

COLESHILL PARISH COUNCIL

MINUTES

Of the Parish Council meeting held on Monday 9th December 2019 at 7.45 pm, in the Village Hall, Barrack Hill, Coleshill

Meeting re-opened: 8.01 pm

6. Clerk's Report: i) LJ informed the meeting that she had received contact from Chesham Bois PC who are caretakers for the Amersham LAF speed watch sentinel equipment. As a member CPC are entitled to use the equipment to check speeding in the village alongside Thames Valley Police. Speed watch is manned by trained volunteers. Anyone recorded speeding is sent a warning letter by TVP and further violations could result in fines or points on their licence. Speeding is TVP's second priority for action. JH thought it would be more important to try and get the speed limit on Magpie Lane reduced. NC was concerned with speeding on the lanes where speed watch would not be appropriate as the limit is 60 mph.

7. Report from Planning, BCC & CDC updates:

i) **PL/19/3525/FA-** Brentford Grange, Amersham Road, Coleshill – Two storey side extensions and two storey rear extension **NO OBJECTION**

but would ask the following is taken into consideration by CDC - Although do not object to the application CPC are concerned in relation to local residents and visitors in respect of the increased risk to walkers, road users and cyclists caused by deliveries, site works and contractor parking. HSE recommendations include guidance on keeping pedestrians and (site-related) vehicles apart and also minimising vehicle movements; and suggest provision is made to allow contractors to park in designated areas away from site, as well as having separately managed areas for delivery of and safe storage of materials. There are also various recommendations made in respect of site managing to minimise soil and debris being carried onto local roads due to the hazard of skidding etc. caused to vehicles etc. Council would recommend that plans should be put in place to address concerns and that a detailed plan be provided that meets sensible recommendations (and given the size of the plot seem to be easily resolved)

Ref. No: PL/19/3835/VRC - Variation of condition 11 of CH/2014/0189/FA (Part two storey, part single storey side/rear extension to north west elevation and south west elevations, incorporating basement linked to existing underground chamber) to allow additional ground floor window to north elevation and raising of eaves and roof ridge and removal of basement Windmill Farm Windmill Hill Coleshill **OBJECTION**

The Council have looked into this new application in great detail as this property has submitted numerous applications over the last few years.

This property has been associated with some record number of applications, variations, consents and withdrawals. These have created significant arguments with neighbours and Council have received a number of complaints regarding the continued existence of the green hoardings facing Village Road which has been discussed more than once at PC meetings.

In 2012 an application, CH/2012/0018/FA, was submitted which included a two storey west facing extension. This application was refused. There was also reference to replacing some of the existing front hedge by the front gate with 3 foot high iron railings.

The Laurel hedge mentioned in the Council's letter of objection of 2014, attached, has been behind 2.4m high Green Hoardings for we think almost 3 years now. This hoarding will be having an impact on the hedge and after discussing at a number of Coleshill PC meetings, after village complaints, the Council have been unable to get it removed.

There was a new application, CH/2014/0189/FA, which had a two storey west facing extension and was approved.

This new application, PL/19/3835/VRC, also includes a two storey west extension with four windows no front door but with a higher roof than CH/2012/0018/FA, it would appear the applicant is trying to get something passed that was refused in 2012.

The Council would like to draw CDC's attention to this application and note that the proposal, which will extend the west (road) facing structure to two metres from the boundary but less than a metre from the laurel hedge, will raise the west (road facing) elevation by several feet from the

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elevation in the 2014/0189 application which was granted. It is noted that this latter application is supposed to have had a Condition 11 attached to it but the Council are unable to find details of this condition.

The extension of the house towards the west will not place it forward of the house next door to the north - Hill House - while the house to the south is set well back from the road, however, the roof line and extension on the west will be much more prominent. It is of the Council's opinion that the proposed extension could make the property 'over bearing'.

The Council has seen documents relating to an appeal made by the applicant where 'The conclusion in Clause 16 made by the Inspector appointed by the Secretary of State for Communities and Local Government in Appeal APP/X0415/D/12/2173818 stated "Having taken account of the presumption in favour of sustainable development and all other matters raised, I conclude that the harm to the character and appearance of the host dwelling and to the setting of the listed windmill are compelling objections to the scheme that override other considerations. It follows that the appeal should not succeed."

The Council feel that logic dictates that this new application for the western elevation two storey extension in PL/19/3835/VRC should be refused permission and that Planning should be guided by this statement and protect the setting of the listed windmill from harm.

The Council requests that the listed buildings officer at CDC be involved in this application due to the close proximity to the listed windmill.

Looking at this application, the history of the site and the numerous comments and observations made by others, the Council have focussed on the matter of intensity of the "creeping" development already carried out at this property.

The plans Council have seen and also taken into consideration have consistently failed to show the large L-shaped building within the site to the South of the "Garage"?? block. The applicant's failure to show this building on the application drawings should be queried.

The Council have not seen the site other than the high hoarding extending across the Village Road frontage, but from the plans can see that the built over proportion of the site, excluding the paved over drive, the remaining "basement" and other paved areas would, with these new extensions amount to slightly over 30%. The original House on this site, i.e. assuming this comprised the main near-square two and a half storey section plus a two storey rear projection at most no larger on plan than the main block, would not have exceeded 10% of the site area.

Without even investigating matters of overlooking the adjoining properties to the North (overshadowing is probably not an issue here) plus adverse effects on the view towards the windmill, it is patently clear that the "creeping development" mentioned above has been achieved to excess already. The planning officers are asked to take this information into consideration and see for themselves by arranging a site visit.

ii) Bucks Council new Planning Service meeting 5.12.19ch- JH advised that he attended this meeting on behalf of CPC. The meeting was told that once the new Council is in operation there is likely to be little change immediately but hopefully after 6 – 9 months users of the planning dept will notice a better service, many of the improvements based on comments from the floor. It was stressed that objections should only be made on material grounds and must be factual. The Council were looking at taking written submissions to Committee. It was also emphasised that the key elements of any verbal representation at a planning committee meeting must have first been submitted in writing. JH brought up the subject of the Beaconsfield relief road opening with Steve Banbrick after the main meeting. No firm date has been agreed although there was talk that it could be as late as the end of 2022 although the conditions of the agreement suggest it will be sooner.

iii) Community Boards suggestion- It was **agreed** that Coleshill should remain within the Amersham community board when it is set up.

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- iv) BALC subscription rate 2020-21- the new rate was **noted**.
- v) Bucks Council Devolution offer- the previously circulated document was **noted**.
- vi) Chiltern Crowdfunding- the previously circulated document was **noted**.
- vii) Report from CDC & BCC- JW regarding the Bucks devolution offer, JW informed the meeting that large towns are starting to think about large areas they want to take on board. JW asked CPC to consider thinking about joining up with local parishes or Amersham TC in areas they would like to get involved in. JW advised that a lot of things are being firmed up and signed off at the new Council e.g. Community Boards. JB informed the meeting that officers at CDC are being told about their jobs. It was important that the new Council does not lose expertise especially during this period of uncertainty. JB also explained how Chilterns planning service works very differently to South Bucks.
- viii) VE Day 8th-10th May 2020- the previously circulated document was **noted**.
- ix) Strengthening police powers to tackle unauthorised encampments consultation – NS had completed the consultation on behalf of Council so that it could be forwarded to NALC.
- x) Response from Dame Cheryl Gillan MP re.HS2 review- **Noted**
- xi) **Committee notification - PL/19/2602/FA - Oak Tree Cottage – It was agreed** that TPx would speak at the planning committee meeting on 16th December.

8. Report from Open Spaces:

- i) **Monthly Play inspection return** – The November & December routine play inspections had been completed. LW reported that the compost area at the Jack Adams Field is too near the play area. It was **agreed** that Remy should be contacted to start putting grass-cuttings nearer the hedge by the telegraph pole.
- ii) **Large project fund award** – CPC had been successful in a grant application of £1550 and that the funds could be used for refurbishment of the multi-play rather than new equipment if that was the most cost effective.
- iii) **Goal net quote** - Council **approved** unanimously the quote received.
- iv) **Quotes for multi-play repair** – Council approved the quote from Kiwi out of the 3 quotes received. It was agreed that JH NC & NS would walk through the actual work submitted on the quote before giving the go ahead. NC suggested that if the go ahead went ahead that he approach Kiwi to consider reducing the price to £2300 as a gesture of goodwill.
- v) **Christmas Lights update** - JH informed the Council that the repair to the lights had been successful at a fraction of the cost of replacing them. JH advised that the original installation had not been completed properly as water had got into the two joints in the cables. JH also advised that the cable is starting to corrode and will need replacing in the future.
- vi) **Red Lion dog update** – TPx advised the meeting that the landlord of the Red Lion had been served a Community Protection Notice by Thames Valley police. TPx also informed the meeting that there had been further problems with one of the dogs when a resident was harassed by the dog and left distressed after the incident. The dog had been seen out unaccompanied on 5th December this incident had been reported to Ian Snudden at CDC.
- vii) **Quote for Common verge cutting** – The quote from David Hall was **approved**.
- viii) **Common Grant request 2020-21**– Chris Wege had prepared a first draft of the proposed budget request for 2020-21. It was **agreed** that David Stowe should be contacted as to what progress had been made on the tree work requirement before submitting the budget. It was also **agreed** that £420 be included so that the verge around the Common be cut twice next year by David Hall.

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ix) **Forest School proposal** - Graham Thorne spoke to the meeting about the visit of Forest School to the Common that morning. The Common Committee would welcome using this business as it fits in with their plans for getting children and residents onto the Common and finding out about the natural environment. There was a lot of things to consider e.g. parking, resident's views, storage, prioritising Coleshill children etc. The response from Council was that if the Common Committee thought it was a good idea then it was **agreed** that they should pursue it.

x) **Road past Hertfordshire House query email** – TPx advised that there had been over the years much speculation about the plans from Hertfordshire House to re-route the main highway. It was **agreed** that no action was required from CPC unless there was definite proof.

xi) **Hill Meadow play area legal documents update** – TPx advised he had tried to ring the solicitor at CDC as the response from him was quite vague. TPx **agreed** he would persevere.

9. Finance:

i) **Cashbook, Bank balances and reconciliation as at 28.10.19**– the previously circulated documents were **approved**. November's statements had only just been received so would be reconciled and brought to the January meeting for signing and approval.

ii) **2020-21 Precept request** – After an in depth discussion in October it was **agreed** unanimously that CPC should request a £500 increase to the current precept for 2020-21 making a total of £11,200.

iii) **Review of Internal Controls** - The previously circulated document was agreed. The main concern was the IT errors that have been made on the current account by the bank plus whether the Amersham branch of TSB will close as part of their cutbacks.

iv) **Disciplinary procedures** - The previously circulated document was **agreed**. It was also agreed to wait until the templates are made available before bringing before Council for adoption.

v) **L01-19 Code of Recommended practice on Local Authority Publicity** - the previously circulated document was **noted**.

10. Items for payment:

The payments CB19-60 through to CB19-70 for October totalling £2129.63 (Inc. VAT) were approved.

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PAYMENT OF ACCOUNTS FOR DECEMBER 2019					

CB No.	NAME	ITEM	TOTAL	VAT	NET
CB19-60	L Jackson	October wages	365.42	0.00	365.42
CB19-61	L Jackson	phone top up,1&1 fee	21.99	2.00	19.99
CB19-62	Ladywell Payroll Services	annual payroll fee	75.00	0.00	75.00
CB19-63	Chiltern DC	1st half dog bin emptying fee	368.42	56.68	311.74
CB19-64	Michael Connolley	Mushroom tree	70.00	0.00	70.00
CB19-65	R Amarasinghe	grass-cutting, cedar field verge	315.00	0.00	315.00
CB19-	L Jackson	November wages	261.26	0.00	261.26

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CB19-68	L Jackson	phone top up,1&1 fee, parking	22.49	2.00	20.49
CB19-69	HMRC	3rd quarter tax	223.60	0.00	223.60
CB19-72	J Herbert	platform hire for Xmas lights	214.80	35.80	179.00
CB19-70	Amersham Business Services	newsletter printing	191.65	31.94	159.71
	TOTAL		2129.63	128.42	2001.21

11. Councillors reports for areas of responsibility:

i) Meeting with UKPN re. Trees on Barrack Hill 20.11.19 – JH advised he had met with UKPN who did not seem concerned about the low voltage cables growing through the trees. They did however **agree** to deal with a tree leaning low hanging cable at the back of Chalk Pit House as a matter of urgency.

ii) Meeting with CDC re. Common tree-work 25.11.19 – TPx & JH had met with David Stowe from CDC and Carl his tree surgeon along with Graham Thorne & Chris Wege to discuss potential tree-work and funding required for the Common. Council are currently waiting on a response from CDC as to what work they will undertake.

12. **Next Meeting date:** Monday 20th January 2020 7.45 pm. at Coleshill Village Hall.

21:09pm.Meeting Closed.

Signed Date