

TAPLOW PARISH COUNCIL

MINUTES OF THE MEETING OF TAPLOW PARISH COUNCIL HELD ON TUESDAY 5th FEBRUARY 2019 AT 7.30 P.M. IN THE PERKINS ROOM TAPLOW VILLAGE HALL HIGH STREET TAPLOW SL6 0EX

Present

Cllr. Claire Price (in the Chair) Cllr. Roger Worthington
Cllr. George Sandy Cllr. Gerry O’Riordan
Cllr. Val Pridmore Cllr. Karen Walsh
Cllr. Louise Symons Mrs. Holder – Clerk; ten members of the public.

Open forum

Mr. Morgan Tillbrook of Autumn House said a lot of negative comments had been made, in the course of their current application relating to the house next door known as Stonecrop 3 Saxon Gardens, about their intention to build a vehicular access onto Rectory Road. He explained that access was a completely separate issue to the current application and they had permitted development rights to build the access and start works. He did not understand local concerns given the low amount of traffic and the fact the Highways authority had no concerns and had already granted the license to drop the kerb. Ms. Rachel Mee added that the purpose of them attending was to provide more context and to ask if the Council’s opinion might change in the light of what they had said. Cllr. Sandy advised that the Parish Council could not now make further comments as the matter was in the hands of SBDC and likely to go to planning committee. Cllr. Walsh asked why access via Saxon Gardens couldn’t be pursued. Mr. Tillbrook said this was so as to create rectangular plots from the existing triangular plots. Cllr. Worthington noted that the Parish Council’s objection raised concerns about access during the building phase but was pleased that Mr. Tillbrook had indicated in his letter to the Chairman that he would address these concerns. Cllr. Sandy said the biggest concern was the lack of parking for Hill House residents and the constrictions that parking on Rectory Road would have around the proposed new entrance way. He added that any blockages on the A4 turned the road into a rat run with vastly increased traffic flow.

Mr. Max Paddick from Frontier Estates explained he wanted to update the Council and seek support relating to the plans to redevelop Roots into a residential care home. He said the refused application was being appealed and the result would take about 4 months to be known. In the meantime they were resubmitting a new - very similar - application which dealt with drainage issues raised by the planners in the past. Cllr. Worthington noted that the main issue had been the Green Belt. Mr. Paddick agreed but said since then more information had been released relating to housing needs which might override Green Belt considerations. Cllr. Sandy added that the need for part of the site for station car parking was also an important factor. Mr. Paddick was asked to come back and make a presentation when the new application was actually submitted.

Ms. Dianne Strang said she was accompanied by 3 other residents from Lansdown Place who were there to show that residents were starting to form an action group to help force the developers hands on certain issues.

PC/14/19 Apologies for absence

Apologies were received from Cllr. Jamie Barnard, Cllr. Spencer Norton and County Cllr. Dev Dhillon.

PC/15/19 To confirm the minutes of the meeting of 15th January 2019

These were **approved** and were signed by Cllr. Price.

PC/16/19 Matters Arising (not otherwise on the agenda and for information only)

Cllr. Price was concerned that no progress had been made on submitting comments on the John Hampden school consultation. Cllr. Pridmore offered to help draft a submission making the point that the Council should seek clarification that there were the same range of choice of schools and opportunities for both boys and girls regarding grammar school places.

PC/17/19 To co-opt a new councillor if a suitable candidate was available

The Clerk confirmed no candidate had come forward yet. It was noted that Cllr. Greeves had resigned in the last few days, so there were now two vacancies. All present expressed their best wishes to Cllr. Greeves and gratitude for his past service.

PC/18/19 To approve the recommendations of the rights of way working group on footpaths maintenance

18.1 The working group had recommended that the Council take over the maintenance of footpaths 6.2, 7, 8.2, 13 and 18 currently undertaken – badly - by BCC and in addition start maintaining footpaths 8.1, 9, 10 and 11 which BCC did not do at all. It was believed the other footpaths – which were also not maintained by BCC at all - did not need regular maintenance owing to their being metalled or little used or running through woodlands.

18.2 It was estimated that the costs of undertaking two cuts a year in April/May and August was not likely to exceed £2,000pa which was within budget. Cllr. Price noted that if it became clear that other footpaths were in need of a cut then the budget allowed room for ad hoc decisions to be made as the year went on.

18.3 **It was agreed** to accept the recommendations of the working group and the Clerk was asked to obtain the three quotes necessary to be able to bring the matter back to Council.

PC/19/19 To approve the additional costs to replace the cladding around the Perkins Room top windows

Cllr. Sandy explained that the external painted wooden cladding above the flat roof around the top windows in the Perkins Room were decaying and that the contractor providing the new windows could provide matching oak cladding panels for £550. **It was agreed** to proceed to have this work done.

PC/20/19 To approve the request from playgroup to install a removable, latchable hinged gate to the fence by the Green

The Clerk was asked to ask the Playgroup to provide a detailed diagram showing exactly what they wanted.

PC/21/19 To consider the following pending items of business carried forward:-

21.1 parking issues around Taplow station

Cllr. Sandy said Cllr. Dhillon was still trying to get the parking manager to make a site visit.

21.2 the boundary issue between Rectory Farm and the Green

The Clerk advised this was still not resolved but someone from SBDC had attended and taken photographs since the last meeting. The Clerk was asked to chase SBDC and enquire whether the owners of Rectory Farm could proceed to plant a hedge.

21.3 next steps regarding the barn

The Clerk confirmed that Burnham Concert Band had agreed to find alternative storage but had asked for a few months to do so.

21.4 next steps regarding budgeted hall improvements

Cllr. Sandy volunteered to work with the Clerk to clarify specifications and progress the projects relating to the Perkins Room and repainting the hall.

PC/22/19 Planning

Cllr. Worthington had reported that:-

22.1 the following decisions had been made:

PL/18/4832/KA Ashbrook tree APPROVED

PL/18/4802/KA Rivermere tree APPROVED

PL/18/4618/SA Rowing Club gym APPROVED

PL/18/4543/VRC Odds Farm nursery condition APPROVED

22.2 the following were still pending;

PL/18/3981/SA Year round caravan usage, Amerden Lane

PL/18/3946/FA Barn for quail rearing

PL/18/4727/FA Barge Farm, roof repairs and changes

PL/18/4428/FA Taplow House Hotel, Spa and Conservatory

PL/19/0045/TP Oak, pruning

PL/19/0087/KA Sycamore, prune

PL/18/4641/FA Mill Lane Public House

PL/19/0027/FA 8 Houses on The Old Boathouse

22.3 the following were pending with no objection envisaged

PL/19/0276/KA Red Cottage, tree fell

PL/19/0311/TP Tree prune, Taplow Quays

22.4 The following was for discussion:-

PL/19/0222/FA Green Springs basement

A history of successive Certificate of Lawfulness applications, some successful. Then an approved application to demolish and erect new house. (17/01308/FUL) Now this application seeks to install a large basement under the approved new building with car lift / turntable. There was concern whether it was an overdevelopment in the Green Belt. He noted there was a mismatch of statements regarding the number of occupants between the various approvals. **It was agreed** that none of these concerns were sufficient to mount an objection but of greater concern was that the application provided for a new vehicle access off the public bridlepath. He would raise this with SBDC.

The Design and Access Statement Summary identifies a 5th bedroom added in place of the garage. Section "g" on the flood refers back to earlier approvals (not the application in question) and states there is no increase in maximum number of residents. (Four double bedrooms). Only true if we believe that the two "snugs" referred to on the plans are not potential bedrooms.

22.5 There was to be a Neighbourhood Plan meeting on 12th February provided Cllr Sandy and the Chairman were able to attend.

22.6 Finally it was noted that Wycombe, Chiltern and South Bucks District Councils were setting aside £50,000 to mount a judicial review of the decision to make BCC the unitary authority. Cllrs. Worthington and Sandy commented that it seemed a futile exercise.

PC/23/19 Finance

23.1 Expenditure in the cashbook was **approved** and Cllrs. Sandy and Worthington authorized to sign the cheques listed.

PC/24/19 Any other business and agenda items for the next Council meeting on 5th March 2019 at 7.30pm

24.1 Cllr. Worthington noted the need to encourage residents to stand as a councillor particularly if any could come forward to represent certain unrepresented areas in the parish such as Berry Hill, Mill Lane or the north of the parish.

24.2 Cllr. O’Riordan was concerned that a dead tree on Marsh Lane was still dropping its branches in a way that could endanger residents. The Clerk would liaise with BCC to see if more could be done. She was asked to pursue the issue of the falling wall at Stockwells at the same time.

24.3 The Clerk noted that Mrs. Zoe Hatch had asked if her choir could have a charity singing event in the Old Priory Gardens. This was approved and the Clerk was asked to draw up a draft policy for approval as to the public use of the OPG by the next meeting.

24.4 The Clerk was concerned that with the loss of Cllr. Le Touze there was no-one to help explain how the Speedwatch device works. Cllr. O’Riordan was happy to look into finding instructions for use from the internet and the Clerk was asked to recover the device into the office.

The meeting ended at 8.35 pm.