

CHEARSLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON MONDAY 21ST NOVEMBER 2022 IN THE VILLAGE HALL AT
7.30PM

PRESENT

Councillors: Ian Houseman (IH), John Lewis (JL), Paul Bown (PAB), Karen Vear (KV), Angela Gray (AG)

Responsible Finance Officer: Robert Parkes (RP)

Parish Clerk: Helen Spurgeon

Officers: John Howard, Anthony Adams

Parishioners: There were 2 Parishioners

PARISHIONERS QUESTION TIME

There were no questions.

1. APOLOGIES

Keith Turnbull (KT), Nic Brown (NB)

2. DECLARATIONS OF INTEREST

There were no interests declared.

3. APPROVAL OF OCTOBER 2022 MINUTES

The Minutes were **agreed** as a true record.

4. MATTERS ARISING FROM PREVIOUS MINUTES

- **Gigaclear.** NB has emailed Rezia Khan at Gigaclear. The date for the meeting with residents in the Village Hall will not be until the first quarter of next year.
- **Kerbing.** **ACTION: KT and IH to look at which areas are the priority for kerbing in the village.**
- **Expenditure payments.** PAB requested more detail on expenditure payments from RP in the monthly finance report.
- **Flagpole.** The flagpole needs to be moved forward as it is obscured by the tree. Councillors will take a look on Thursday afternoon following the planning meeting.
- **Post holes.** The original post holes have been filled in where the footpath has been widened by the railway.

5. PLANNING

a) Current planning applications

- **22/03627/APP – The Old Granary, Chilton Road, Chearsley HP18 0DN**
A site meeting is planned for Thursday.
- **22/03694/APP - Chearsley Hill House, Chilton Road, Chearsley HP18 0DN**

A site meeting is planned for Thursday.

- b) Review of recent planning decisions by Bucks Council Planning department
- 22/02724 - Donnalea. Retrospective planning for 2nd floor extension. Reversal of original refusal.
Work has been carried out in line with the refused application between September 2021 and July 2022, except for the windows. This application is for retrospective planning which Bucks Council have approved. It was commented that this approval undermines the initial decision and the credibility of the Planning Department. **NB** has written to the Planning Department who have said there was little point in turning it down because it would have gone through on appeal anyway. Further discussion is needed on this and perhaps a formal complaint.
 - 22/01279 - Barn off Winchendon Road. Deemed consent due to failure by Planning Dept to make 56 day determination.
This was allowed to go through as it was not dealt with by the Planning Department within the 56 day window. It is a barn conversion with no permission to access it via vehicle. However, access has now been granted as it is too dangerous to park on the main road. It was felt that this was another example of incompetence by the Planning Department.
- c) Long outstanding application
- 20/02602/AOP. Erection of 5 houses off Winchendon Road. Application dated Aug 2020. CPC opposed Sept 2020.
This application has been outstanding for 2 years. **PAB** would like deferment on this application. The response from Bucks Council is that this is a full application so deemed approval is not allowed. The applicant cannot progress this any further as the non-determination date has passed.

The Long House – the owners have approached the PC as they would like to install a French drain adjacent to their property wall in Shupps Lane. Councillors will take a look on Thursday afternoon following the planning meeting.

6. CORRESPONDENCE

- Correspondence was received from various parishioners regarding substantial pruning to trees at Lainswood House. **NB** has spoken to the owner who apologised and has subsequently put in an application for retrospective planning. Planning permission is required for any tree works in the conservation area.
- Concerns have been raised regarding pebbles at the bottom of Dark Lane. Pebbles from driveways with no threshold have been washed down the lane and are damaging the new tarmac and causing a potential danger to wheelchair users. It is suggested that anyone having a new driveway puts in a retainer to hold back the pebbles. **ACTION: Clerk to draft letter for NB to send to Needlemakers and adjacent properties. JL to contact Colin Woolford to see if Bucks Council can help.**
- An email was received regarding speeding on Aylesbury Road with the suggestion of installing speed restriction measures for vehicles. This has been investigated in the past but would require street lighting.

- A comment was received that the bus shelter is full of dead insects, cobwebs and needs a good clean. **KV** offered to sweep out the bus shelter.

7. FINANCE

- The October finance report has been circulated to councillors:

Summary for the first seven months of the year

The budget assumed an income for the whole year of £36,500, and expenditure/movements to reserves of £75,800.

To date, end-October, income is £38,800 and expenditure is £13,200. The major differences are as follows:

Income, VAT/Other income assumed at £1,500, but is already £3,800 with possibly an additional £2,000 before the end of the year, (support for additional SID).

Expenditure. day to day expenditure is broadly in line with budget, and on the assumption that the planned kerbing and HCI budget will either be spent or placed 'in reserve', then the key differences are in ground maintenance/treework, and the neighbourhood plan. The council needs to take a view whether these costs will be incurred before the end of the financial year.

In the context of the financial performance, to date, for 2022/23, the Parish council needs to give some thought to the preparation of the budget for next year, in anticipation of the precept request. As in previous years, it is suggested that the council, in full, agrees the broad outline of what is required for the year, and then this is worked into a detailed budget, for agreement before the precept request is submitted.

Expenditure for the month

There were no unscheduled payments made during October. Cash in hand stood at £100,800, at the end of the month.

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- Budget preparation
Ideas are needed for the budget in order to set the precept for next year. Due to the economic climate the PC does not wish to increase the precept. The programme of works needs to be prioritised. **JL** and **RP** will meet to prepare a draft budget for discussion by the PC.

8. REPORTS FROM COUNCILLORS ATTENDING MEETINGS AND OUTSIDE ORGANISATIONS

None.

9. SUB-COMMITTEE DECISIONS FOR RATIFICATION

- **JH** reported on Chearsley Village Historical Society. The village pump has now been restored and will need to be insured. A project on the village school is underway. The next meeting is on 9th February. Funding for refreshments may be sought from the Village Trust.
- It was agreed to carry out the kerbing work in Church Lane using Putnams at a cost of £20k.

10. OFFICERS' REPORTS

Remembrance Sunday refreshments funded by the PC were held in The Bell this year. Next year the Village Hall will be booked. The PC would like to thank all the poppy sellers in the village.

A discussion took place about HS2 traffic which should not be using minor roads through villages. Any HS2 vehicles will have HS2 signage in the windscreen. If anyone witnesses any breaches, please try to take a photograph.

The widening of the footpath to the railway is now complete. The hedge on footpath 9 to Notley between the farm track and the railway needs trimming. **ACTION: IH to ask the Heybrooks.** The bridge across the river is getting flooded. Bucks Council will not take any action. **ACTION: Anthony Adams to get a quote for the work.**

11. TREE AND VERGE MATTERS

A parishioner reported that rats were coming into their garden from a mass of brambles on School Lane. **ACTION: IH to arrange for the brambles to be cut back.** The bottom of Dark Lane is overgrown and needs cutting back. **ACTION: IH to contact Four Seasons.**

12. CHEARSLEY VILLAGE HALL UPDATE

The AGM was held on 3rd November. The finances are healthy. A new chairman is required.

13. CHEARSLEY CARBON NEUTRAL GROUP UPDATE

Nothing to report.

14. VILLAGE SHOP SURVEY

The survey revealed that there is an appetite for a shop in the village, but volunteers are needed. The various options and models need to be explored. People want local, high end produce as well as the basics. A discussion of ideas took place.

15. PARISHIONERS QUESTION TIME

Janine and Kevin Dennington explained that they do not want to rent out the shop again commercially as it is not viable. They are happy to rent it out short term at a reduced rent until new premises are found. They do not feel that there is a demand for a shop.

A number of **ACTIONS** were identified:

IH to contact local retail expert to see if he is willing to help.

JH to explore The Plunkett Foundation and how this organisation might help to examine various possibilities for a shop within the village.

JL to speak with Rose Dale regarding the possibility of a farm shop on her property.

A village meeting is likely to be needed.

16. ITEMS FOR INFORMATION

The PC annual Xmas dinner may now be held in February rather than January due to holidays.

17. DATE AND TIME OF NEXT MEETING in Chearsley Village Hall

- Monday 12th December at 7.30pm