

# PARISH OF RADNAGE

## A MEETING OF THE PARISH COUNCIL WAS HELD ON WEDNESDAY 13<sup>th</sup> NOVEMBER 2013 AT 8 PM IN RADNAGE VILLAGE HALL

**Present:** Councillors: Chairman Mr Robin Fawell, Vice-Chairman Ms Elizabeth Fynn, Mrs Sue Jones, Mrs Helen Orchard, Mr Lew Perring, Mr Roy Pitcher and Clerk Mrs Gill MacKenzie.

### **1. Welcome and Apologies for Absence.**

The Chairman welcomed everyone to the meeting and apologies for absence had been received from Cllr Blakstad who was away on business. Eight members of the public were present including County Councillor Mr Carl Etholen.

### **MEETING CLOSED FOR PUBLIC SESSION**

- The owners of Two Yews Cottage whose planning applications were to be considered at this meeting gave councillors the opportunity to ask questions about their applications but no questions were raised.
- Mr Pilbeam introduced Mr Burge who had an interest in military history and had compiled a record of the men whose names appeared on the War Memorial. A copy of this record was offered which could be held in the Parish Council archives.
- Cllr Etholen provided an update on several aspects of work being undertaken by BCC. He advised on the provision of free drop-in health checks being available on 20 Nov at High Wycombe Library to those aged between 40 and 75 years. He further advised on a public conversation on hospital and public health services taking place in High Wycombe on 12 December. He thanked the Chairman for laying a wreath on his behalf at the Remembrance Commemoration in the village the previous Sunday.
- A request was made by Mr Blaylock that the parish map donated earlier in the year be displayed in the village hall.
- The owner/resident at Flints Cottage, Radnage Common gave a brief overview of repairs he had carried out to the Black Barn in past years.

### **MEETING REOPENED**

### **2. To welcome Mrs Helen Orchard as a member of the council by Co-Option.**

All were in favour of the Co-option of Mrs Helen Orchard onto the council and the Chairman welcomed her onto the council with immediate effect.

### **3. To receive a Declaration of Office from Cllr Orchard.**

A declaration of office was signed and received from Cllr Orchard.

### **4. To receive a document of Disclosure of Pecuniary Interests from Cllr Orchard.**

A signed declaration of Disclosure of Pecuniary Interests was received from Cllr Orchard.

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

No declarations were received.

### **6. Acceptance and signing of minutes of Meeting of the Parish Council held on 11<sup>th</sup> September 2013.**

It was proposed by Cllr Pitcher, seconded by Cllr Jones, with all in agreement that the minutes of the meeting held on 11<sup>th</sup> September be accepted as a true and accurate record. The Chairman signed and dated the minutes.

## **7. At his request, to re-consider the role of Cllr Blakstad on the council.**

Cllr Blakstad had advised the council that his work commitments had changed recently and he was likely to be working away from home more regularly for the foreseeable future and would therefore probably not be able or available to contribute much to the work of the council. The council considered all options and it was proposed by Cllr Fawell, seconded by Cllr Jones with all in favour with the exception of one abstention, that the Chairman invites Cllr Blakstad to consider resigning from the council at this time. This decision would not preclude Cllr Blakstad from being considered to take on the role of councillor once again sometime in the future.

**ACTION: RF**

## **8. Report on progress on items in the previous minutes not otherwise included in this agenda.**

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

## **9. Planning.**

The council recorded their response to planning applications in respect of the following:

2 White Thorns Horseshoe Road Radnage Buckinghamshire HP14 4EB

Proposal: Demolition of existing dwelling (No 2 Whitethorns) and erection of replacement 5 bed dwelling and garage with associated works at 1 Whitethorns (amended scheme to pp 13/06211/FUL to link garage to dwelling and to provide additional room in roof accommodation). Objection.

Chairman's letter to Head of Planning.

Bella Vista, City Road: Demolition of existing dwelling and erection of replacement 4 bed dwelling with basement associated landscaping and new access (alternative scheme). No objection.

Little Ashridge: Householder application for construction of rear dormer. No objection.

A planning application had been received for works relating to a listed building:

13/07438/FUL & 13/07439/LBC - Two Yews Cottage, Church Lane, Radnage referred. The council had no objection to the listed building application and were in agreement with the works applications in principle however, it was noted that the building would increase in size to slightly over the 50% of the original footprint and would like to see this reduced to meet Green Belt planning guidelines. **ACTION: Clerk**

## **10. Finance**

a) The Clerk reported that as at 28th October the treasurer's account had a balance of £20,772.03 and the business account a balance of £22,088.93 representing interest of 91p in the month. The monthly budget sheet had been shared and no significant points raised. The Clerk advised that a sum of £1,467 had been received from Wycombe District Council (in line with Sect 59A of the 2010 Community Infrastructure Levy) local allocation. This was to be used within 5 years and had to be used to support the development of the local area. It was thought that this matter could be considered when the Action Plan was being updated. Advice had also been received about the Local Council Tax Support Scheme which would be helpful to the council when considering the following year's budget. District Councillor Neudecker had offered to donate the sum of £255 to the council and a decision on how this could be spent would be made at the forthcoming Action Plan meeting so that Cllr Neudecker could be advised how the council would like to spend this money.

b) As proposed by Cllr Pitcher, seconded by Cllr Perring the approval for payments covering September and October 2013 was agreed by all. Cllrs Pitcher and Perring undertook the signing of cheques.

c) The Clerk advised that the council now held membership of the Open Spaces Society.

d) All those present agreed a donation to the RBL for the poppy appeal of £50.

## **11. To sign a Deed of Easement for Flints Cottage.**

A Deed of Easement (2 copies) in respect of access across Radnage Common to Flints Cottage was presented once again to the council for agreement and signing. It was proposed by Cllr Pitcher and seconded by Cllr Fynn with all in favour that the Deed be signed on behalf of the council with the

members of the public witnessing the signing. Both the Chairman and the Vice Chairman signed the agreement and initialled the page containing the Plan of the site. One of the copies was handed direct to Mr Peter Highton of Flints Cottage for his retention.

## **12. Village Hall**

A report was heard from Cllr Jones in her role as Village Hall Manager:

After receiving mixed messages from the Waste Disposal Department at WDC it was advised that the Village Hall would get a blue recycling bin for glass and cans and a larger black rubbish bin as this will now be on a fortnightly collection - thus reducing bin capacity by half.

The boiler safety check and annual maintenance was now due and as the council have already agreed to keep up with the maintenance schedules, the contractor would be instructed to carry out the inspection. Cost of this is £150 + VAT plus any filters etc. needed. Any major parts would be quoted for as extra. An audit of the booking fees management had been completed and Cllr Jones reported her satisfaction that there is a good visible audit trail from issue of booking form to banking of income. Income was currently down on budget but this seemed to be common amongst all the local halls for hire. It was suggested that a review of hire charges should be postponed for 6 months and that councillors should continue to try to encourage villagers to make more use of the hall.

A donation of £98.74 had been received from Jane Wass following the Curry Night held on 25 October as an accumulative surplus after the Theatre in the Villages and the Curry Night which were held, not as fund raisers but as enjoyable entertainment for the villagers. It had been requested that this be used for an improvement to the hall.

## **13. Open Spaces**

a) A report on the survey of large trees on common land was still being compiled and would be discussed at a future meeting. **ACTION: RP**

b) A report on seats and benches on the playing field was also ongoing and would be discussed at a future meeting once Cllr Pitcher had more information. **ACTION: RP**

c) Recommendations from the legal adviser from the Open Spaces Society concerning common land within and adjacent to 2 Chiltern Cottages, Radnage Common had not been received to date due to a family bereavement resulting the adviser being away from work. In 1999 the Parish Council, through Bucks County Council, had registered the site of a well adjoining Radnage Common and land belonging to 2 Chiltern Cottages. The plot of land, which is recorded as being approx 60 sq yards was therefore registered as common land incorporated into the title of adjoining properties. Legal guidance was being sought to ascertain the 'rights' of the parish.

d) Discussion took place on the future of the Black Barn on Radnage Common following some comprehensive investigations on behalf of the council by Ian Blaylock. The Chairman advised that the council needed to consider all views whether emotive, historical and financial concerning this redundant building and that the council should be mindful of the consequences of any decision on future councillors and residents. The report stated that a lot of time and effort as well as a financial contribution to the upkeep of the building had been made in previous years by the owners of Flints Cottage. They were no longer able to continue this support to the village and therefore the responsibility for this building now returned to the parish council. The building was in a state of disrepair and safety concerns would have to be addressed and access in the immediate future secured. There was no doubt that the conservation of the building would be a costly decision. It would be necessary to ensure that any decision to keep the building would need to protect local residents from the possibility of the building being used for commercial enterprise and that any open-ended agreement with an individual or organisation could result in a financial millstone around the council's neck. Advice from historical societies and organisations suggested an expert technical survey be undertaken at a discounted cost of £850 to ascertain likely rebuilding costs. There was no interest in the building being taken on by these historical organisations as they had similar buildings in a better condition available to them. The building currently had no real purpose or use. A photographic record should be retained on file and a plaque placed on the site if the building was to be demolished.

It was generally thought that full restoration was not an option and that demolition would be the only option, unless an alternative and viable solution was presented to the council for consideration. It was agreed that the next step was for a letter to be sent to all residents on Radnage Common Road to ask for their opinion on this matter and for a further discussion to take place. The Clerk would draft a letter for the Chairman to send to residents, and an entry would also be made in Contact magazine giving other villagers the opportunity to comment.

**ACTION: Clerk/RF**

A vote of thanks to both Peter Highton and Ian Blaylock for their work to date was given. Ian Blaylock was given assurance that the Historic Buildings Society would continue to be used with this matter and that they be invited to be actively involved with the demolition and the detailed recording of any items found within. Ian kindly agreed to continue his work with the council in this regard.

e) The Clerk advised that the hedgecutting around the village was being completed but ill health and the recent wet weather was hindering its completion.

#### **14. Community Transport**

A report had been received from Lucy Green who had undertaken the task of disseminating and coordination the responses from a survey undertaken as part of the LAF initiative to investigate community transport requirements within the village. It was reported that with 14 responses, it was apparent that whilst transport requirements were limited within the village, there was definitely a need for a few. Access to doctors, chemist and shops in the local village of Stokenchurch were high on the list of requirements due to lack of personal transport, sometimes due to age or ill health. The results of the survey had been passed on to the Clerk for onward transmission to the Local Area Forum.

**15. Risk Management.** It was agreed that a working group meeting be scheduled for Thursday 23<sup>rd</sup> January 2014 to review the Risk Schedule.

**16. Clerks Matters.** - To provide councillors with updated documentation and information.

#### **17. Forthcoming Meetings and Attendees.**

Wed 20th Nov 2013 Action Plan working group meeting – 8pm White Cottage  
Wed 27 Nov 2013 Precept Planning working group meeting – 8pm 2 Lydalls Cottages  
Thu 23<sup>rd</sup> Jan 2014 Risk Schedule Review working group meeting – 8pm Eton Lodge

#### **18. Date of Next Meeting:**

The next meeting of the Parish Council was to be held on **Wednesday 11<sup>th</sup> December 2013** commencing at 8pm in the Village Hall.

The formal meeting closed at 21:50 hours.

#### **PUBLIC SESSION**

It had been observed that elderberry was taking over the hedgerows and that this may need to be controlled.

Chairman's Signature:

Date: