

LITTLE MARLOW PARISH COUNCIL

Minutes of the Council Meeting held on Tuesday at 28th January 2020
The Pavilion, Church Road, Little Marlow SL7 3RS commencing at 8.00pm

UNCONFIRMED

Present: Cllr V Brownridge (VB) – Chairman, Cllr V Morton (VM), Cllr J Downes (JD), Cllr A Falk (AF), Cllr R Randall (RR), Cllr K Acres (KA), Cllr R Mash (RM), Cllr G Fitchew (GF), Cllr P Emmett (PE), Mrs J Murray – Parish Clerk			Public present: please see attached sheet
The Attendance Sheet was duly signed			
Minute Ref:	Agenda Item	Action	
1081/20	1. Apologies for Absence None		
1082/20	2. Declarations of interest – pecuniary or prejudicial Cllr P Emmett – declaration of interest noted to agenda item 7 and Planning application for Battery Storage Facility.		
1083/20	3. To approve the Minutes of Parish Council Meeting of the 17th December 2019 The Council RESOLVED to accept the minutes of the meeting and they were duly signed by the Chairman.		
1084/20	4. To take reports from theses minutes for NOTE: - 1065/19 – Abbotsbrook Stop Sign erected and invoiced by Cllr G Fitchew - 1068/19 – Invitation to Tender documents for The Pavilion Refurbishment: 3 expressions of interest received. - 1071/19 – Little Marlow School – nothing received from school in relation to working party.		
1085/20	5. Presentation by Charles Brockenhurst, Major Projects & Estates Executive, Wycombe District Council, on Country Park Mr Brocklehurst reminded the meeting that WDC had acquired Spade Oak Lake last August, to gain an ‘anchor’ in the designated Country Park area. The area had received little attention for the last 50 years, there was therefore a long agenda of items to action. As a first step, WDC had cleared the extensive fly-tipping on Muschallik Road. Once electricity and water had been re-connected, the Council would be installing a temporary ‘gatehouse’ on the old Weighbridge, for occupation by a landscape management contractor. WDC had started to address legal issues and Health & Safety issues. They had done a tree survey and were looking into safety equipment and signage around the Lake. They were also renewing the formal access agreements with Marlow Angling Club and Bucks Bird Club. The latter’s main interest was in the spit mound. They were looking to WDC to help repair access to the spit. WDC hoped to restore the Lake’s perimeter path this summer which might involve putting some form of floating plant such as a boat or a pontoon on the Lake, to transport ‘fill’ to the path. WDC was also planning to clear vegetation from the route of the ‘Back Stream’. Longer term issues revolved around the use of the Lake to generate some revenue. Green belt rules allowed development provided special circumstances were met tied to reinvesting the money in Little Marlow Lakes. The aim was to use any revenue to improve the network of paths across the wider Country Park designated areas in cooperation with landowners. WDC were working with Thameside Preservation Trust & Spade Oak Wharf. One possibility in the longer term might be to create a glamping facility.		

Chairman initials]

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	<p>Pinewood studios had contacted WDC to discuss the possibility of a temporary letting this summer of the former Gravel Works Yard, for film use. The film company would be tied down to operating hours which were not anti-social. The set would be fabricated elsewhere and brought to the site. It would take one month to erect, there would be three months filming and another month to dismantle. In addition to the revenue this would raise, there could be some benefit to local hostellers as the crew would require hospitality.</p> <p>Ahead of this, WDC would be undertaking some minor works on the site, to re-open the Muschallik Road vehicular entrance and clear undergrowth. The works would also include 'mulching' scrubland alongside the concrete road (which links Muschallik Road to the Thames Water site/The Moor). The long-term plan was to construct a footpath/cycleway link, to avoid people having to walk on the concrete road, which is in frequent use by HGVs.</p> <p>In response to questions from the public and Councillors, Mr Brocklehurst confirmed that:</p> <ul style="list-style-type: none"> - Under Permitted Development rights, film companies could use the site for up to 9 months. - WDC was working with Bucks Bird Club to erect hides for bird watching. The Thames Water grant would enable them to fund habitat improvement and diversity planning, as well as to put up quality bird hides. There was an opportunity to gain funding from developers through S106 agreements. - It was not his intention that the lakes site should be developed and then sold at a profit as had happened to Westhorpe House. He hoped to improve public access to the lake and to increase its usage over and above fishermen and birdwatchers. WDC Cllr D Johncock pointed out that the Little Marlow Lakes site was enshrined in the new Wycombe local plan in terms of protecting it for future. - The footpath/cyclepath on the old Little Marlow Trust land had still not been completed. He had held up the work because WDC planners were insisting on a 3m wide cycle/footpath. He considered this to be too wide. As part of the wider footpath improvement scheme, he would approach planners again to try and find a solution. This was therefore work in progress. The aim was to complete it by end of summer 2020. The previous owners of Little Marlow Trust had not allowed WDC to use the Bailey Bridge as part of the footpath because it would disturb the pheasant shoot. Negotiation is now taking place with the new owners. It would be a lot simpler than felling trees through woodland. (It was pointed out to Mr Brocklehurst that there was still a pheasant shoot on the land.) - WDC were looking at the possibility of a cycle track from Bourne End to Marlow, running down Pound Lane with a dog leg at The Moor. They were also considering putting in a new path along the North side but this would require obtaining a right of way from Carrington Estate. The objective was to go all the way through to Coldmoorholme Lane. - He understood that residents might be concerned about the proposals for a glamping camp-site and the impact the infrastructure necessary such as a facilities block might have on the Lakes site. He was envisaging something along the lines of the Brockholes Nature Reserve in Lancashire. The aim would be to enhance sense of place rather than adversely affect it. - The Spade Oak Lake Permissive Path Agreement between Little Marlow Parish Council and Lafarge was due for renewal in 2022. WDC would take responsibility for the permissive paths in future so this would no longer be a concern for Little Marlow Parish Council. - The inclusion of a crematorium as a possible element of development within the Country Park as listed in the Ecological Report had been blue sky thinking and had been dropped. - The next steps would be to go through pre application with planners and then bring the plans back for public consultation. He was not envisaging setting up a group of interested local bodies to consider the long-term plans. He would instead work with Mike Overall with whom he was already in regular contact and the Little Marlow Lakes Country Partnership as well as other key stakeholders. 	
1086/20	<p>5. Finance</p> <p>a) To approve income and expenditure report for December 2019 The Council RESOLVED to approve the report The Clerk confirmed that she was in touch with Bucks CC about the refund of the duplicate pension payment.</p> <p>b) To report on spot check of Parish Council Accounts Cllr V Brownridge carried out the spot check.</p>	

	<p>c) To approve minutes of Budget Committee meeting on 16th January 2020 The Council RESOLVED to approve the minutes of the Budget Committee meeting subject to a couple of amendments to paragraph F120/19 and paragraph F121/19 and they were duly signed by the Budget committee chairman.</p> <p>d) To consider quotes to renovate The Pavilion Hall Floor The Council RESOLVED to appoint FSC to carry out the refurbishment of The Pavilion Floor. Cllr G Fitchew asked the Clerk to report back on the quotes which were received 3 years ago.</p>	Clerk
1087/20	<p>6. Planning</p> <p style="text-align: center;"><u>Little Marlow Parish Council</u> <u>Planning January 2020 Council Meeting</u></p> <p>Planning applications received from Wycombe District Council have a deadline date of when consultation comments must be submitted. Should the deadline be before the next Council meeting – comments are submitted. In addition, the Council may discuss additional applications which have been received after the Agenda has been issued, to ensure this deadline has been met. Any queries, please contact the Clerk on 01628 890301. LMPC resolved to apply the following comment to TPO/CTREE applications – The Parish Council has no objection provided the work carried out is under the supervision of the WDC Tree Officer.</p> <p>Reminder from Wycombe District Council: Delegated List</p> <p>As part of a drive to improve efficiency, and therefore capacity, within the department we have been reviewing our processes and procedures. As a result of this we will no longer be sending out a delegated list.</p> <p>Our planning register has for some time been held “on-line” and can be searched using Public Access. https://publicaccess.wycombe.gov.uk/idxpa-web/search.do?action=weeklyList</p> <p>To get the delegated list, click on the above link and it will look like the image below and then click on ‘decided in this week’, then hit search.</p> <p style="text-align: center;">Wycombe District Council</p> <p style="text-align: center;">WEEKLY LIST OF PLANNING APPLICATIONS up to 23.01.2020</p> <p>Creation of compound with 2.5 high boundary fence housing 7 x battery containers, 1 x substation, 1 x Inverter and T x Skid, 1 x client container, CCTV camera and stand; bund and security fencing to provide energy balancing services to the national grid. Land North West Of Coldmoorholme Cottage Coldmoorholme Lane Bourne End Buckinghamshire SL8 5PS Ref. No: 19/07718/FUL Received: Sat 16 Nov 2019 Validated: Thu 05 Dec 2019 Status: Pending Consideration</p> <p>Speaking on behalf of the Residents of Coldmoorholme Lane Sam Kershaw, gave the following five main reasons why the residents considered the Council should object to the application:</p> <ul style="list-style-type: none"> - failed to demonstrate special circumstances to build on green belt; -Assessment of alternative locations was cursory; there was no requirement for these facilities which would add provide no benefit to the residents. - this was a simple commercial enterprise – which was not strictly a renewable energy project. It was a large scale industrial project which would adversely affect the character of the area– no amount of screening would disguise this. It would be overbearing, would harm the setting of the listed buildings and would have a negative physical impact. - there were a number of cases where battery storage was of a health and safety concern. The company had no competence – first project of this type it had undertaken. It was determined at the public meeting that there were no standards or licencing relating to such projects. <p>Finally – there were questions of light pollution, noise pollution which had not been addressed, as well</p>	

as security cameras.

The Chairman thanked Mr Kershaw for concise and thorough list of objections.

Concerns were raised as to whether WDC would be liable if this was approved and went ahead and there was an explosion. In the case of Grenfell fire, building regulations were at fault, but there had been a good deal of buck passing. WDC Cllr Johncock noted that the facility would be subject to building regulations and environmental health regulations which were separate to planning approval so the facility could get planning approval but might not comply with other regulations.

Councillors gave their views on the project which generally endorsed the points made by Mr Kershaw.

LMPC Comment:

Summing up Councillors' comments, the Chairman said that the consensus seemed to be to submit an objection on the grounds of inappropriate green belt development; special circumstances not demonstrated -the facility is not designed to produce renewable energy nor store energy produced solely from renewable sources; no information on decommissioning the site and disposing of the batteries after the 25 year period; out of keeping with the character of this rural area; site falls within the ambit of the Little Marlow Lakes Country Park – proposed facility would have an adverse effect on the amenities and setting of the Park; no construction traffic development plan; insufficient information about measures they would take to mitigate being in flood zone 3. If approved, the Council would like the application to be called in to the Planning Committee.

Householder application for construction of part single, part two storey front and rear extension, hipped to gable roof extensions /alterations in connection with loft conversion and new entrance gates.

Little Mell Lockbridge Road Bourne End Buckinghamshire SL8 5QT

Ref. No: 20/05164/FUL | Received: Thu 23 Jan 2020 | Validated: Thu 23 Jan 2020 | Status: Pending Consideration

LMPC Comment Object Overdevelopment detrimental to neighbours.

Display of replacement external signage including 1 x set of illuminated acrylic letters on pins, 2 x illuminated powdercoated signs and 2 x illuminated single sided signs mounted on posts

The Spade Oak Coldmoorholme Lane Bourne End Buckinghamshire SL8 5PS

Ref. No: 20/05149/ADV | Received: Wed 22 Jan 2020 | Validated: Wed 22 Jan 2020 | Status: Pending Consideration

LMPC Comment No objection

Erection of walk-in cold room in rear yard area, fenestration and external alterations to The Spade Oak

The Spade Oak Coldmoorholme Lane Bourne End Buckinghamshire SL8 5PS

Ref. No: 20/05072/FUL | Received: Tue 14 Jan 2020 | Validated: Tue 21 Jan 2020 | Status: Pending Consideration

LMPC Comment Neighbour has submitted an objection. Site visit to be made by Cllrs Emmett and Randall and a decision taken by them. Deadline for submission to WDC – 13 February.

Prior Notification (Part 4,Class E) for temporary change of use of Lake area for film-making purposes

Spade Oak Quarry Marlow Road Little Marlow Buckinghamshire SL7 3SB

Ref. No: 20/05079/PNP4E | Received: Tue 14 Jan 2020 | Validated: Tue 14 Jan 2020 | Status: Pending Consideration

LMPC Comment Prior notification no objection

Certificate of lawfulness for proposed construction of single storey detached building comprising a gym / games room and garden store

<p>Malt House Lodge Marlow Road Bourne End Buckinghamshire SL8 5PL Ref. No: 20/05062/CLP Received: Sun 12 Jan 2020 Validated: Mon 13 Jan 2020 Status: Pending Consideration <u>LMPC Comment</u> No objection</p> <p>Crown reduction to 1 x Yew Tree (T1) by 4 metres and crown lift by about 2.4 metres to 7 x Yew trees (T2 to T8) St John The Baptist Church Church Road Little Marlow Buckinghamshire Ref. No: 20/05065/CTREE Received: Wed 08 Jan 2020 Validated: Tue 21 Jan 2020 Status: Pending Consideration <u>LMPC Comment</u> Tree comment</p> <p>Demolition of bedding canopy and erection of new entrance walkway canopy, provision of 12 additional parking spaces, erection of new gates and fencing to front of service area and general works Hillier Garden Centre Marlow Pump Lane South Little Marlow Buckinghamshire SL7 3RB Ref. No: 19/08087/FUL Received: Tue 24 Dec 2019 Validated: Mon 13 Jan 2020 Status: Pending Consideration <u>LMPC Comment</u> No comment</p> <p>Householder application for part two storey part single storey front/rear/side extensions. Replacement porch to main entrance, tiled roof to existing conservatory. Replacement detached double garage, construction of front boundary wall, piers, entrance gate and external alterations (alternative scheme to 19/05014/FUL)</p> <p>Aspenden The Avenue Bourne End Buckinghamshire SL8 5RD Ref. No: 19/07947/FUL Received: Mon 09 Dec 2019 Validated: Mon 16 Dec 2019 Status: Pending Consideration <u>LMPC Comment</u> Deadline for comments was 8 January.</p> <p style="text-align: center;">Delegated Decisions Issued</p> <p>Fell 1 x Walnut tree and 1 x Holly tree Abbots Mead 18 Oakfield Road Bourne End Buckinghamshire SL8 5QN Ref. No: 19/07832/CTREE Received: Tue 26 Nov 2019 Validated: Tue 26 Nov 2019 Status: Not to make a Tree Preservation Order</p> <p>Reduce 1x Bay tree by approx 3m height and spread to rear of house and reduce 1x Horse Chestnut by approx 3m height and spread to front of house Quay House Sailing Club Road Bourne End Buckinghamshire SL8 5QS Ref. No: 19/07697/CTREE Received: Wed 13 Nov 2019 Validated: Thu 21 Nov 2019 Status: Not to make a Tree Preservation Order</p> <p>Fell 1 x Silver Birch (T1) and fell 1 x Goat Willow (T2) 1 Red Cottages Marlow Road Bourne End Buckinghamshire SL8 5PN Ref. No: 19/07691/CTREE Received: Tue 12 Nov 2019 Validated: Tue 12 Nov 2019 Status: Not to make a Tree Preservation Order</p> <p>Tree works as per schedule 7 Wendover Road Bourne End Buckinghamshire SL8 5NS Ref. No: 19/07629/TPO Received: Fri 01 Nov 2019 Validated: Thu 07 Nov 2019 Status: Split decision TPO Application</p>	
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	<p>Householder application for conversion of the existing integral garage and the erection of a carport and shed</p> <p>Lanterns Sailing Club Road Bourne End Buckinghamshire SL8 5QS</p> <p>Ref. No: 19/07465/FUL Received: Sat 12 Oct 2019 Validated: Tue 12 Nov 2019 Status: Application Permitted</p>	
1088/20	<p>8. The Pavilion and Recreation Ground –</p> <p>a) To consider shed plans from Little Marlow Preschool</p> <p>The Council RESOLVED to give the Little Marlow Preschool permission to go ahead and erect a shed in the agreed position.</p>	
1089/20	<p>9. Abbotsbrook Hall</p> <p>a) To consider the Fire Exit</p> <p>Cllr R Randall highlighted findings of a fire safety inspection and fire exit signage, as well as items removed from the hall and placed outside the fire exit. Cllr G Fitchew and Clerk to review and resolve.</p> <p>b) To consider plumber quote to manage heating controls</p> <p>The Council RESOLVED to accept the plumber's quote to visit Abbotsbrook Hall to resolve the pressure issue and leaks within the system. Cllr G Fitchew would spend time with the plumber exploring thermostat options and revert back on Friday.</p>	<p>GF/ Clerk</p> <p>GF</p>
1090/20	<p>10. Allotments-</p> <p>a) To consider request from Allotment Holder to clear the community plot</p> <p>The Council RESOLVED to clear the community plot with the help of Cllr J Downes, to remove hazardous waste and then liaise with fellow allotment holders to assist in the clearing of further items. One of the allotment holders, Mr Hogben offered his help in clearing the brambles and planting fruit trees possibly to enhance the look of the allotments and deter future dumping.</p>	JD
1091/20	<p>11. To consider the Little Marlow Village Triangle</p> <p>The Council RESOLVED to replace the current logs placed around the triangle for with larger logs. Cllr J Downes would organise this transition. The Clerk would contact Mr and Mrs Rigby to check whether they would be happy for the Council to erect request "No Parking" signs along their wall on School Lane. The Clerk would also contact Highways to carry out a site visit to consider what other measures could be taken such as yellow lines, reducing the size of the triangle.</p>	Clerk
1092/20	<p>12. Reports from Meetings of Outside Bodies:</p> <p>a) Marlow Society</p> <p>No meeting until February 10th.</p> <p>b) Parish Clerk's meeting with Buck CC</p> <p>Rearranged to February 2020</p> <p>c) Marlow Community Forum</p> <p>Cllr Brownridge represented the Parish Council at the Marlow Community Forum meeting on 15 January. A new PCSO is joining the Marlow police team at the end of February. Cost will be partially funded by Marlow Town Council. Children have been climbing onto roofs of buildings on the High Street in Marlow. Concern both about the damage they are causing and the risk of a serious accident happening. Police have asked that any sightings are reported to the police on 999.</p> <p>d) Parish Liaison Meeting</p> <p>Meeting not until 29 January. Will report back at next PC meeting.</p> <p>e) BMKALC Executive Meeting</p> <p>Cllr Brownridge attended the BMKALC Executive meeting on 22 January. BMKALC County Officer reported she had attended the new Strategic Partners Board meeting and raised the issue of the Parish and Town Council representatives not having a vote on the Community Boards. Disappointingly she was told that as the Community Boards' funds were coming from Buckinghamshire Council, then it should only be Buckinghamshire Councillors on the Community Boards who could vote on how it was to be spent. Several Councils have written to Martin Tett to complain about this. BMKALC are running a Dementia Friendly Information Session on 26 February. Aim is to encourage Parish Councils to find ways to help residents with dementia and make their communities more dementia friendly. Cllr Brownridge asked the Clerk to recirculate</p>	Clerk

	the BMKALC training programme for this year which includes details of this conference and other training courses which might be of interest such as Accounts and Finance and Annual Audit.	Clerk
1093/20	13. Parish Clerk's Report <ul style="list-style-type: none"> - The Pavilion Refurbishment Tender Documents went out to three building companies: <ul style="list-style-type: none"> o All three have communicated intention to tender o Tender documents due on 4th March 2020 - Road Safety Little Marlow <ul style="list-style-type: none"> o Have connected local and new PCSO's with school and preschool - Playdale Equipment installed new all inclusive roundabout <ul style="list-style-type: none"> o Press Release issued. 	
1094/20	14. Correspondence to the Council A letter of thanks was read out from Wild Marlow for use of The Pavilion for a bird building workshop.	
1095/20	15. Public participation – maximum 15 minutes	
1096/20	16. Items to be included on the next Agenda-	
1097/20	17. Dates of the next meetings: Budget Meeting 2 nd April 2020, Parish Council Meetings: 10 th March 2020, 21 st April 2020	
There being no further business to be transacted the meeting was closed at 9.37pm		

Abbreviations:

LMPC	Little Marlow Parish Council	WDC	Wycombe District Council
BCC	Bucks County Council	SLCC	Society of Local Council Clerks
CDC	Chiltern District Council	WDALC	Wycombe District Assoc. of Local Councils
PCSO	Police Community Support Officers	ROW	Rights of Way
LAT	TfB Local Area Technician	BALC	Bucks Association of Local Councils
LMRA	Little Marlow Residents' Assoc	LGPS	Local Government Pension Scheme
VAS	Vehicle Activated Sign	LMLCP	Little Marlow Lakes Country Partnership
AVDC	Aylesbury Vale District Council	MK	Milton Keynes
		GDPR	General Data Protection Regulations

Signed:
Chairman

Date:
Please note Minutes become **CONFIRMED** following resolution at the following Full Council Meeting.