

Great & Little Kimble cum Marsh Parish Council

Notice of a Meeting of Great & Little Kimble cum Marsh Parish Council

To: Cllrs J Austin, D Williams, D Burton, A Jones, J Good, J Cripps
You are hereby summoned a Meeting of Parish Council to be held via Zoom Meeting Platform
<https://us02web.zoom.us/j/84656701639?pwd=bmlrbzhIQkh6bU9GNU1HMGVra1ZZZz09>
Meeting ID: 846 5670 1639 Passcode: 12345
on the **12th August 2020 at 7.30pm** for the purposes of transacting the following business
Members of the Public are welcome to attend

AGENDA

1. Apologies

To receive and accept any apologies for absence

2. Declaration of interest in any item on this agenda by a member

3. Minutes

To agree and sign the minutes of the Parish Council meeting of 8th July 2020

4. To approve payments for August 2020

5.

Payment for approval August 2020			
1266	Fitness Sports (OMG Trading)	Basket Ball Hoop	£1,233.91
1267	Julie Bunker	Aug-20	£458.33
1268	Julie Bunker	Expenses	£22.55
1269	TBS	Waste Collection	£60.00
1270	Red Kite Radio	Grant	£500.00
Neighbourhood Plan Expenses			
			£2,274.79

6. Planning Applications and appeals

*To review and confirm the responses made to Wycombe District Council by the planning committee.
(Updated list sent prior to meeting)*

- **S106 Agreement on Ref. No: 20/05617/OUT – Land and Kimblewick Road**

7. Neighbourhood Plan: Update - Cllr James Good

8. Kimble Stewart Hall: Update - Cllr Delia Burton

9. Update on the Kimble Stewart Hall Frontage project – Cllr David Williams

10. B4009 Crossing Point near the Swan PH – Cllr Delia Burton

11. Corona Virus – General discussion and information exchange.

12. Correspondence, reports and Issues (for information only)

a. Clerks Report

- *Request from Bledlow-cum-Saunderton to consider emergency cover should the Clerk become unwell.*

b. Reports/Issues from Councillors

c. Correspondence Received

13. To receive items for inclusion on the agenda for the next meeting to be held on 9th September 2020

Julie Bunker
Clerk

4th August 2020

**Minutes of Meeting of Great and Little Kimble cum Marsh Parish Council held on
Wednesday 8th July 2020 at Via Zoom at 7.30pm**

Prior to the start of this meeting a short time will be allocated, subject to the sole discretion *Chairman of the meeting, for statements or questions from members of the public*
(2 members of the public were in attendance)

Attendance: Cllr John Austin, Cllr James Good, Cllr Delia Burton, Cllr James Cripps, Cllr Alun Jones, Cllr David Williams and Julie Bunker (Clerk)

1. Apologies

To receive and accept any apologies for absence
None received

2. Declaration of interest in any item on this agenda by a member

None were declared

3. Minutes

To agree and sign the minutes of the Parish Council meeting of 10th June 2020

The minutes were agreed and will be signed by the Chairman when signing cheques (see item 4)

4. To approve payments for July 2020

Payments were reviewed and unanimously approved. The Clerk will arrange for cheques to be signed by Cllr Austin and Burton adhering to safe social distancing practices.

Payment for approval July 2020			
1259	Julie Bunker	Jul-20	£458.33
1260	Julie Bunker	Expenses	£59.62
1261	Zoom	Annual subscription	£143.88
1262	Richard Billyard	Grasscutting	£840.80
1263	Richard Billyard	Churchyard Grass	£145.00
1264	Playspace	Goal mouth repair and emergency call out	£300.00
1265	Friends of Kimble School	Defibrillator Grant	£890.00
Neighbourhood Plan Expenses			
			£2,837.63

5. Planning Applications and appeals

To review and confirm the responses made to Wycombe District Council by the planning committee.
(Updated list sent prior to meeting)

20/06385/PIP – Cllr Good had drafted an objection response to this application and this was discussed and agreed.

20/06412/FUL – Cllr Good had drafted a comment on this application which was discussed and agreed.

6. Neighbourhood Plan: Update - Cllr James Good

Nothing new to report on this

7. Kimble Stewart Hall: Update - Cllr Delia Burton

Hall can re-open but has to adhere to its insurers guidelines plus we have had no regular hirers wishing to restart their classes, most of their Associations are advising they do not. The Hall Committee will continue to prepare the hall for reopening and work with the hirers to help them feel comfortable to start using the hall again.

Julie Bunker and Cllr Burton, both members of the Kimble Stewart Hall Committee, had prepared a project costing and outline plan for updating the frontage of the hall. This is a significant cost and one the Parish Council have already budgeted £9k for in the 20/20 FY. The Hall would like to secure more funding to carry out this project in full. The Parish Council were very much in favour of the upgrade and extra expenditure and wish to work with the Hall Committee on this.

8. Red Kite Radio - to discuss possible grant funding for this not for profit local radio station – Cllr David Williams

This was discussed and a proposal of a grant of £500 now and another in £500 in April 2020, this proposal was unanimously agreed.

9. Playground – approval of expenditure for replacement basketball hoop area – Cllr Delia Burton

The ROSPA report has highlighted that the shelter in the playground is in need of repair as the wood is rotting. The current basketball area is also not robust enough, the basketball hoop has already been removed from here as it was broken. Cllr Burton proposed that the shelter be removed totally and a basket ball hoop be installed there. This was unanimously agreed as was the expenditure of £2K.

10. Annual Governance Statement – review, agreement and signature

This was reviewed and agreed, the Clerk will arrange with the Chairman to sign the documents, whilst adhering to social distancing guidelines, after the meeting.

11. Approval of Accounting Statements 2019/2020

These were read and agreed, the Clerk will arrange with the Chairman to sign the documents, whilst adhering to social distancing guidelines, after the meeting.

12. Corona Virus – General discussion and information exchange.

The Clerk had spoken the Julia Northway who coordinates the Neighbourhood Team and she reported that they are only be asked to shop for one resident. The Risborough Basket have now stopped supplying fruit and veg and not further action has been taken to start up deliveries into the Parish. Cllr Austin mentioned that Martin Tetts update from Buckinghamshire Council was very useful and informative.

13. Correspondence, reports and Issues (for information only)

- *Clerks Report*
Nothing more to report
- *Reports/Issues from Councillors*
No reports from Councillors
- *Correspondence Received*
All Email correspondence has been circulated to Councillors and, where necessary, added to the agenda for discussion.

14. To agree and date for an August meeting, provisionally the 12th, and to receive items for inclusion on that agenda

Next meeting date agreed as 12th August 2020 @ 7.30pm, via zoom unless social distancing and advice from NALC change.

Chairman.....

Date: 12 August 2020

PLANNING FOR DISCUSSION AT AUGUST 2020 MEETING

4/Aug/20	Date of application	Address			Brief description of proposal	Comments	Current status of application
19/08073/OUT	08/0120	Land Between Stream And Sunridge	Risborough Road	Little Kimble	Outline application (including details of access) for 40 residential units (including 48% affordable housing), as well as an A1 shop	Comment Submitted	Awaiting decision by WDC (expiry dates for comment 14th February 2020)
20/05617/OUT	16/04/2020	Land South East Of The Bungalow & South West Of Footpath 39	Kimblewick Road	Kimblewick	Outline planning application with all matters reserved for the development of 45 residential units alongside a landscaped public park on land off Kimblewick Road, Kimble	Comment Submitted	Awaiting decision by WDC (expiry dates for comment 5th May 2020)
20/06412/FUL	24/06/2020	Willows Caravan Park	Marsh Lane	Bishopstone	Change of use of existing agricultural land to be incorporated into the residential curtilage of The Willows Caravan Park and creation of 2 x pitches to re-site 2 x caravans, 2 x mobile home from the existing site and erect 1 washroom per pitch, erection of stable block comprising 2 x stables and feed store and installation of 1.2m post and rail fencing around site boundary for provision of 2 x paddocks	Comment Submitted	Awaiting decision by WDC (expiry dates for comment 16th July 2020)
20/06618/FUL	30/06/2020	Sunnydale	Upper Icknield Way	Cadesden	Householder application for demolition of existing outbuildings, construction of two storey side extension to existing house and detached single garage with attached carport and room over		Awaiting decision by WDC (expiry dates for comment 6th July 2020)
CHANGE OF STATUS SINCE LAST MEETING							
19/07701/FUL	04/12/2019	Lake House	Marsh Lane	Marsh	Change of use of an outbuilding from ancillary residential use to a one-bedroom detached dwelling with access via the existing driveway from Marsh Lane, new hardsurfacing and demolition of two other outbuildings.	Objection submitted	Application permitted
20/06385/PIP	11/06/2020	Land Between Chequers Annexe And Rear Of Honeyhanger	Bridge Street	Great Kimble	Application for permission in principle for erection of 9 x dwellings and associated access, with buffer planting and new access and car parking to serve community land	Objection comment submitted	Application refused

Thank you Charles.

I am of the view that the open space should be formally designated in the s106 and defined by a parameter plan as “public open space (POS)”. This therefore defines the development area and the landscape/play area buffer on the outer edge of the site to help mitigate its visual impact and provide more certainty on the development at this outline stage

I believe a LAP should be provided within the site for such a relatively large scheme and a contribution made towards existing facilities. Any open space within the development zone will be the responsibility of the developer or estate management company.

Your point about waiting for the POS to become established is a good one and this makes sense. The PC would be open to discussing the potential transfer of the POS with the developer in due course.

I hope this helps your approach on the s106.

Julie – please add this topic of discussion to the agenda for next month PC meeting.

Regards

James

From: Charles Power <Charles.Power@buckinghamshire.gov.uk>

Sent: 29 July 2020 14:44

To: James Good <james@angleproperty.co.uk>; Nick Wyke <nick@landandpartners.com>

Cc: Julie Bunker (Clerk to Gt @ Little kimble Cum Marsh PC) <clerk@kimblecouncil.org>; Jonathan Harbottle <jh@landandpartners.com>; William Dalton <WillDalton@gadegroup.co.uk>; Rachel Steele <Rachel.Steele@buckinghamshire.gov.uk>

Subject: RE: [EXTERNAL] RE: Land at Kimblewick Road, Kimble.

Hi

As this is all matters reserved we don't actually know where the SuDs would be, some may need to be in the open space land (or whatever it is eventually entitled)

Reserved matters will need to deal with ecology and trees and biodiversity so the management of parts of the open space may be multifunctional and be subject to a layered management regime because of that. The cost of that may be greater than the 'average' cost of simply maintain open space. The establishment of a tree belt tends to be costly in the first 5 years with the need for thinning and or replacement so it may be that the Parish would not wish to take it over until it had been 'established' There is also the potential for there to be open space in the developable area, which would no doubt remain part of the responsibility of the management company.

I have worked on the premise that the play area next to the site is parish land and the development will not therefore need a local area of play within it as the developers will be contributing to the upkeep of that area and the additional pressure put on it by the development. Can you confirm this is the case? If its not the case then there should be a LAP within the development site.

I hope this is helpful.

I have copied in our solicitor as Rachel is drafting the S106, although I appreciate you are discussing a separate agreement between the Parish and the Developer.

Rachel please see Mr Wyke's proposed clause regarding the MC and potential transfer to the Parish below.

Regards

Charles Power

From: James Good [mailto:james@angleproperty.co.uk]

Sent: 29 July 2020 12:50

To: Nick Wyke <nick@landandpartners.com>

Cc: Julie Bunker (Clerk to Gt @ Little kimble Cum Marsh PC) <clerk@kimblecouncil.org>; Jonathan Harbottle <jh@landandpartners.com>; William Dalton <WillDalton@gadegroup.co.uk>; Charles Power <Charles.Power@buckinghamshire.gov.uk>

Subject: [EXTERNAL] RE: Land at Kimblewick Road, Kimble.

Nick, thanks for the email.

This looks like a sensible approach. I presume it will be designated as public open space within the s106?

Do you have any breakdown of the annual costs? Are there any surface water attenuation tanks in these areas?

Is there a landscaping and landscape maintenance plan proposed or to be conditioned?

I have copied in the case officer so some of these questions may be for Charles to answer.

Regards

James

From: Nick Wyke <nick@landandpartners.com>

Sent: 28 July 2020 14:07

To: James Good <james@angleproperty.co.uk>

Cc: Julie Bunker (Clerk to Gt @ Little kimble Cum Marsh PC) <clerk@kimblecouncil.org>; Jonathan Harbottle <jh@landandpartners.com>; William Dalton <WillDalton@gadegroup.co.uk>

Subject: RE: Land at Kimblewick Road, Kimble.

Dear James

Further to your email the areas shown in yellow extend to approximately 9596 sqm whilst the areas shown in blue extend to 2497 sqm.

We have an approximate maintenance cost for the areas shown in blue and yellow of £5474 P.A. Should the parish council take on these areas the management company would be required under the Wycombe adopted Planning Obligations SPD to pay the commuted sum to the Parish Council towards the costs of maintenance over a 25 year period

Given these costs and associated timeframes I suggest we leave the S106 loosely worded on the open space we are providing so it reads something along the lines of "The management company for the site shall have responsibility for the management and maintenance of all the open space within the site (including the park and the woodland) unless and until any part of that open space is transferred by separate agreement to the Parish Council".

This provides flexibility for the Parish Council to take on the areas shown in yellow and blue without commitments having to be made at this stage.

I trust you feel this is an acceptable way forward. In the meantime please let us know the outcome of your Parish Council meeting on the 12 August.

Kind regards

From: James Good <james@angleproperty.co.uk>

Sent: 17 July 2020 14:51

To: Nick Wyke <nick@landandpartners.com>

Cc: Julie Bunker (Clerk to Gt @ Little kimble Cum Marsh PC) <clerk@kimblecouncil.org>; Jonathan Harbottle <jh@landandpartners.com>

Subject: RE: Land at Kimblewick Road, Kimble.

Nick hi,

Thanks for the email. I would certainly be supportive of the PC taking the blue and yellow land over at the appropriate time following landscaping works with some sort of commuted sum for maintenance.

Would you be able to confirm the m2 of the areas and do you have any indicative costs for annual management costs etc?

Our next PC meeting is 12th Aug though we might be able to review prior.

Julie – could you please forward Nick's email to the PC and seek initial views.

Many thanks

James J Good BSc (Hons) MRICS

Director

From: Nick Wyke <nick@landandpartners.com>

Sent: 17 July 2020 14:10

To: James Good <james@angleproperty.co.uk>

Cc: Julie Bunker (Clerk to Gt @ Little kimble Cum Marsh PC) <clerk@kimblecouncil.org>; Jonathan Harbottle <jh@landandpartners.com>

Subject: Land at Kimblewick Road, Kimble.

Dear James

We are starting the S106 negotiations with the local planning authority in conjunction with the development at Kimblewick Road. One matter that has arisen is the long term maintenance of the landscaped public park and areas of open space within the development.

We have marked up in blue on the attached the areas that would form the landscaped public park. The Parish Council have previously expressed an interest in taking on the long term management of the landscaped public park so we are keen to know if the area shown in blue would be of interest.

We intend to word the S106 so the Parish Council are given first refusal on this area. As the application is in outline with all matters reserved we can include the size of the area to be transferred so as to allow some flexibility for the final layout.

The proposals also include wider open space comprising mostly of wildflower grassland and scattered trees. These areas are shown in yellow on the attached. Would the Parish Council also be interested in taking these areas on? As these areas are mostly natural they be low maintenance.

We are happy to discuss the above in greater details should you so wish.

Kind regards

Nick Wyke BA (Hons) MSc MRTPI

Project Planner

Land & Partners Ltd

8 High Bois Lane

Amersham

HP6 6DG

01494 728080

07389 133839