

PARISH OF RADNAGE

A MEETING OF THE PARISH COUNCIL WAS HELD ON WEDNESDAY 12th JUNE 2019 AT 8 PM IN RADNAGE VILLAGE HALL

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

There was 1 member 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 Lee Shelton, 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

A member of the public raised the issue of local fly tipping and how we, as a village, can address this. This will be discussed further by RPC at item 14.a. Special mention was made of a local resident who regularly collects rubbish left at the Bowers Lane gravel pit and generally keeps the area tidy. Our thanks are expressed for this.

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 7.d. No other declarations were made.

3. Acceptance and signing of minutes of Annual Meeting of the Parish Council held on 8th May 2019.

The minutes of the meeting held on 8th May 2019 were approved as proposed by Cllr Merchant, seconded by Cllr Nikiel and agreed by all as a true and accurate record. The Chairman signed and dated the minutes.

4. Acceptance and signing of minutes of the Ordinary Meeting of the Parish Council held on 8th May 2019.

The minutes of the meeting held on 8th May 2019 were approved as proposed by Cllr Merchant, seconded by Cllr Nikiel and agreed by all as a true and accurate record. The Chairman signed and dated the minutes.

5. Acceptance and signing of minutes of the Annual Parish Meeting held on 15th May 2019.

The minutes of the meeting held on 15th May 2019 were approved as proposed by Cllr Merchant, seconded by Cllr Nikiel and agreed by all as a true and accurate record. The Chairman signed and dated the minutes.

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

There were no items not included in this agenda on which to report.

7. Planning.

a) To note planning decisions:

- Case Ref: 19/05255/FUL – Vale Cottage, 3 Bottom Road – Application for single storey side extension incorporating porch roof linked with existing bay window. Application Permitted.
- Case Ref: 19/05431/FUL – The Barn, Four Acres, Green End Road – Householder application for erection of entrance gates. Application Permitted.
- Case Ref: 19/05747/FUL - Forli, Green End Road – Householder application for the construction of hip-to-gable roof extensions incorporating window in gable end, 1 x rear dormer and 2 x roof lights to front in connection with loft conversion, single storey side extension and detached garage. Application permitted.
- Case Ref: 19/05897/FUL – Walters House, Green End Road - Householder application for replacement single storey rear extension, fenestration alterations and render to whole dwelling (alternative scheme to PP 19/05107/FUL). Application permitted.
- Case Ref: 18/05701/FUL – The Barn, Green End Road - retrospective planning application for new access gate. Application permitted.

b) To consider planning applications:

- 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)

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 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 - Mudds Bank Stud Farm City Road Stokenchurch - Extension to existing livestock barn.

Following discussion the Council agreed and recorded that as a council they object to this application.

The application does not reflect the reality of the actual site with the barn extension being overbearing on the landscape. The planning department will be asked to carefully consider if this proposed development is suitable given the size of the landholding. Any additional land that is leased may be unsecure which is highlighted in the report commissioned by WDC into its viability. There is also an application for an operators licence to operate HGVs from this site and so it will be asked that WDC ensure this proposed barn extension will not be used in

connection with that business. This land has the highest level of protection, is protected by AONB, Green Belt and Article 4. The proposed further development will be highly visible from the road, both from the lay-by and from the road into Radnage, as well as from footpaths/bridleways, and will effect the openness of the view.

- 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.

Following discussion the Council agreed and recorded that they had no objection to this planning application although the inclusion / necessity for a velux window was questioned and will be determined by the Planning Dept. 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 and City Road as the village lanes and access routes are not suitable for such vehicles.

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: 19/05924/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.
- 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.

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:

- Appeal reference: APP/K0425/W/19/3227433 - Change of use of existing single storey building to form a two bedroom home with parking, access and amenity space.
The Clerk reports that notification of an appeal made to the Secretary of State against the decision of Wycombe District Council in refusing permission for this development at Boundary Farm had been received. It requests any further comments, modifications/withdrawals, if required, to be made to the Inspectorate. The Councillors agreed and recorded that there was nothing further to add to previous submission/s made.

8. **Finance.**

- a) The Clerk had circulated the latest budget summary and no questions arose from this. The Clerk advised that as at 31st May 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 Merchant, seconded by Cllr Nikiel, and agreed by all.
The Chairman summarises the query made by a local resident at the Annual Parish Meeting in relation to the amount of reserves held at year end by the Parish Council. A response was provided explaining this.
- b) The Clerk reports that further to conversations with the ICO to confirm renewal status, it was advised that as from April 1st 2019 elected Councillors (including Parish Councils) are exempted. Clerks and Councillors are therefore not required to be individually registered. The Data Controller is Radnage Parish Council and the DPO (Data Protection Officer) is Robert Nikiel. Therefore only one subscription amount of £40 is payable.
- c) The Clerk reports that expected expenses had been received, following publication of the Agenda, from Castle Water, Suez, South Bucks Tree Surgeons for quoted works, BT, the Print Shop for VH stationery, VH expenses for postage stamps, and an additional village hall deposit return. These were all included for payment. The payments for May 2019 were approved as proposed by Cllr Merchant, seconded by Cllr Nikiel and agreed by all. Cllr Merchant and Cllr Nikiel undertook the signing of the invoices and cheques.

9. **Village Hall.**

a) **Update on Village Hall Matters**

- **Maintenance / Electrics / Repairs:**

- An update from Cllr Shelton regarding the replacement oil tank cover, the areas of visible cracks and paintwork that need attention, the possible replacement of the bulbs in the main hall, and the issues with the outside handrail will be received at next meeting.

ACTION: LS

- Cllr Nikiel reports that one of the toilets was blocked ahead of Garden Sunday and was immediately rectified. The railing outside the village hall on the terrace will be checked to ensure it is secure and fit for use. The heating and the Wi-Fi are operating well.

- The assessment of the electrics is on the schedule of works and quotations are being obtained.

ACTION: RN

- **Utilities Providers:**

Information, quotations and/or options will be considered at a future meeting.

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 will be obtained and details updated. A list of local commercial businesses will be sourced for marketing effort to secure corporate hirings, training events etc. A request for a volunteer with marketing experience for this project will be included in Contact.

ACTION: CLERK

b) Storage requirements and white lines for Radnage Raiders.

A site meeting has been had with David Salisbury of Radnage Raiders regarding requested storage requirements at the Village Hall and following agreement at our last meeting that a secure temporary storage facility / shed, for storage of goals and equipment, would be acceptable in principle. David has proposed a secure metal shed with pitched roof and doors to end elevation. It is suggested that it is to be sited on the outside blank wall of the kitchen to the side of the village hall building. The Parish Council will reserve the right to charge for storage facilities in the future.

The funding is in place for the white lining of small pitches and running lanes as agreed. The quotation received is within the grant budget.

ACTION: CLERK/RN

10. Risk Assessment/Open Spaces.

a) The Clerk confirmed that a verbal monthly playground inspection report had been received from Cllr Ungless with no additional problems or concerns raised. A regular written report will be submitted ahead of the next meeting. The Clerk reports that no satisfactory progress has been made with Kompan in relation to the fault that has developed with the Spinner Bowl. This matter will be pursued until a resolution can be found.

ACTION: CLERK

b) The problem with dog fouling, especially within the recreation ground, is ongoing.

ACTION: DU

c) Cllr Nikiel reported that the burial ground inspection had been carried out with no additional comments to make. A site visit has now taken place to identify and photograph all of the plots within the Parish burial ground that have added features not permitted under the Diocese of Oxford guidelines. Contact details for those families affected will be found so that appropriate correspondence can be sent to find a solution.

ACTION: CLERK

d) The Clerk reported that an update on the bus shelters and noticeboards had been received and that there were no additional problems to report, although it was noted that 2 tyres, in separate locations, on Bowers Lane had been dumped. At the time of this meeting this problem had been rectified. The noticeboards that have become unstable over time will be strengthened to prolong their life expectancy and Cllr Addison has kindly agreed to undertake this task. A maximum budget of £100 is proposed by Cllr Merchant, seconded by Cllr Nikiel, and agreed by all for the necessary works to the most urgent boards in Green End Road and Bowers Lane.

ACTION: TA

e) There is nothing further to report at this time.

f) Cllr Addison reports that a visit has been made to Chapel Pasture to complete a report as part of the recent change in tenancy. It was noted that the paddock has been topped but the problem with the weeds not properly addressed. In particular thistles, docks, ragwort and nettles are all present. They need to be sprayed which will require it to be free of grazing stock for 14 days following. Hedges also need to be cut, as previously agreed, when nesting season comes to an end. Cllr Addison will send report to the Clerk for administration to both previous and current tenants.

ACTION: TA

g) The matter of planned restoration works in relation to Green End Road Pond was discussed. Notification had been received from the LAF that due to certain planned projects not being progressed they were able to offer funds to Radnage Parish Council for our project on submission of the appropriate application. This had been completed by Cllr Nikiel and an agreement, in principal, received from the LAF for a match funded amount of £3,400.

ACTION: CLERK

h) In accordance with the Risk Assessment and to comply with Financial Standing Orders the annual internal review of accounts, controls and procedures managed by the Booking Clerk has been undertaken by Cllr Nikiel with no queries arising.

11. Village Skip Scheme.

Following a request to provide a 'Village Skip Scheme' due to the closure of the Bledlow Ridge Recycling Centre, and difficulties for some residents to access alternatives, quotations had been obtained and viability discussed. It was agreed by all present that his initiative would be trialled with a Builders Skip sited within the grounds of the village hall on July 6th at a cost of £242+VAT. If successful this provision will be repeated throughout the year to provide a regular way of disposing of waste items and will be provided to the village free of charge. It will be requested that those using it are reasonable and considerate with the items that are brought and with courtesy and respect for fellow neighbours and residents. The skip and items will be monitored whilst on site. It will be clearly stated what cannot be put into the skip and alternatives offered for assistance with the disposal of large, bulky items or electrical goods etc.

ACTION: CLERK

12. Defibrillator – Village Hall.

There is no confirmation regarding the planned siting of the additional defibrillator at the Mash Inn due to a potential change in ownership. The device in situ at the Village Hall is registered with the Ambulance Service but it would be helpful if an accurate postcode could be obtained as this is not currently available. A site specific postcode needs to be generated and this will be progressed.

ACTION: CLERK

13. MVAS.

The MVAS speed indication device is currently being recharged but is working well overall with the collected data obtained from the device does show that there is an overall decrease in vehicle speeds.

Enquiries are being made and are still ongoing for the supply of a second MVAS device to be predominantly used outside of Radnage CofE School.

ACTION: RN

14. Local Crime.

a) There have been incidences of fly-tipping on Bowers Lane and Hatch Lane with tyres, unwanted items and furniture being dumped in our village. Wycombe District Council have been very efficient in getting this cleared

and the tyres have found a good new home. There has been an incident of theft reported at a local property site involving building materials/equipment and diesel. Residents are urged to be vigilant and to look out for their neighbours.

Cllr Nikiel reports that the Wycombe and District Neighbourhood Watch Association (WDNHWA) – Jeff Pegg - was one of ten voluntary organisations from across Buckinghamshire to be honoured with the Queen's Award for Voluntary Service (QAVS). Buckinghamshire MIND was another.

b) CCTV/ANPR enabled cameras – this will be progressed and funds are in place.

ACTION: RN

15. 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

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

There is nothing further to report here that has not already been covered elsewhere within this meeting.

17. Forthcoming Meetings and Attendees.

To agree and approve attendance at any forthcoming meetings.

a) To hear a report from recently attended meetings.

- South West Chilterns & Marlow Local Area Forum, Tuesday 11th June 2019 – Cllr Nikiel was unable to attend due to conflicting commitments.

b) To agree attendance at any forthcoming meetings.

- Keeping It Local Design Workshop (new Unitary Council for Bucks) – Aylesbury, June 13th 18.00-20.00 – Cllr Nikiel and the Clerk will attend.
- Introduction to Planning Enforcement – Aston Clinton, 5th November 10.00-13.00 – Cllr Ungless & Cllr Wagstaff to attend.
- Rural Forum Farm Visit – Hampden Bottom Farm - 20th June – the Clerk will attend.
- Transport for Bucks Conference - 26th June.

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 10th July at 8pm**, to be held in the Village Hall.

The formal meeting closed at 21.40 hours

PUBLIC SESSION

It was suggested that a Timetable of the activities and classes held at the Village Hall be produced and publicised on the village noticeboards, website and at the Village Hall so that people can see what classes etc there are and then contact those running them directly if they want to join in, be added to a waiting list, or get info about that class. The Clerk will contact each of the regular hirers for their consent to include their direct contact details, and will then produce this.

ACTION: CLERK

Also mentioned was the Greening Chinnor initiative, a non-profit volunteer-led community action group working with the community to improve the environment, reduce our carbon footprint and live a more sustainable life. It works with Chinnor Parish Council, CAG Oxfordshire and other organisations to develop and deliver information, advice and project initiatives. to create enjoyable, sociable volunteering opportunities to get involved in the community and help improve the environment. They have discovered the only wild specimens of the 'Chinnor Plumb' and working parties help regenerate and restore the ancient orchard and explore the social history of the site. Could something like this be considered for Radnage? The Clerk provided information regarding the community engagement Chalk, Cherries & Chairs Project planned for the land at St. Mary's Church in conjunction with the Chiltern Conservation Board which seeks to provide greater connected habitats in the Radnage Valley and to secure a closer collaboration between the Church, BBOWT and the local community in its management. Expertise and equipment can be provided but a team of local volunteers are needed!!

The Chairman closed the meeting at 21.55 hours.

Chairman's Signature:

R. Nikiel

Date: 10th July 2019