

TAPLOW PARISH COUNCIL

MINUTES OF THE MEETING OF TAPLOW PARISH COUNCIL HELD ON TUESDAY 9th MARCH 2021 AT 7.30 P.M. VIA THE ZOOM ONLINE PLATFORM

Present

Cllr. Jamie Barnard (Chairman) Cllr. Claire Price
Cllr. Karen Walsh Cllr. Val Pridmore
Cllr. Roger Worthington Cllr. Spencer Norton
Cllr. Gerry O’Riordan Cllr. C. A Silver
Cllr. Louise Symons
Mrs. Holder (Clerk) and eight members of the public.

Open forum

Ms. Janet Appleton thanked the Parish Council for arranging for the new bin to be installed on the A4 but noted it was always overfull and needed emptying more regularly. Cllr. Worthington noted that the bin by the Jubilee River footpath on Amerden Lane was in a similar state. The Clerk would liaise with Bucks Council about their emptying schedules.

Ms. Appleton also requested that a new bin be installed on Approach Road near the Station. The Clerk was asked to proceed with obtaining and installing a new bin near the end of the parking spaces outside the Station and this would be ratified at the next meeting.

PC/35/21 Apologies for absence

Cllr. George Sandy who was unable to attend – despite his best efforts - owing to technical reasons.

PC/36/21 To confirm the minutes of the meeting of 9th February

The minutes **were approved** and the Clerk was asked to sign them.

PC/37/21 Matters Arising from the previous minutes

There were none.

PC/38/21 To discuss issues relating to Little Karoo Farm

38.1 Cllr. Worthington noted that the owners had attended the Parish Council meeting in June 2019 to explain that they intended to use the farm to grow lavender and for glamping with no intention of building on the land. They had then erected barns which had now been removed as planning permission had been refused. They obtained Permitted Development from Bucks Council in October 2020 and therefore are planning to erect a storage building and three field shelters under the said Permitted Development. This decision has led to a formal complaint over the assessed size of the site. It was approved under legislation that applies to a site larger than 5 hectares. The complaint states that the true size of the site is less than 5 hectares (4.8) as assessed by most recognised methodologies and Bucks Council had incorrectly accepted the owners’ submission that it was 5.2 hectares.

Nigel Smales confirmed he had examined historical plans relating to the land and the area was historically recorded as being less than 13 acres. Cllr. Worthington added there was anecdotal evidence they intended to apply to erect a shop but planning had not responded to our enquiry about this. Finally, he said he believed that although there were many vehicles and structures on the site nevertheless, regardless of how many there were or for how long they were there, if they were temporary (the measure of which is whether they are moveable) no planning permission is required.

38.2 The Chairman noted that six members of the public were in attendance and they were permitted by him to express their concerns which ranged from the extent and number of all the activity taking place to the eyesore the farm had become. Rumours abounded for example that the owners intended to open a shop, use it as a wedding venue and put in shepherd's huts all of which had caused alarm and distress to local residents.

38.3 Cllr. Norton reported that the owners bought the field in summer 2018 when they had said they were going to farm ostriches and hoped to put up a barn. He said he didn't believe the owners had any clear strategy for the land. On social media the owners mentioned they were hoping to farm cattle on the land and the previous owner had been advised that the new owners were planning to farm Llamas. At the June 2019 Parish Council meeting they attended they said they could not make a profit from ostriches but would install bee hives. He said that the area that the bee hives were located was not on the owners' land. They were trespassing and had cut through their fence and installed a gate without the adjoining owners' permission. He added that in November 2019 a planning application was submitted for a lavender extraction/distillery plant. Permission was declined. For the record that application stated 11.5 acres for their plot. Also in November 2019, the first animals appeared - circa 12 sheep.

38.4 Cllr. Norton noted the following were currently on the land; namely, 1 shipping container, 3 horse lorries, 1 marquee, 1 portacabin with toilet facilities, 1 refrigeration van, 1 livestock trailer, 1 JCB digger, 1 large chicken run (roofed) and 3 pig arcs together with numerous tarpaulins and other debris. They had some 20 pigs, 5 goats, 12 sheep and numerous poultry (cockerels, chickens, ducks and turkeys).

38.5 He also noted that the title of the land did not show any right of access to the land. The transfer gave them a temporary right over the adjoining field, which has expired. The owners say they have a letter from Bucks Council allowing them access but this has not been registered with the title.

38.6 Finally he noted that Bucks Council had confirmed that the owners had applied for a licence however it was not clear what for. Bucks Council indicated they believed this to be a slaughter licence but the owners have said to Cllr. Norton that the licence they have applied for was a hygiene licence to enable them to store carcasses on the field and slaughtering would take place elsewhere.

38.7 **It was agreed** that it would be useful for the owners to understand the strength of public feeling and ask them to clarify what their plans were. The Clerk was asked to write to the owners accordingly.

PC/39/21 To consider speeding issues in Taplow Village

Cllr. Silver confirmed she had deployed the speed camera informally and that it was clear some vehicles were travelling faster than 30mph along Rectory Road. Downloading data was only possible via the person authorized to use the police computer at Burnham Library which could take several weeks. There followed a lengthy debate about the prohibitive costs involved in implementing a change of speed limit, the lack of serious incidents and whether the use of warning signs might be as effective. The Clerk was asked to keep the item on the agenda for further debate.

PC/40/21 To consider and agree issues relating to the following ongoing items:-

40.1 environmental initiatives – there were none.

40.2 to review re-opening the Village Hall – the Clerk noted the road map changes to lockdown and that some children’s classes would re-open after Easter with the hope of more activities starting from mid-May. Nigel Smales noted that the Village Green Party would need to be moved from its June 19th date.

40.3 To consider issues relating to the draft Burnham & Taplow Parking Scheme – Mark Davis was not yet available to attend a Parish Council meeting. Nigel Smales expressed concern about the proposed automatic gates on both platforms and difficulties this would pose for anyone accessing the station from its south side given that the tickets seemed to be only available on the North platform. He also noted that there was a free right of way across the tracks since the station opened in 1971 and then over the bridge when it was installed in 1984. He said this was vital to pedestrians given the regular flooding which made Station Road frequently impassable but TfL’s redesign made this less convenient if tickets were needed to cross. He also noted that a proper car park was needed – ideally on the garden centre site on the south side – to prevent parking on streets. The Clerk was asked to write to TfL in support of these issues. Mr. Geoff Herbert noted that all communications could only go through the Customer Service Department which he had been doing but the answers given had not been useful. He felt nothing could be done before August. The Chairman said nevertheless it would be useful to have the Parish Council’s concerns on the record.

PC/41/21 Planning

Cllr. Worthington reported that:-

41.1 The following decisions have been made:

PL/20/3519/FA	Challen's Chick Farm, New dwelling	REFUSED
PL/21/0329/NMA	River Close Ellington garage size	ALLOWED
PL/20/4390/FA	3 Glen Island House car port	WITHDRAWN
PL/20/4417/KA	Redwood Mill Lane trees	ALLOWED
PL/20/4309/KA	Riverway Ellington Road trees	ALLOWED
PL/20/4277/CONDA	Shell garage details	ALLOWED
PL/20/4221/KA	Taplow Quays trees	ALLOWED
PL/20/4195/FA	Thatched Cottage Berry Hill	WITHDRAWN
PL/20/4150/CONDA	Shell garage details	ALLOWED
PL/21/0019/SA	Two Bridges River Road extension	WITHDRAWN

PL/21/0321/KA	Elmbank tree work	ALLOWED
PL/21/0003/TP	Amerden Priory tree work	ALLOWED
PL/20/4415/FA	Marshmead extension	ALLOWED
PL/20/4416/TP	Redwood Mill Lane tree work	ALLOWED
PL/20/4142/VRC	Silchester House conditions	WITHDRAWN

41.2 The following have decisions pending:

PL/20/0970/FA	Wee Cottage extension
PL/20/4271/FA	Old Stocks Ellington Rd extension
PL/20/4068/PAHAS	Green Springs Marsh Lane.
PL/20/3960/FA	Larchwood House Heathfield Road rebuild
PL/21/0269/TP	Elmbank tree work
PL/21/0151/TP	Cedar Chase tree work
PL/21/0105/EU	Meca Riding Centre occupancy restriction
PL/20/4189/VRC	Shell garage condition
21/00188/FULL	Thames Riviera Hotel
PL/20/4364/FA	Cornerways River Road new house
PL/20/4463/FA	5 Ellington - new house

41.3 The following are new applications for which no objections will be made

PL/21/0752/HB	Hill House - basement work
PL/21/0703/ADJ	Out of Area (RBWM) redevelop Magnet Centre ~439 houses
PL/21/0638/FA	Hitcham Lodge extension
PL/21/0611/VRC	Hitcham Lodge condition on greenhouse
PL/21/0628/FA	Elibank Court extension, dormer windows
PL/21/0599/FA	Chestnuts River Road home office over garage
PL/21/0516/CONDA	Challens Chick farm -Condition for barn
PL/21/0462/HBSA	Taplow Court platform lift

41.4 He noted that the **Neighbourhood Plan** working party had established communication with the officer in charge of the Bucks Council's new Local Plan. He is from the Wycombe District where the recently adopted Local Plan was efficiently managed.

PC/42/21 Finance

Expenditure in the cashbook circulated to Councillors before the meeting **was approved.**

PC/43/21 Any other business and items for meeting on 13th April 2021

43.1 Cllr. Symons noted that yet another deer was injured by a vehicle on Boundary Road that morning. They crossed from the farms on the east side of Boundary Road onto the Summerleaze land and were a danger to themselves and other road users. The Clerk was asked to enquire of Bucks Council whether signs could be erected on both sides of the road warning of deer crossing.

43.2 Cllr. Symons noted that historically there had been a footpath from the end of Footpath 9 and across the Summerleaze land to Baggots Cottage on Boundary Road. Unknown ramblers had recently tried to re-establish the footpath saying they had seen it on a 'Burnham website' but Summerleaze had re-instated the barrier. She said the barriers were put up during the foot and mouth outbreak and kept up to keep people off the quarry site. She used the footpath herself in the 1980s she recalled. Cllr. Worthington noted that any requests for changes to the Definitive Map would need to be made before

2025 and he had asked for more information via the HTS newsletter but had had no response. The Clerk noted that a body of evidence would need to be amassed to have any chance of success. She would approach Bucks Council's Rights of Way Department for more advice.

43.3 The Clerk noted that Mammoth Screen Film company had been in touch about filming in the village in April but no further information had yet been forthcoming.

The meeting ended at 9.20pm.