

PARISH OF RADNAGE

A MEETING OF THE PARISH COUNCIL WAS HELD ON WEDNESDAY 10th JULY 2019 AT 8 PM IN RADNAGE VILLAGE HALL

Present: Councillors: Chairman Mr Robert Nikiel, Cllr Ms Tamsin Addison, Cllr Mr Everton Merchant, Cllr Lee Shelton and Clerk Mrs Lin Freeth.

There were 4 members of the public present.

1. Welcome and Apologies for Absence.

The Chairman welcomed everyone to the meeting.

Apologies for absence had been received from Cllr Mr Darren Ungless, Cllr Mrs Morag Wagstaff, County Cllr Carl Etholen, and District Cllrs Shade Adoh and Saeed Saddique.

MEETING CLOSED FOR PUBLIC SESSION

The council were thanked for recently providing a Builders Skip at the Village Hall for residents to dispose of unwanted items.

MEETING REOPENED

2. To receive any disclosure of pecuniary interests by Members relating to items on the agenda.

Cllr Merchant declared an interest in the planning appeal case in respect of Boundary Farm, to be discussed at Item 5.b. No other declarations were made.

3. Acceptance and signing of minutes of the Ordinary Meeting of the Parish Council held on 12th June 2019.

The minutes of the meeting held on 12th June 2019 were approved as proposed by Cllr Addison, seconded by Cllr Merchant and agreed by all as a true and accurate record. The Chairman signed and dated the minutes.

4. Report on progress on items in the previous minutes of the Ordinary Meeting of the Parish Council not otherwise included in this agenda.

- a) The Clerk reported that an application and enquiry was made to the Royal Mail to try to establish an accurate postcode for the Village Hall which could then be assigned to the defibrillator in the event of an emergency. But, in order for this to be actioned the property must be a business address that attracts business rates (or a residential property). There must be signage showing the business name and an office that is manned throughout core business hours. It must also have a secure letterbox that is accessible for the delivery of mail at all times. As the village hall does not meet this criteria a nearby neighbour will be approached to ascertain if it would be possible to 'share' the postcode. **ACTION: TA**
- b) The Clerk reported that a Village Hall Timetable of Activities has been prepared showing the regular hirings and contact details so that further information on the sessions held can be obtained, or the Bookings Clerk can be contacted to discuss private or corporate booking requirements. This timetable will be displayed at the Village Hall, on the website and on all of the village noticeboards. **ACTION: CLERK**
- c) The Clerk reported that a Bledlow Ridge Household Recycling Action Group has been established by County Councillors Bill Bendyshe-Brown and Carl Etholen to look at the possibility of setting up a Community Interest Company with crowd funding to gain planning permission and re-open the BR Recycling Centre. A number of councils have already signed up to this and Radnage will have an elected member to represent us moving forwards. The next meeting of the Action Group is on Thursday 18th July.

5. Planning.

a) To note planning decisions:

- Case Ref: 19/05924/FUL – Nordleigh, 58 Green Lane - Householder application for construction of 3 x rear dormers, 1 x front dormer, 1 x front and rear roof lights all in connection with loft conversion, demolition of existing garage and conservatory and construction of replacement detached garage. Application permitted.
- Case Ref: 19/05940/FUL – Riven Oak Farm, Bottle Square Lane – Application for demolition of existing bungalow and erection of 1 x 4 bed two storey dwellinghouse. (CD: 31/05/19 extended to 14/06) Application permitted.
- Case Ref: 19/05955/FUL – 15 Green Lane - Householder application for construction of hip to gable roof extension, 2 x front and 2 x rear dormers to provide additional accommodation in roof space, single storey front, side and rear extensions, new door to kitchen/utility area and fenestration alterations. Application refused.

b) To consider planning applications:

- Case Ref: 19/06448/FUL – Forli, Green End Road - Householder application for construction of hip to gable roof extensions incorporating window in gable end, 1 rear dormer and 2 x roof lights to front in connection with loft conversion, single storey front porch and rear extensions and detached garage (alternative scheme to 19/05757/FUL).

Following discussion the Council agreed and recorded that they had no objection to this planning application. It will be requested that should permission be granted any HGV's and site traffic wishing to access the property plan their route carefully from the A40 via Mudds Bank / City Road / Green End Road ONLY as the village lanes and other routes of access are not suitable for such vehicles. It will also be stated that site traffic avoids the local school morning and afternoon times of 08.30-09.15 and 15.00-15.45 due to the hazardous nature of the approach road and access.

- Case Ref: 19/06123/FUL – Boundary Farm, Sprigs Holly Lane – Application for Certificate of Lawfulness for existing use confirming that the residential property can continue to be lawfully occupied as a C3 dwellinghouse without any occupancy restriction.

Following discussion the Council agreed and recorded that the status of the existing Agricultural occupancy condition / covenant be noted and considered as taking precedence over any planning applications and as used in supporting statements in applications for development at this property.

c) Awaiting decision:

- Case Ref: 18/07927/CLE – Home Farm, City Road – Application for Certificate of Lawfulness of Existing use/development – use of agricultural fields as extension of Caravan & Glamping site, use of barn for caravan storage (B8) and use of barn for lawn motor business.
- Case Ref: 18/08182/FUL – Ashridge Farm, Green End Road – Application for conversion of existing barn to form 1 x 2 bed dwelling ancillary to Ashridge Farmhouse and 1 x 3 bed dwelling with detached garage/store and associated external works.
- Case Ref: 19/06123/FUL - Mudds Bank Stud Farm City Road Stokenchurch - Extension to existing livestock barn.
- Case Ref: 19/06272/FUL – 19 Green Lane – Householder application for removal of existing car port and construction of new pitched roof over garage and side incorporating roof light.
- Appeal reference: APP/K0425/W/19/3227433 – Boundary Farm, Sprigs Holly Lane - Change of use of existing single storey building to form a two bedroom home with parking, access and amenity space.

The consultee comments as recorded were agreed by all present and they will be submitted to the Planning Department at Wycombe District Council via PublicAccess. Planning comments are submitted by the Clerk on behalf of the Council.

ACTION: CLERK

d) Planning Control:

- Inspectorate References: APP/K0425/C/18/3208308; APP/K0425/C/18/3219227; APP/K0425/W/3204653 – Mudds Bank Stud Farm - Change of use of land from agricultural to mixed use, siting of mobile home and erection of 2.5m high entrance gates.

The Clerk reports that notification had been received of a Public Enquiry will be held on July 23rd at the Council Chamber, Wycombe District Council. The Parish Council will be represented by a Councillor/s at this meeting.

6. **Finance.**

- a) The Clerk had circulated the latest budget summary and no questions arose from this. The Clerk advised that as at 30th June 2019 the Business Account held a balance of £31,075.52 representing interest of £1.28 for the last month and the Treasurers Account a balance of £46,527.67. Acceptance of the figures was proposed by Cllr Shelton, seconded by Cllr Addison, and agreed by all.
The Clerk reported that the VAT Claim made has now been paid, amounting to £2,204.58
- b) The Clerk reports that expected expenses had been received, following publication of the Agenda, from the Village Hall cleaning contractor, SUEZ waste, Castle Water, for the recent repair to the roof and for the hire of the Village Skip. These were all included for payment. The payments for June 2019 were approved as proposed by Cllr Nikiel, seconded by Cllr Shelton and agreed by all. Cllr Addison and Cllr Merchant undertook the signing of the invoices and cheques.

7. **Village Hall.**

a) **Update on Village Hall Matters**

• **Maintenance / Electrics / Repairs:**

- The assessment of the electrics is on the schedule of works and quotations are still to be obtained.
- The outside handrail has been secured but will be regularly checked for safety. Consideration of the provision of a ramp will be looked into.

ACTION: LS

• **Urgent Maintenance / Repairs – roof and redecorating:**

- Cllr Nikiel reports that during a recent spell of bad weather and heavy rain the ceiling in the main hall showed signs of water ingress. A recommended tradesman was called out of hours to carry out an emergency repair. It was reported that part of the channel where the two roofs meet had failed. The rest of

the roof was checked and seemed to be satisfactory. Older parts of the felt beneath the tiles was brittle with age and may need to be looked at in the future. It is thought that the ceiling and walls in the main hall need to be repainted with consideration of the acoustic panels. A perspex strip will be installed along the main hall walls to prevent future damage from the back of the chairs where they touch the wall. Quotes for necessary works will be obtained.

ACTION: LS

- **Utilities Providers:**

Information, quotations and/or options will be considered at a future meeting. Cllr Ungless not present.

ACTION: DU

- **Fire alarm and fire extinguishers – Certificate of Conformity:**

Cllr Nikiel will book a site visit, inspection and necessary paperwork. The old manual fire alarm / bell located adjacent to the main hall door into the entrance hall is still to be removed for reasons of safety (not working).

ACTION: RN

- **Contact Magazine:**

The original artwork has been obtained and details will be updated at the point of advertising renewal.

ACTION: CLERK

8. Risk Assessment/Open Spaces.

- a) The Clerk confirmed that the monthly playground inspection report had been received from Cllr Ungless still noting the static position of the Spinner Bowl, the peeling laminate on the basketball stands and the decay of the multiplay equipment – there are no additional problems or concerns raised. The Clerk reports that contact has been made with the legal department at Wycombe District Council for support with the issues encountered with resolving the problems of the Spinner Bowl but that they are unable to intervene. The Clerk will contact BALC for their advice to seek a legal action to resolve this matter. **ACTION: CLERK**
- b) To assist in the problem with dog fouling new signage has been purchased and will soon be installed. **ACTION: DU**
- c) Cllr Nikiel reported that the burial ground inspection details will follow. A meeting will be organised with the Church Wardens, Council Chairman and Clerk to discuss the development of some features around certain graves within the Parish burial ground, and Diocese of Oxford guidelines. **ACTION: RN/CLERK**
- d) An update on the bus shelters and noticeboards will be received at a future meeting.
- e) There is nothing further to report at this time.
- f) Cllr Nikiel reports that the Bucks CC LAF has awarded the Parish Council £3,400, which is conditional on us match funding, towards the Green End Road pond restoration project and installation of a seating bench. Payment from the LAF will be made upon completion of the scheme. This funding can only be used during the financial year ending 31 March 2020. Further discussions will be held with the Chalk, Cherries & Chairs project to also secure their support and expertise with this project. **ACTION: TA**

9. Allotments & Pasture.

The Clerk reports that conversations are ongoing with the new tenant at Chapel Pasture regarding the condition of the land, the recommendations made within the Parish Councils report (relating to the weeds present, the cut grass remaining following topping, pig arks and corrugated iron within the hedge-line, the hedges, the presence of Yew, and the condition of the entrance gate.) The Clerk will meet with the tenant on site to discuss all matters and to discuss what is fair and reasonable to reach an acceptable conclusion. A report will be made for discussion and agreement at the September meeting. **ACTION: CLERK**

10. Village Skip Scheme.

The provision of the first skip on Friday 5th-Saturday 6th July, as part of a proposed 'Village Skip Scheme', was very well received. The skip was well used and treated with courtesy by those taking advantage of being able to dispose of their unwanted items, with no problems that the council is aware of. The skip reached capacity by the end of Friday and so had to be closed to prevent any 'overflow' of items. This provision will be repeated to provide a regular way of disposing of waste items and will be provided to the village free of charge. The date/s of the next skip will be advised in due course. **ACTION: CLERK**

11. Defibrillator – Village Hall.

The registration of the defibrillator at the Village Hall would benefit from a site-specific postcode. This was covered and previously discussed at Item 4.a)

The planned siting of the additional defibrillator at the Mash Inn is currently on hold due to a change in ownership of the business. **ACTION: TA**

12. MVAS.

The MVAS speed indication device is currently being recharged prior to its relocation to Green End Road. Since it has been in operation around the village it has had a positive impact on our village roads and has resulted in an overall decrease in vehicle speeds. A second unit is currently on order which will be predominately used in the vicinity of Radnage CofE School. **ACTION: RN**

13. Local Crime.

- a) There is nothing further to report at this time.
- b) CCTV/ANPR enabled cameras – this is in progress and funds are in place. **ACTION: RN**

14. Councillor Election / Co-option.

The Clerk reports that three expressions of interest have now been received with one applicant in attendance at this meeting - thanks are extended for joining the Parish Council meeting this evening. Meetings will be held and a decision made for co-option to fill the current vacancy on the Parish Council. **ACTION: CLERK**

15. Clerk's Matters – including late received correspondence.

a) The number of caravans / motorhomes and/or tents reported to be on site at Bella Vista, a Caravan Club registered site, at various times seem to exceed the permitted number. The current requirements / permitted development will be checked. **ACTION: CLERK**

b) The appearance of a new shed on the paddock adjacent to Bowers Lane Pond will be queried and checked. **ACTION: CLERK**

c) It is noted that hedge cutting will be carried out on or after September 1st in each year.

d) Following a request for comments in relation to the preferred target age group for planned new equipment in the playground / recreation ground the Clerk reported that only one response had been received.

e) Further to previous discussions and agreement to provide an outdoor table tennis table it is resolved here to go ahead and order this to a maximum budget of £750 (to include the money received from the Wycombe District Council Ward budget kindly given by our District Councillors for this purpose together with provision of white lines on the recreation ground). Our thanks are extended to District Councillors Shade Adoh and Saeed Saddique for this. The Clerk will contact Cllr Ungless to decide upon the siting of this new piece of equipment. **ACTION: CLERK**

f) The insurance implications of any new Outdoor Gym equipment etc will be checked. **ACTION: DU**

g) It will be requested that the base for the proposed storage facility at the Village Hall be of a 'temporary' nature and therefore be constructed from slabs or concrete beams/lintels. **ACTION: RN**

16. Forthcoming Meetings and Attendees.

To agree and approve attendance at any forthcoming meetings.

a) **To hear a report from recently attended meetings.**

- Keeping It Local Design Workshop (new Unitary Council for Bucks) – Aylesbury, June 13th 18.00-20.00

Town and parish councils were invited to the workshop to help design how your council would like to work with the new Buckinghamshire Council from 1 April 2020. During the workshop there was an update on the work towards the new Buckinghamshire Council so far and options were explored on what a localised approach could look like to meet the needs of the diverse communities in Buckinghamshire. It was very well attended, interactive and very informative. The Clerk and Cllr Nikiel attended.

- Rural Forum Farm Visit – Hampden Bottom Farm, Thursday 20th June 5pm

This was a very well attended and wonderful evening spent with Ian Waller, the tenant farmer at Hampden Bottom Farm, who is both inspirational and passionate about his work, the farm, the environment and what can be learned from different approaches and attitudes to farming today. The Clerk attended.

- Transport for Bucks Conference - 26th June, Aylesbury 8.30am-2.30pm

Councillors were not able to attend due to conflicting commitments.

b) **To agree attendance at any forthcoming meetings.**

- Red Kite Neighbourhood Awards - 18th July, HW
- Introduction to Planning Enforcement – Aston Clinton, 5th November 10.00-13.00

The Clerk will make the necessary arrangements for the booking of these events. **ACTION: CLERK**

18. Date of Next Meeting:

The next Ordinary Meeting of the Parish Council is scheduled to take place on **Wednesday 12th September at 8pm**, to be held in the Village Hall.

The formal meeting closed at 21.40 hours

PUBLIC SESSION

It was brought to the attention of the Council that the 'Radnage sign' as you enter the village from Mudds Bank towards The Crown has become very overgrown. This will be rectified. **ACTION: CLERK**

The Chairman closed the meeting at 21.55 hours.

Chairman's Signature:

R. Nikiel

Date: 11th September 2019