**MINUTES OF A MEETING OF**

**ELLESBOROUGH PARISH COUNCIL**

**ON MONDAY 21St NOVEMBER 2022 AT 7.30PM**

Present: Councillors:

D Panikkar (Retiring Chairman) H Holman

M McGrail (Appointed Chairman) S Withey

D Hares M Glover

Parish Clerk: J. McKeown

12 members of the public were in attendance

**Action**

**Item 7.1 Nominations for Chair** Councillor Matthew McGrail was nominated by the vice chair, Councillor Holman, and the remainder of the Parish Council voted unanimously to support this appointment. The new Chair was appointed and took control of the meeting.

**Item 7.2 Apologies.** Apologies had been received from Councillor Gordon.

**Item 7.3 Open Forum.**

* A statement was read re the Needs Survey for Affordable Housing – it was stated that it was the efficacy of the report, not the actual survey, that is disappointing.
* Councillor Withey was thanked for attending Southfield Cottages
* The amount of hedge cutting is in question following the Highways Agency report on the planning application which questioned the height and length. This report has not yet been seen by, but will be followed up by EPC. A 0..6 metre height is not acceptable to EPC.
* Building density was questioned again – as previously stated this is a matter for the planning application
* Service charge was questioned re the service road – Checked the recording and Eddie Bacon clearly states it will be included in the rent so no extra service charge will be paid.
* Were 2 bed properties discussed with EPC. No, but there will be a review of the housing mix by EPC, given some Councillors have a view on this subject.
* A statement provided by Mr Crouch in his absence, was read out by Councillor Panikkar

**Item 7.4 Declarations of Interest**. Councillor Withey declared a possible conflict of interest in Affordable Housing so will not be able to contribute, or vote, on this subject in Item 7.10. No objections were made

**Item 7.5 Minutes.** The minutes of both the EGM held on the 14th November 2022 plus the Parish Meeting held on the 10th of October 2022 were unanimously approved and signed by the retiring Chairman.

**Item 7.6 Road Safety Issues.**  Councillor Withey told the meeting that the bid put to North West Chiltern Community Board will require a contribution from EPC for Grant application for the Vehicle Activated Signs. After some discussion, it was suggested we offer £500 (10% of the anticipated cost of £5000) **SW**

Speeding on Chalkshire Road has been raised again by a parishioner. Councillor Withey has emailed James Tunnard but awaits a response, and said that two further volunteers are doing Speed watch duties. Thanks go to E Whalley and M Crouch for helping. A Parish wide working group is suggested to tackle road safety issues

North Lee Lane – an email from Steve Broadbent has been received stating: -

1. Buses are allowed down the lane – this was questioned as it is not an official bus route but is simply being used as a short cut to the depot in Stone
2. New 7.5 tonne signs are to be erected – none seen yet
3. Hedgerows – some have been cut back
4. Bollards to be replaced – not yet done
5. Speed limit assessment a longer-term exercise
6. Road is to be resurfaced weather permitting W/C 28th November

**Item 7.7.1 Recreational Facilities.** Risborough rangers have been invoiced for the use of the playing field.

**Item 7.7.2** Thedeadtreesthat were planted to celebrate the Queen’s Platinum Jubilee 2022.have been replaced

**Item 7.7.3** The allotment trees have been cut back as agreed

**Item 7.7.4** Following theplayground inspectionreport, Councillor Holman’s spring covers were purchased and await fitting once the correct tool has been found. **HH**

**Item 7.7.5** Councillor Holman’s quote to get the Village Hall car park sign replaced at a cost of £116.95 + VAT was agreed by Councillor Withey and will be paid for by the Village Hall **SW**

**Item 7.7.6** The safety labels for the playground have arrived and will be applied soon **HH**

**Item 7.8 Finance.** The savings and current account balances as per the reconciliation statements of 30/10/2022 were £30,660.45 and £12278.69 respectively and were checked and signed off by Councillor Panikkar. The Clerk told the meeting that the balance of the current account however will now be £8527.51 given the payments outlined below.

The following payments made since the last meeting were approved:

800314 £40.00 BALC training course for Clerk

800315 £345.04 Wicksteed Parts for playground

800316 £919.72 October grass cutting

800317 £27.00 Playground safety labels Fresh Air Fitness

800318 £151.42 Rex Norris Water for allotments

800319 £1825.00 Churchyard tree felling

800320 £425.00 Allotment tree cutting

Direct Debit £30.00 Subscription to The Chiltern Society

Deposit £12.00 Allotment payment

**Item 7.9 Planning.** Councillor McGrail said that there were two applications of concern to the Council. The Solar farm in Dunsmore needs a visit to assess. **DH/ MM**

The planned garden room at Sunnyview also needs a visit **MM/DP/SW**

**Item 7.10 Affordable Housing.** Councillor Hares used an Affordable Housing Matrix of objections drawn up by the Clerk to go through the main points raised by the community as follows: -

* AONB -the bulk of Ellesborough Parish is situated within the AONB and DM30 requires any development to meet its exception rules which must be assessed by the local authority
* DM25 – Rural exceptions, must also be assessed by the local authority
* Needs Survey – EPC feel it is an indicative document that over 3 separate surveys have each time indicated a more compelling argument for a parish need. The CFO has been around for 102 years and is totally independent. The mix of homes however is under consideration by EPC – should there be 1 bed dwellings included?
* Other sites – none have been presented within the Parish, and this development is in the heart of the village/community so are we becoming elitist? People should perhaps visit Redding Court which was built by Hastoe Housing – they are lifetime homes, with all local residents, and are impressive.
* Wycombe Plan - must be assessed by the local authority
* Local people – this would be managed in perpetuity with a carefully worded S106 legal agreement agreed and drawn up in conjunction with EPC
* Footpath width – stated width 1.8m considered too narrow. EPC want 2.0 metres and no close boarded fence.
* Setting a precedent – the EPC will not accept further developments and secondly there are no other landowners prepared to sell
* Beechwood & SANGs – local authority decision
* Overlooks property – planning application comments
* Drainage – Hastoe Housing have altered plans today
* Landscaping front and rear -EPC requests more detail on plans
* Materials on front of houses – possibly flint finish. This may affect affordability but EPC should challenge this. All the properties at this end of the road are however brick finish
* Height of properties needs to be challenged by EPC.

EPC need to prepare a document of thoughts before reporting on the planning application. A vote of support was unanimously carried, but with reservations as outlined above.

**Item 7.11 Clerks Report, Correspondence, Circulars and Consultation Documents**

**Item 7.11.1** Information Commissioners Office (i.c.o.) membership has now been applied for and paid at an annual Direct Debit of £35.00. This is for GDPR regulatory cover.

**Item 7.11.2** Clerk informed the Council that a budget has been drafted for next year and it indicates a £20000 figure for the next precept. This is dependant on the final costs of VAS as discussed in Item 7.6 so it was agreed it will be finalised at the January meeting. The precept must be sent to BC by the 31st of January 2023. **ALL**

**Item 7.11.3** The two trees in the closed Churchyard have been felled but the weeping ash has been left as a 10-foot stump known as a “conservation stump” by the request of Tony Young. This is to encourage and support insects and wildlife. Steve Webb has confirmed the stump is secure and will offer no danger to the public. He also confirmed that should this change; he will remove it without charge.

**Item 7.11.4 Playing field hedges -**EPC decided to wait until March 2023 before cutting them

**Item 7.11.5 Broken tea & cake sign -**this has been removed. Liz Norris to replace

**Item 7.12 Dunsmore.** In Councillor Gordon’s absence the Clerk reported that Katie Horgan of the BB&O Wildlife Trust has offered to carry out a baseline survey at a cost of £420.00 paid by them. The pond would be 25% emptied to establish wildlife such as Great Crested Newts. This will not be carried out until March 2023. EPC voted unanimously to support this initial survey.

**Item 7.12.1 Footpath before the Church** –The Clerk contacted BC to assess who maintains it, and was sent a drawing showing clearly it is BC responsibility, although it was indicated this path has not seen any maintenance in the last 10 years or so. This suggests that BC is indeed the landowner which gives EPC the opportunity to process this issue further. JMcK to contact Savannah Fradley for the way forward **JMcK**

Councillor’s Hares and McGrail to make a sign to redirect the public along this path and through the churchyard for safety once agreed **DH/MM**

**Item 7.11.3** The footpathin the dip by Springs Farm gets very wet and muddy. Should a small fence and rail be erected for safety? Chairman to talk to Gill White **DP/NG**

**Item 7.12 HS2.** Traffic in Dunsmore was discussed with Jon Deas. There is little that can be done to stop people using this as shortcut, and Jon advised that someone has been using Road Closed signs – this is illegal.

**Item 7.14 Fields in Trust.** Councillor McGrail said there are currently no updates

**Item 7.15 Matters of Report.** Clerk asked to contact Stoke Mandeville Parish Council again to discuss Village plans **JMcK**

**Item 7.16 Notice Board.** The new notice board has been erected on the corner of Elm Close. A new board is needed in Dunsmore. **DP**

**Item 7.17 King’s Coronation -**Councillor Glover asked to investigate a Village Event on 8th June 2023 to celebrate the King’s coronation. **MG**

**Item 7.18 Next Meeting** The next meeting will be held at Ellesborough Parish Hall on Monday 16th January 2023.

The meeting closed at 21.06 hrs.

Signed

M McGrail

Chairman

Ellesborough Parish Council