

PARISH OF STOKENCHURCH

Minutes of the Meeting of the Parish Council held on Wednesday 7th February 2018
At Longburrow Hall at 7.30pm.

Attendees: Cllr Baker (Chairman), Mrs Shelton (Clerk), Cllr Powis, Cllr Penny, Cllr Preece, Cllr Chadwick, Cllr Davis, Cllr Parkinson, Cllr Thomas, Cllr Saunders and 5 members of the public.

1. **Apologies.** Apologies were received from: Cllr Nuthall, Cllr Jones. District Councillors: Cllrs Saddique & Adoh. County Councillor: Cllr Hayday
2. **Declarations of Interest.** Cllr Powis for bills payable.
3. **Minutes.** It was agreed by all those present at that meeting that the minutes of the Council meeting on 24th January 2017 be approved. Agreed, with two abstentions.
4. **Matters Arising –** Cllr Preece referred to the Jaguar Garage discussed at the previous meeting explaining that the Parish Council met with Development Manager, Alastair Nicholson and Enforcement Team Leader Gemma Davis to discuss reasons for the delay in determining. Mr Nicholson stated the matter of the improvement to the junction was still being technically assessed and it could possibly be another six months before a decision is determined. Any restrictive conditions on operation could only be formally applied when and if permission is granted. He advised residents can make a complaint to WDC Environmental Health about any alleged noise or pollution issues, providing any such evidence. This would not be a planning matter as such, only hours of operation would be.
5. **Reports and Actions –** Mudds Bank Complaint / Meeting with WDC: Firstly, Cllr Preece reported that another mobile home has appeared at Mudds Bank. It had been reported to WDC and this will be subject to a retrospective planning application. Cllr Preece showed some recent photographs of various plots at Mudds Bank. The Parish Council has made a stage one complaint about the poly tunnel application. This was retrospectively applied for and refused by WDC. There was then an enforcement notice for removal of the poly tunnels to be served on the owner of the land. The applicant appealed which was also refused. WDC have decided not to pursue this enforcement order because they say they the owner of the land denies knowing anything about them, yet WDC have now invited the applicant to put forward another application for the same poly tunnel the Planning Inspector ordered be removed plus two new ones. Full details can be seen in the Parish Council office. At the meeting the Planning and Enforcement officers told the Parish Council their hands are tied. However, Cllr Preece has spoken to a Chartered Town Planner, former Head of Planning and consultant to the Planning Inspectorate who advises this is wrong and not the case. WDC have the power to act robustly and have failed to do so. On this basis Cllr Preece proposed to escalate the complaint to Second Stage, which ultimately would go to the Ombudsman. This was unanimously agreed. Cllr Preece also stated that WDC are not correct in believing that mobile homes are permitted development for seasonal workers in the Green Belt - without genuine agricultural activity and strict rules applying. WDC appear not be applying any scrutiny whatsoever, nor accepting evidence provided by the Parish Council, or parishioners. Cllr Preece proposed that we also formally complain about the Berry Farm caravan which is currently sitting on a public footpath, not even on the tenant's (to all intents and purposes abandoned) land. Following a discussion Cllr Preece thinks we should challenge what we are being told; that is why there is a complaints procedure in place. The proposal was seconded by Cllr Chadwick, agreed with two abstentions. Clerk to follow up.
6. **Notification of Parish Matters (information only) – *Rose Bush- Mudds Bank Layby- Cricket Ground- LAF Meeting***
7. **Planning – Planning decisions; permissions and refusals.**
 - 05179 - Construction of an agricultural building for keeping animals including construction of an access drive and vehicle parking - Land North of Lot A7 City Road Stokenchurch Buckinghamshire - (Mr Mohammed Ashraf) The Parish Council object all agreed, the full

objection can be seen on the WDC planning website for this application number or can be available in the office at Longburrow Hall.

- 05141 - Erection of 2 poly-tunnels and the retention of 1 small existing poly-tunnel/growing area (Retrospective) - Berry Farm Mudds Bank Lay-by Wycombe Road Stokenchurch Buckinghamshire HP14 3RS - (Mr Max Roberts) The Parish Council object, all agreed, the full objection can be seen on the WDC planning website for this application number or can be available in the office at Longburrow Hall.
- 05076 - Change of use of existing building falling within Class B1(a) (offices) to Class C3 (dwelling houses) to create 1 x 1 bed and 1 x 2 bed dwellings, construction of side extension below existing first floor structure and associated external and internal alterations - Enterprise House Oxford Road Stokenchurch Buckinghamshire HP14 3SX - (Measham Leasing Holdings Remuneration Trust) No objection, unanimously agreed.
- 08418 - Demolition of existing buildings & erection of 1 x 4-bed detached, 3 pairs of 3-bed semi-detached & 1 pair of 2-bed (and study room) semi-detached dwellings. with associated bin stores, car parking & landscaping. Erection of two storey B1 (Office) building with associated bin/cycle stores, car parking & landscaping with creation of new access from Wycombe Road - Towerton Works, Towerton House, Units 5 To 8 Towerton Works, Rear Of Glen Esk, Land Adj To Rose Cottages & Land To Rear Of The Maples Wycombe Road Stokenchurch Buckinghamshire - (Mr Robert Wallis - Betty Messeneger Charitable Foundation). Cllr Preece proposed that we seek advice from the Monitoring Officer before we even discuss this application due to the proposal of the gift for potentially upto £ 1 million pounds from the BMCF to the village, via the Parish Council. Unanimously agreed. A parishioner referred to a piece of land on the application that is not owned by the applicant. Cllr Baker explained that the parishioner would need to contact the Planning Department herself if she believed the ownership certificates on the application form had not been completed correctly - the council can only comment on the planning application that has been presented.
- 05181 - Householder application for construction of 1 x front and 1 x rear dormer windows in connection with loft conversion with new hard standing for parking to front - 1 Milestone Close Stokenchurch Buckinghamshire HP14 3RH - (Mr Zane Khan) No Objection, with reference to the hard standing which preferably should be porous. Unanimously agreed.
- 05148 - Householder application for erection of single story rear extension following removal of existing wooden lean-to - Many Trees Horsleys Green Buckinghamshire HP14 3UX (Mr Alex Langstaff-Ellis) No Objections, unanimously agreed.
- 05258 - Demolition of detached garage and construction of detached 2 bed dwelling with associated parking and amenity space - Water Tower Cottage Church Street Stokenchurch Buckinghamshire HP14 3TH - (Ms Lyn Toop) Incorrect address actually in Back Street. No objection, unanimously agreed.

8. District and County Councillors: Cllr Etholen advised of some LAF funding for parish projects would welcome ideas. Cllr Powis suggested White Gates. – Dept for Transport: works ongoing Stokenchurch and West Wycombe. Mudds Bank junction signing and relining. Handy Cross will be closed for resurfacing three weekends 16/2, 23/2, 2/3 see press for details. Cllr Preece asked if they were any further forward with the unitary council – Cllr Etholen said no they have too much on their plates with Brexit – it may even get deferred until 2021. Cllr Preece referred to other parishes in the district and whether they had same planning issues. Cllr Etholen said it was a difficult question to answer, but also difficult decisions to be made.

9. Finance-

- Bills Payable to the amount of £6032.11, unanimously agreed.
- January Accounts, unanimously agreed.

10. Correspondence – Clerk read an invite to M40 AGM, to be held at Lane End Community Centre on Wednesday 7th March at 7.30 pm..

11. The Commons – None.

12. Other Parish Matters –

- Rose Bush – Cllr Parkinson had received a request from The Day Centre, they would like to put a rose bush at the front of the Longburrow Hall building in memory of Silvia Storey. The request was approved.
- Mudds Bank Layby – Cllr Saunders commented on the amount of litter in along the Mudds Bank Layby explain that the rubbish bins have been removed so now litter is just being thrown in the hedges there is also tree cuttings that have been dumped. The Clerk explained that the bins were removed in a bid to eradicate the rat problem. Clerk will inform Waste and Cleansing.
- Cricket Ground – Cllr Chadwick explained that there was a burst water main on the Cricket Ground, the water board dug the soil out the put it to one side but this has been refilled and reseeded so should be ok.
- LAF Meeting - Cllr Thomas gave an update report on the LAF meeting, a full copy of this report is available in the office at Longburrow Hall.
- Parishioner expressed her dismay at the new mobile home on the plot of land that has already had planning approved for a cheese farm, which is not acceptable and stands out.
- Another parishioner expressed her disappointment about the amount of retrospective planning applications that are popping up.
- Cllr Preece asked Dr Spittles if she felt the council are doing the right thing by escalating the complaint. Dr Spittles replied absolutely, with these mobile homes that are appearing on Mudds Bank it is a sign of things to come. Unless we fight to have these things removed it will soon be a mobile home site like a similar one in Kimble. WDC have the law on their side to enforce but they are choosing not to. Other councils would have been much firmer.

There being no further business the meeting ended at 8.30pm.