

MINUTES OF THE MEETING OF TAPLOW PARISH COUNCIL HELD ON TUESDAY 15TH JULY 2014 AT 7.30 P.M. IN THE PERKINS ROOM TAPLOW VILLAGE CENTRE HIGH STREET TAPLOW

Present

Cllr. George Sandy (Chairman) Cllr. Rachel Gainey-Corcoran
Cllr. Iris Midlane Cllr. Euan Felton
Cllr. Louise Symons Cllr. Josie Corio
Mrs K H Holder - clerk
Fourteen members of the public including County Councillor Dev Dhillon.
The Chairman declared the meeting open at 7.30pm.

PC/39/14 Report from County Councillor Dev Dhillon

39.1 Cllr. Dhillon apologised that TfB were not up to date with grass cutting. He confirmed they would shortly be catching up and there would be another six cuts this year. The delay was due to trying to renegotiate contracts.

39.2 He advised that he had now secured approval for funding to proceed to extend the footpath on the corner near St Nicolas' school.

39.3 He advised that some £7,000 would be needed to implement the 20mph speed limit zones in Rectory Road and the High Street. BCC have asked if the Council could match fund this project. If not, he would keep pushing for this to take place but it would not be in this year and the Clerk would need to apply for next year and wait to see if funding could be made available then.

39.4 He commented on the humorous literature submitted to the meeting by a resident concerned with the overgrown footpaths. He confirmed he would bring this up with BCC. The Chairman particularly highlighted the footpath from Boundary Road to Berry Hill Farm where the original footpath had become un-walkable and had evolved into a new track further into the field. The original footpath needed to be re-instated. Cllr. Corio commented that the footpath behind the school and footpath 18 in Marsh Lane were almost impassable.

39.5 Cllr. Symons was concerned about the un-equal resurfacing of Boundary Road. Cllr. Dhillon confirmed that different treatments had been applied having regard to the problems there and to save costs. He said he hoped to get Station Road jet patched shortly and that in fact Boundary Road had not been scheduled for any treatment but he had managed to get it done. Mr. Lawrence was disappointed that the first five metres of Rectory Road couldn't have been repaired at the same time as Boundary Road.

39.6 The Chairman enquired as to the yellow lines at Institute Road and was advised this had been delayed pending the road surface being repaired but it was planned to undertake the 6 month trial in due course.

PC/40/14 Apologies for absence

Apologies from Cllr. Marina Grazier who had also tendered her resignation as she was leaving the area. The Chairman wished to record his thanks to Marina for all she had done whilst on the Council. Apologies also from Cllr. John Bamberg, Cllr. John Kennedy and Cllr. Elizabeth Forsyth.

PC/41/14 To confirm the minutes of the meeting and of the APM both held on 20th May

Minutes of the meetings held on 20th May were **approved** and signed by the Chairman. The Chairman added that the minutes were excellent and the most complete he had ever received and thanked Jacqueline Andrews for stepping in at the last minute to assist.

PC/42/14 Matters Arising from previous meetings (not covered elsewhere)

42.1 The Chairman referred to his request for information from the Head Teacher at St Nicolas' school about the percentage of children from Taplow attending the school. The Clerk was asked to contact the school for this information.

42.2 The kissing gate was the responsibility of Summerleaze and they had been written to about its repair.

PC/43/14 To consider the requests for legacy funding made at the APM

43.1 The Chairman reported that the responses of residents made on the preference sheets handed out at the last meeting had been analysed and converted into percentages. A pre meeting had been held to discuss the Council's views and proposals recommended. There was no rush to spend the legacy monies - what wasn't committed to be spent now would be ring fenced and put onto interest bearing accounts on the money market and available for future ideas. The Council would in due course write to every household informing them of its decisions.

43.2 The following proposals were considered and the following unanimous agreements reached:-

43.2.1 To protect the Reading Room mural – supported by 21.58% of those who expressed a preference – a record should be made to allow the mural to be recreated if damaged but cheaper alternatives than the £10-15,000 quoted should be explored.

43.2.2 Neighbourhood Plan – supported by 20.86%. The Chairman advised that he had been in touch with Tibbalds who undertook this for Chalfont St Peter for a figure in excess of £40,000. They concluded that as some 97% of the area was already protected by Green Belt then instructing them to undertake such a consultation would not be cost effective. It was agreed that a do it yourself approach would be better although Cllr. Felton emphasised it would take a considerable amount of work from committed individuals in the community and although the existing parish plan could be a starting point it was important to note that a Neighbourhood Plan became a statutory part of the planning process whereas a parish plan was advisory only

43.2.3 Church Roof – supported by 17.27%. It was recommended to grant a tithe – that is £10,000 -to the Church to be paid when the work was completed.

43.2.4 Old Priory Gardens – supported by 12.95%. A sum up to £5,000 would be available to spend against written requests showing the cost /benefit analysis of any proposed works. This did not preclude further awards in the future. Mr. Harding enquired who would be responsible for clearing overgrowth – the Chairman responded this was a matter for BCC.

43.2.5 Village Green - supported by 9.35%. Three quotes would be obtained from contractors to carry out each of the works that needed doing on the half of the Green that was in need of improvement.

43.2.6 Heritage issues – supported by 8.63%. The Council couldn't agree to this and foresaw ongoing maintenance issues. Further consideration was needed as to whether the Council website could be utilised to promote heritage issues. The Council would be willing to consider any new ideas that come forward in the future. Mr. Smales commented that he didn't understand what information the Council had to conclude that ongoing maintenance costs would be an issue. He understood from RBWM that there would be no ongoing cost. The Chairman added that the Council could not see any real value to the residents.

43.2.7 Footpaths map – supported by 5.04%. The Council agreed that a new map would be useful to prevent the erosion of rights of way but that this should be on a 'diy' basis and any future costed proposal could be considered at that time.

43.2.8 War memorial – supported by 4.32%. The vicar had said that there were insurmountable obstacles involved in moving the memorial and junction alterations would be necessary which would affect access to the church. It was agreed that this proposal could not be supported.

PC/44/14 To consider the request from the WI in respect of disabled toilets

The Chairman noted that the WI was a local institution which did a lot of good for the elderly in the parish and that the Council should recognize its efforts. It was agreed to donate £2500 from the Legacy fund to this project.

PC/45/14 To consider the request from BCC to devolve more powers to parish councils

Cllr. Felton had circulated a briefing note on the proposals from BCC received at the end of May to delegate its services – such as grass cutting - to parishes. A lot of work would be needed to find out what the Council would have to do and then get quotations and decide whether to take this on. It was agreed that a separate meeting be set up in early September. The Chairman noted the parish had been given a very low budget and was concerned that the council tax would go up unless BCC cut staff to compensate for the fact that the precept would probably need to go up to reflect increased staffing cost at parish level.

PC/46/14 To review the constitutional documents of the Council

The Clerk had circulated copies of these documents before the meeting. The Standing Orders and Code of Conduct were not proposed to be changed and this was agreed. However the asset register, risk assessment and financial regulations had been reviewed and draft new documents presented to the meeting for approval. These were approved.

PC/47/14 To consider what action if any should be taken in respect footpaths

The Chairman believed this had been dealt with earlier.

PC/48/14 To consider whether to continue with the General Purposes Committee

It was agreed by a majority decision to continue to convene meetings to be held quarterly in between full council meetings.

PC/49/14 To consider obtaining a new intruder alarm system

The Clerk advised that a new front panel could not be obtained as the system was obsolete. A quote for a new system in the sum of £1500 had been obtained and would take two weeks to order and two days to install. Attempts had been made to obtain other quotes but none had been forthcoming. The system still worked but could give up at any time. It was agreed to review next year.

PC/50/14 To review the provision of notice boards

The Marsh Lane notice board was in need of repair and did not appear to be of any real value to the community. It was agreed to take down this notice board and Cllr Corio agreed to arrange to have it removed. It was also agreed to take down the church notice board - at a cost of £30 - which was surplus to requirements and also in need of repair. The notice boards on the Green, the Hall and in Ellington Road would continue in use.

PC/51/14 To consider the request in relation to the development at Institute Road as a rural exception site to commission a Housing Needs Survey from Community Impact Bucks

The Chairman advised that the developer - Phillip Langton- had been in negotiations with SBDC and Housing Solutions regarding the building of affordable housing on Institute Road. The Clerk had insisted that a request from Mr. Langton be put on the agenda although the Chairman had not thought this necessary. Mr. Langton's request was for the Council to ask Community Impact Bucks for a housing need survey at a cost of £500 to the Council. This survey was an essential part of the process. Mr. Langton outlined his plans for the site and confirmed he would pay the costs incurred by the Council. The proposals were to build two blocks of railway cottages with 11 units of one, two and three bedrooms which would face the road with gardens backing onto the railway line and a small development of 5 private houses – semi and terraced style- on the corner with Hitcham Road. All the properties would have off road parking - being 19 spaces for the 11 units. It was agreed to request the housing needs

survey.

PC/52/14 Finance

52.1 Expenditure shown in the cashbook circulated prior to the meeting was agreed and the cheques presented to the meeting were signed.

52.2 It was agreed in principle that as much of the council's reserves as was prudent should be invested on the money markets so as to get a rate of interest nearer to 1.4% rather than the 0.5% currently available from the bank.

PC/53/14 Planning

14/01139/FUL Land to rear of the Barn, Hill Farm Road – Cllr. Sandy advised he had requested this matter go to planning committee. It was agreed to object on the basis that this was inappropriate development in the Green Belt and a breach of the Core Strategy which provides that there should be no in filling in the village.

14/01066/OUT Silchester Manor Day Nursery Bath Road – It was agreed to object on the basis that the new access arrangements - along a narrow drive with a turning point rather than the existing 'in/out' drive -were inadequate and would cause traffic problems. In addition the loss of this historical building would affect the character of the area.

14/01151/FUL and 14/01159/FUL The Bishop Centre Bath Road – It was agreed to object to the internal illumination and to request a condition on light levels and the hours of illumination.

14/00250/FUL Shell UK Bath Road – It was agreed to make no comment and leave to the planning officer.

14/01052/MNOT Roots Nursery bath Road – It was agreed to object to the conversion of the poly-tunnels into retail and storage buildings on the basis that poly-tunnels were not permanent buildings but of insubstantial construction and should not qualify to be converted. To do so would be contrary to local plan policies GB1h and GB2a. Further this development would alter the surrounding area as new access ways, lighting and hard standing would be necessary. Preservation of the Green Belt is of critical importance.

It was further agreed that the council should support the enforcement notice to ensure that the site remains an agricultural site for the growing and selling of agricultural produce.

14/00942/FUL Maa Lesh Station Road – It was agreed to object to this development as it would be an inappropriate development in the Green Belt.

14/01203/TPO Amerden Priory Amerden Lane – It was agreed to leave to the tree officer.

14/01220/FUL Cranford House and Elgin Boundary Road – No objections.

14/01247/NMA, 14/01287/LBC Dropmore Park – No comment.

14/01222/FUL Fieldon House Berry Hill – No objections.

14/01225/FUL Woodford House Hill Farm Road –No objections.

14/01110/FUL Land West of Hill Farm Road – Cllr. Midlane declared a personal interest being a neighbour. Strong objections:-

- 1 SBDC policy requires that a concentration of such establishments should be avoided – there already exist similar businesses at Hill Farm, Boundary Road Stables, Cliveden Stud, Meca on Wooburn Common Road, Hunts Lane – all in Taplow - the Spanish Riding Bit at Dorney and Hitcham House riding stables on Hedsor Lane. The Council believes this would be an over concentration of such businesses in the area.
- 2 The equestrian policy of SBDC requires that any development be ancillary and essential to outdoor use – this development appears to be a business that will run as a livery particularly given the reference to the need for supplemental feed.
- 3 The bulk and design would be an inappropriate development in the Green Belt and would impact on the amenity of the area
- 4 It would affect the character and amenity of nearby properties and the locality in general. Nearby properties would be affected by the noise increased traffic and pollution – including light pollution, smells and flies.
- 5 There does not appear to be adequate grazing land available on site as each horse needs at least an acre and a half and there is no evidence on any arrangements in place to graze elsewhere.

6 The applicant say there is close access to bridleways but there is only one bridleway and there would be a need to cross busy roads. Indeed two busy roads are on either side of the property.

7 There is a lack of sufficient security and personnel accommodation on site for the proper management of the proposed operation and in turn it would be inappropriate to build residential units for that purpose in this location.

14/01240/COND, 14/01193/NMA, 14/01140/COND The Bishop Centre – no comment
CM/35/14 Berry Hill Farm – Agreed to object on the basis that fine dust has never historically been monitored and the neighbours had not been consulted. It should be a condition of removal of the condition that more sophisticated dust measuring equipment be used to measure the finer dust produced. Environmental Health at SBDC and Cllr Dhillon should be approached to push for this.

14/01273/TPO Taplow Quays River Road – leave to tree officer.

14/01280/FUL Priory Cottage rectory Road – no objections.

Cllr Felton also noted that Hitchambury Farm have lodged an appeal.

PC/54/14 Enforcement report: Cllr Forsyth

No report was made.

PC/55/14 To receive reports from outside bodies

Cllr. Gainey-Corcoran had attended the SBALC meeting with Cllr. Forsyth. She reported that Wexham Park Hospital had now merged with Frimley hospital and one result would be that the hospital would now run on a seven day a week basis which might cause more congestion. She also noted that the pole dancing club at Wexham had been closed down.

PC/56/14 Any other business

56.1 Cllr. Corio reported that residents were concerned about the travellers who had committed acts of criminal damage – taking down fences and siphoning off a metered water supply from a local land owner. It was perceived that the police had not done enough to assist. The Chairman agreed to write to the police. The Clerk was asked to advise the Environment Agency.

56.2 Cllr. Midlane advised she would be borrowing 6 tables for the weekend.

PC/57/14 To consider agenda items for the next meeting on 21st October 2014

There were none.

Open Forum

Mr. Smales asked about what plans there were to replant the trees on the Green and was advised by the Chairman that this would be dealt with later.

Mr Harding referred to the large leylandi at the southern end of the Buffins belonging to Woodford House and what could be done to prevent it shutting out light to neighbours. The Clerk would advise on this by email.

Mr. Harding was concerned about the state of pavements at the corner of Boundary Road and Rectory Road especially on behalf of a blind resident who walked this way regularly. The Chairman advised that BCC was responsible and the Clerk would write to BCC about this.

Mrs. Ryland was concerned about the application pending relating to the new house off Hill Farm Road. The Chairman advised that he had asked for this matter to go to planning committee at SBDC.

The meeting ended at 10.15pm.