath. There is no provision for residential parking. The area outside the Lane End Studios is Common Land that is owned by Lane End Parish Council. If parking was needed for this development permission would need to be sought from the Parish Council.</p> <p>14/05473/FUL - Former Culver Graphics & Essex Works Finings Road Lane End - Redevelopment of the site comprising demolition of existing Essex Works, conversion of the redundant barn to 1 x 2 bed house and erection of 17 dwelling houses (4 x 2 bed, 9 x 3 bed and 4 x 4 bed) with associated access, turning, parking and landscaping.</p> <p>This application has aroused considerable interest and some concern in the Parish.</p> <p>A petition has been signed by over 200 residents opposing WDC's wish for there to be a footpath from the development to Ditchfield Common and also that the size of the hedge separating the development from The Common be significantly reduced/cut back.</p> <p>The Council broadly supported the application. There was significant discussion on three key aspects.</p> <p><u>Hedge & boundary line to Ditchfield Common</u> There has been much discussion on this subject and the general feeling is that the existing hedge configuration is in keeping with the remainder of the Common and should be retained. The developers proposals are rather vague on this matter, stating the hedge will be 'thinned out' which is somewhat meaningless.</p>	<p>11/14</p> <p>Action - Clerk</p>
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Council considers that a full horticultural proposal should be put in place addressing a sensible long term solution to this boundary which would be to the advantage of the new house holders and the users of the Common. This should also resolve any legal boundary lines.

It was agreed that there should be absolute clarity as to the position of the boundary line and Councillor Detsiny will arrange for a survey to establish this.

Access to the Common

Council agreed that there should be access to the Common from the development to remove the possibility of it becoming a land locked island site. We do feel however that there should be appropriate signage agreeing to this a Public Access but that it should not be considered a Right of Way.

Council considered this offers an option to close the access in the future should the parking concerns raised by others come to fruition. The Council and Developer will need to agree the terms and conditions of such a wayleave.

It should be noted that this was a majority not a unanimous view of Council and this should be reflected in our response to WDC.

Design

There are concerns raised by the owner of the adjacent site Little Acorns regarding local fenestration which we did not have full plans to view. We assume this matter can be resolved between the Case Officer and the Developer.

Site Access

Concerns have been raised regarding the access onto Finings Road but we assume that Buckinghamshire County Council have carried out a full safety audit and given this access their approval.

14/05523/FUL– Kew Cottage Finings Road Lane End - Householder application for erection of single storey side extension with creation of new porch/conservatory area. No objection.

14/05563/CTREE – Bunkers Allotments Church Road Lane End - Coppice forked Ash and small Sycamore, remove lower overhanging branches from mature Ash.

14/05561/FUL– Golden Palace Restaurant Church Road Lane End - Change of use of ground & first floor from A3 (Restaurant) use to C3 (Residential), demolition of existing single storey rear extension & erection of part single/part three storey rear extension creating 1 x 2-bed flat with study room at ground floor & 2 x 2-bed flats on upper floors (3 flats in total) . Construction of patio/garden area to rear & canopy over side door with alterations to windows & doors to front & rear.

Whilst there is no objection in principle the Parish Council are concerned about the total lack of parking and can see no solution to this problem.

14/05581/CLP - Magnum House High Street Lane End - Certificate of Lawfulness for proposed insertion of 3 x rooflights to rear (east) elevation and 1 x rooflight to courtyard (north) elevation and replace two external doors with windows on ground floor. No objection.

14/05678/CTREE – The Old Sun, Church Road, Lane End – Fell 1 x roadside sycamore and 1 x Ash with heavy lean at roadside, reduce crown height and spread of 1 x poplar by approximately 4-5 meters (30%).

Refer to tree specialist.

14/05467/FUL - Little Acorns, Church Path, Lane End - Householder application for insertion of two front dormers & 2 velux rooflights to rear in connection with loft conversion. No objection.

14/0572/FUL – Windy Ridge, Marlow Road, Lane End – Demolition of existing bungalow and erection of 1 x 3 bed and 1 x 2 bed semi-detached dwellings with new access and

parking
 Objection, Council considers this an overdevelopment of a very small plot and it is not inkeeping with its surroundings.

5) Matters Arising (v)

The Clerk reported she has not been contacted any further by the family fair company, Council assume the fair will not take place this year.
 Cllr Detsiny reported that he has had a number of conversations with BCC re the vehicular activated sign. The total budgeted costs for 3 signs was £20,000. If the cost of one sign is not in line with this estimate the matter will be referred back to the May meeting.
 Cllr Detsiny reported that the track leading to Woodpeckers has been re-laid and is fractionally darker than Cotswold stone.
 Cllr Detsiny thanked those Councillors who replied regarding the WDC Local Plan. A reply has been sent to WDC.
 Cllr Detsiny reported that he has invited Chris Schmidt-Reid, Principal Planning Officer from Wycombe District Council to give a presentation on the Local Plan at the APM.

Action – Cllr Detsiny

6) Finance - i) Approval of payment of Accounts for March 2014 (p)
 Council approved the accounts.

ii) Budget report (p)

Council noted the report.

iii) Lane End Scouts (p)

The Lane End Scouts have asked the Parish Council for permission to instruct BCC to put road markings down to prevent people from parking and blocking the gates which are situated next to the Chequers Pub.
 The Parish Council agreed to contribute £45.00 towards the total cost of £90.00. This will be a one off payment.

Action – Clerk

7) Car parking (p)

Councillor Detsiny gave a verbal update on his discussions with WDC and BCC over our wish to have the Finings Road car park properly patrolled.
 Thus far the conversations have not born fruit but he hopes to bring a paper to Council following another meeting with WDC scheduled for mid/end May.

Action – Cllr Detsiny

8) Parish Paths Clearance Fund (p)

BCC have offered the Parish Council a small fund for path clearance through Finings Wood. Council agreed not to accept the offer, The fund would not be enough for the clearance and the paths have not been cleared in the past.

9) Gates at LESA (p)

The Clerk has been approached by three Parishioners who would like to volunteer to open and close the gates at the Lane End Playing Fields. Council thanked the volunteers and asked the Clerk to draw up a rota and liaise with LESA.

Action – Clerk

10) Clerk's report (p)

Councillors noted the report.

Action – Clerk

11) Invitations to Meetings, Correspondence & Reports received (p)

Councillors noted the report

12) Matters raised by Councillors (v)

Cllr Hunt reported that his father was considering planting some wild plants for Bumble Bee Beds. The Conservation Group would probably be able to help with this. Cllr Hunt will advise at the next meeting the level of funding needed etc.
 Cllr Osborn reported there is a hole that has appeared on Ditchfield Common. Councillor Hunt has offered to fill it.

Action – Cllr Hunt

NEXT MEETING: To confirm the Annual Parish Meeting will be held on Tuesday 6th May in the main hall of the Lane End Village Hall. The Annual Meeting of the Parish Council and normal meeting will be held on Wednesday 14th May in the Sycamore Room of the Lane End Village Hall.

There being no further business the Chairman closed the meeting at 20.25 pm

Signed..... (Chair)

Dated.....

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