

Downley Parish Council
Minutes of a meeting of the Parish Council
Held in the Downley Community Centre 14th January 2020 at 19.45

1 Attendance

Chairman Cllr P Loadman, Cllr Bowden, Cllr Chandarana, Cllr Egmore, Cllr Lazenby, Cllr Sapsford, Cllr W Steneskog, Cllr Srao

Apologies - Cllr Burslem, Cllr Monroe-West

District and County Councillors in attendance – Cllr Turner and Cllr Mallen

2) Declaration of interest in items on the agenda (8055/01/20)

None

3) Minutes of the Previous meeting (8056/01/20)

The December minutes were agreed as correct and signed.

4) Adjournment for Public Questions (8057/01/20)

A member of the public asked that the granite curb stones are reported to TFB as replacements are not being carried out with stone.

5) Reports from County Councillor and District Councillor (8058/01/20)

Cllr turner updated that there would be no mayoral change.

Cllr Mallen gave an update on recent budget meetings and social care.

6) Burrows House (8059/01/20)

Planning application for Burrows House has been approved. The Council asked for conditions in place to minimise disruption to residents during the build.

7) Noteworthy Developments in the village (8060/01/20)

None

8) Community Objectives (8061/01/20)

Cllr Loadman asked Councillors to think about Village objectives for 2020. Cllrs will send on any ideas to the Clerk.

9) Street Light project (8062/01/20)

The lighting committee is due to meet with the two contractors who replied to the lighting tender. Following those meetings the finance committee will make a recommendation on which contractor if any, should be awarded the contract.

10) Resilience plan (8063/01/20)

Councillors were given a printed copy of the final resilience plan, they were asked to read it with a view to making any final comment before it gets endorsed for use. This will be followed up at the February meeting,

11) Library Refit (8064/01/20)

The library re fit project is mostly agreed. There are a few furnishing issues to be agreed by the Centre and the Library.

12) Comms Plan (8065/01/20)

Cllr Sapsford and Cllr Egmore are working on a Comms plan. Once complete it will be shared with the Council.

13) Planning applications and decisions (8066/01/20)

A) **45 White Close, HP13 5ND** | 19/08091/FUL | Householder application for construction of loft conversion involving double hip to gable roof conversion with barn ends, erection of rear dormer and installation of front roof lights- 9/08091/FUL | Householder application for construction of loft conversion involving double hip to gable roof conversion with barn ends, erection of rear dormer and installation of front roof lights – Objection - Downley Parish Council believe that the scale and bulk of the proposed works is excessive and as the height of the extension is level with the existing height of the property (rather than being subservient to it) will be visually dominating. DPC also believe that when viewed from the rear, an imposing (effectively) four story property will dominate the scene that will negatively impact neighbouring properties on Southfield Road by virtue of overlooking. DPC also believe that the works fail aesthetically. Works to the roof are a highly visible part of a building, so the lack of symmetry to the proposed loft room (it does not sit symmetrical on the roof & does not align with existing windows) will present a confusing and unpleasant result.

B) **2 Brenchwood Close, HP13 5UP** | 19/08053/FUL | Householder application for construction of front porch – No Concerns

C) **38 Plomer Green Lane, HP13 5TT** | 19/07866/FUL | Householder application for construction of rear extension to replace existing unit – No concerns

D) **20 Plomer Green Lane, HP13 5TT** | 19/08023/FUL | Householder application for construction of single storey side extension and conversion of part of existing outbuilding (alternative scheme to 19/06520/FUL) Objection - Downley Parish Council objected to the previous scheme (19/06520/FUL) and whilst the impact from over-looking has been mitigated with the removal of the dormer, but DPC still feel that the plot will be cramped and be dominated by the built form

E) **87 Westover Road, HP13 5HX** | 19/07805/FUL | Householder application for demolition of existing detached single storey garage, construction of two storey side and rear extension, widening of canopy at front of property and fenestration alterations- No concerns

F) **8 Chapel Street, HP13 5XH** | 19/07997/FUL | Householder application for part single part two storey rear extension (alternative scheme to 19/06575/FUL)- No concerns

G) **24 Plomer Green Lane, HP13 5TT** | 19/07899/FUL | Householder application for construction of single storey side extension- No concerns

H) **86 Southfield Road, HP13 5LD** | 19/07782/FUL | Householder application for erection of single storey rear extension- DOC request an extension

I) **119 Littleworth Road, HP13 5UZ** | 19/07296/FUL | Construction of replacement bay window to front of property

J) **87 Westover Road, HP13 5HX** | 19/07805/FUL | Householder application for demolition of existing detached single storey garage, construction of two storey side and rear extension, widening of canopy at front of property and fenestration alterations- The property is within Downley Conservation area, neighbouring properties are mainly two-story semi-detached and symmetrical style. The proposed works to replace the front bay window is in line with neighbouring properties who have had planning permission approved for similar works. It is not felt that the proposed works will harm the Conservation area.

K) **4 Curlew Close, HP13 5JY** | 19/07636/FUL | Householder application for erection of single storey rear extension, new front porch & new access steps to front, conversion of garage to habitable room with creation of additional parking space (alternative scheme to pp 19/06265/FUL) - Objection: Despite the approval of 19/06265/FUL, DPC feels it should reiterate that Buckinghamshire Countywide Parking Guidance (September 2015) states in 7.3 Residential car parking standards, that houses in Zone B (Downley) with 7 habitable rooms should be able to accommodate (a currently unsustainable) 3 cars.

Whilst this proposal keeps the number of parking bays neutral at two, the provision still falls short of the Bucks Countywide Guidance.

Furthermore, the proposed parking bays to the front of the property are 2500mm. Countywide Parking Guidance (Sept 2015) states 7.3.1 “Size of allocated parking spaces size to follow in accordance with Section 2.5 (Length 5.0m x Width 2.8m)” meaning the proposed bays fail the guidance.

Decision notices

L)2 The Pastures - Ref. No: 19/07456/FUL | | **Status: Application Refused** - Householder application for conversion of existing garage to habitable accommodation and construction of single storey front and side extension to create WC and double garage

M)10 Talbot Avenue - Ref. No: 19/07436/FUL || **Status: Application Permitted** -
Householder application for raising of roof, construction of 2 x rear dormer windows and insertion of rooflights to both side elevations in connection with loft conversion to create additional habitable living accommodation. Demolition of existing detached garage, construction of part three storey, part two storey, part single storey front, side and rear extension with steps to front, construction of pitched roof to existing ground floor side element and alterations to existing retaining wall and steps to rear garden (alternative scheme to pp 16/07040/FUL)

N)12 Hillfield Close - Ref. No: 19/07310/FUL - Thu 10 Oct 2019 | **Status: Application Permitted** - Householder application for construction of two storey front extension, two storey side extension and part single/part two storey rear extension (alternative scheme to 19/06091/FUL)

14) Correspondence (8067/01/20)

- Councillors are reminded of upcoming training events.

15) Reports and minutes of Committees (8068/01/20)

Festival Committee- A discussion is taking place regarding the Concert on the Common, alternative venues are being looked into including Mannings Field.

16) To consider Resolutions and Items for discussion which have been notified (8069/01/20)

None

17) Accounts (8070/01/20)

Items approved in January 2020

Bank balance as of 1st January £187,226.40

To whom paid	Cheque number	amount
Downley Memorial Hall venue hire	1828	15.00
C Knapman - Expenses	1829	37.35
C Masters - Clerks expenses/printing/postage	1830	132.50
TBS Hygiene	1831	216.00
VIZONE-Litter picking	1832	396.00
Downley Dynamos - Grant	1833	500.00
The Disraeli School - Grant	1834	500.00
KAD maintenance	1836	2,018.00
		3,814.85

Cheques paid out this month

- Clerks salary and expenses
- Marlow first management Accounting Fees
- Aylesbury mains – LED replacement
- Chq 18635 cancelled

Balance Includes WDC grant

Balance includes £35,000 reserve funds for the lighting project.

20) Date and Place of next Meeting (8071/01/20)

Parish Council meeting – 11th February 2020

17) Date and place of next meetings of Committees (8072/01/20)

Dosca, DCPS, Street Light Committee, Finance Committee

18) Closure of the Meeting (8073/01/20)

There being no other business the Chairman closed the meeting at 9.30pm and thanked everyone for attending.

Chairman _____

Date _____