

PARISH OF STOKENCHURCH

Minutes of the Meeting of the Parish Council held on Wednesday 1st November 2017
At Longburrow Hall at 7.30pm.

Attendees: Mrs Nuthall (Chairman) Mrs Baker (Vice Chairman), Mrs Shelton (Clerk), Mr Parkinson, Mrs Powis, Mr Jones, Mr Penny, Mr Preece, Mr Thomas, Mr I Chadwick, Mr Saunders, Mr Davis and 4 members of the public.

1. **Apologies.** Apologies were received from Cllr Adoh, Cllr Saddique, Cllr Hayday, & Cllr Etholen.
2. **Declarations of Interest.** Chairman on planning application 07637.
3. **Minutes.** It was agreed by all those present at that meeting that the minutes of the Council meeting on 18th October 2017 be approved. Unanimously agreed with four abstentions.
4. **Matters Arising** – Sign at Studley Green – Mr Parkinson has spoken to the parish warden and thought it would be a case of helping him to carry the sign down the road but the warden needs additional help to install the sign and this is not something he can do. Mr Penny said he would, help if he can and could the clerk get the parish warden to give him a call. Clerk to follow up.
5. **Reports and Actions** – Mr Parkinson attended The Day Centre AGM and reported back to the council that the secretary is leaving and they are looking for a replacement. The numbers of attendee's are down and a member of the volunteer staff is ill in hospital. Mr Preece informed the council that the post office in Stokenchurch will now accept business banking.
6. **Notification of Parish Matters (information only) – Incinerator- Studdridge Court Lights – Hall Tables- Marlow Road Bus Shelter - Allotments – Carousel Buses- Ibstone Road – Hartmoor Close**
7. **Planning** – Planning decisions; permissions and refusals.
 - 07811 - Householder application for demolition of existing single storey front, side & rear structure and construction of single storey front, side & rear extension - 34 Mill Road Stokenchurch Buckinghamshire HP14 3TT - (Mr & Mrs Mark Gregory) No objection, unanimously agreed.
 - 07693- Householder application for removal of existing chimney, insertion of 2 x front roof lights, construction of boxed rear dormer in connection with loft conversion and fenestration alterations - 91 New Road Stokenchurch Buckinghamshire HP14 3SQ (Mr & Mrs Grogan) No objection, unanimously agreed.
 - 07637 - Certificate of lawfulness for existing use for continued use of site outlined in red on Location Plan (drawing number WDC1) falling under use class B8 (storage and distribution) for the storage of commercial plant, vehicles and agricultural machinery. Addition, storage containers, landscaping and fencing materials and overnight parking for associated vehicles. - Old House Farm Marlow Road Stokenchurch Buckinghamshire HP14 3UN – (D&V Nuthall Ltd) Mrs Baker (vice chairman) Mr Jones proposed, No comment, Mr Preece counter proposed that we are satisfied with the evidence, Mr Saunders seconded Mr Preece, vote taken agreed with three abstentions.
 - 07624 - Oak (T3) requires crown lift by 3m and reduce only by to 2m - 1 - 6 Curzon Gate Court George Road Stokenchurch Buckinghamshire HP14 3RU – (Miss Ruth Griffin) No objection but comment that we hope that the tree officer will consider this application carefully. All Agreed.
 - 07522 - Erection of 2 x canopies to rear of school (retrospective) - The Mary Towerton School Water End Road Studley Green Buckinghamshire HP14 3XN – (Mrs Kate Grafham) No objection, unanimously agreed.
 - Chair read out the permissions and refusals – Mr Preece would like it noted that WDC have done outstanding work with the all the applications regarding Mudds Bank.
8. **District and County Councillors:** None present, the Chairman asked to record the council's disappointment that district councillors are not attending meetings on a regular basis again.

9. Finance-

- Bills Payable to the amount of £1381.00, unanimously agreed.
- October Accounts, unanimously agreed.
- Quote for repairs to play equipment @ £1573.50, approved, unanimously agreed.

10. **Hall hire – Mr Preece** explained that the parish council meeting that took place on the 18th October very noisy and a complete shambles. He asked the council if we not hire the hall out on any Wednesday evenings that a parish council meeting is taking place, including the Karate Club. The Chairman discussed the hall hirers from last meeting stating that their behaviour was unacceptable. The Chairman explained that she had many complaints from councillors and members of the public about the said meeting. Following an in-depth discussion, a vote was taken as to whether we should stop karate on Wednesday evenings, it was agreed to allow them to continue. With regard to the WI, Mr Penny suggested we send a letter saying that we will honour the two remaining booking for this year but any future hall booking enquiries will need to be brought to the council for consideration, all agreed. Mr Davis asked if we could send an apology to the NHS people in attendance at that meeting. Clerk to follow up. The Chairman read the new correspondence from Mr Styles asking the council to reconsider their decision to withhold their deposit. Mr Jones stated that we have all seen the evidence and we should back the clerk. The Chairman stated that the council have acknowledged the email but the decision to withhold the deposit still stands. Clerk to follow up.
11. **Local Area Plan – Mr Preece** explained that the local area plan had been updated with new sites identified. Mr Preece would like the parish councillors to give their views can the clerk put a link on social media so the public are aware and councillors please look at the revised plan and it be discussed at the next meeting. Clerk to follow up.
12. **Correspondence – Clerk** read a request from Stokenchurch Cricket club asking if the Parish Council would spray the cricket field for weeds in April 2018. Clerk to ask the cricket club to provide a quotation for the works and bring back to the council for consideration.
13. **The Commons – Mr I Chadwick** explained that the Cricket club are cutting more of the grass in that area and asked if we could contact the Grass contractor to see if we are able to get a reduction in costs. Clerk to follow up.
14. **Other Parish Matters – Incinerator-** Mr Preece informs the council about an article from the Bucks free press regarding an application for a permit to install and operate two new air curtain incinerators. Mr Preece asked if the clerk could put the article on our social media site so the public are aware of it. Clerk to follow up. **Studdridge Court Lights –** Mr Preece asked if the lights had been reported and if the clerk knew when they were due to be repaired. Clerk to follow up. **Hall Tables-** Mr I Chadwick said the WI would like new tables because the current ones are too heavy. **Marlow Road Bus Shelter-** Mrs Powis informed the council that she had been cleaning the graffiti off the bus shelter. **Allotments –** Mr Thomas reported that 50% of the allotment holders have paid and he had relooked at the budget for the rent increase and discovered that the allotments run at a loss this year of £150. **Carousel Buses-** Mr Thomas reported on the poor bus services and buses not turning up when scheduled he explained that this is because they are allegedly 26 drivers short and as an individual he had formerly ask the bus service to investigate. **Ibstone Road – Mill Road Junction-** Mr Penny informed the council that the white lines at this junction are very faded. Clerk will follow up. **Hartmoor Close –** Mr Saunders was asked by a parishioner, why the trees had to be cut down.
15. **Parishioner – Mr M Crowe** on representing the residents of Lowes Close regarding planning number 07762 Axis 40 building - Mr Crowe gave a detailed account of the basic objections to the proposed change of use. Highlighting points such as; no internal corridors covering all the flats on the ground floor. Unit 17 has no external walls/windows - no natural light. There is no indication of whether external fire escapes would have to be built due to the density of the flats. Windows will need altering, this could have a detrimental effect to the privacy of surrounding neighbours. Indeed, the Transport Technical Note, prepared on behalf of Stokenchurch Estates Limited in relation to their Prior Approval application to Wycombe District Council (WDC), seems to have several mistaken assumptions some of which are detailed hereunder: The 28-bus service to High Wycombe is said to have five return journeys per day. There is only one Wycombe bound service and only three Stokenchurch bound services. Furthermore, these services only run Monday to Friday on Bucks Schooldays. Additionally the Transport Technical Note published in September 2017 comments – There are a number of local amenities situated within an 800m walk distance of the site towards Stokenchurch. The most notable amenities include amongst others a bank, which we would note closed on August 2nd 2017. Finally, a few other points require comment: will this have any impact on drains, water supply? Would there be any impact on phone/broadband communications? The Medical Centre next door is already overwhelmed with patients and one has to wait quite some time to get an appointment. The A40 road passing outside is now a very busy road, especially at weekends, when often the M40 is closed or jammed due to an accident putting a heavy demand on the aforesaid A40. Currently, although one tenant has moved out and most others are on a rolling monthly contract, there is one tenant still in longer-term occupation and one understood that the change of use relates to empty office buildings. Does this mean that undue pressure is being put on existing tenants to get them out?

Mr Crowe continued, so, commenting overall, this development would seem to have more against it than for it. In fact, it does appear that the change of use should be more correctly submitted as a planning application, such are the requirements of building works to achieve the desired occupancy. It is the view of the residents of Lowes Close, some of whose properties back on to the development, that our privacy and quality of life will be significantly affected. A full account of Mr Crowes objection along with photograph is available in the Parish Council office. The Chairman thanked Mr Crowe for coming along and for the information. Based on the new information given the parish council will WDC to refuse the change of use and ask for a full planning application. Mr Preece will draft the response.

A parishioner informed the council that the light on Coopers Court Road is still out. Clerk will follow up. The parishioner also asked if the parish council had heard from Mr Emmett. Clerk will send another letter to Mr Emmet inviting him to a meeting.

There being no further business the meeting ended at 9.10pm