

CHEPPING WYCOMBE PARISH COUNCIL

SPECIAL COUNCIL MEETING

Minutes of the council meeting held on Thursday 6 September 2012 at 7.30 pm at the Council Office,
Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

Present:

Cllr J Herschel – Chairman	Cllr D Johncock
Cllr I Forbes – Vice Chairman	Cllr D Onslow
Cllr L Willis	Cllr C Jordan
Cllr S Digby	Cllr J White
Cllr C Dodds	Cllr S Herron
Cllr J Gurney	Cllr J Bailey
Cllr M Wilkes	Cllr J Johnson
Cllr K Wood	Cllr M Patel

Also Present: Mrs D Pfetscher

1. Apologies for Absence

Apologies for absence were accepted from Cllr B Sadler .

2. Declarations of Interest and Code of Conduct

Agenda item 4 Derehams Park Pavilion;

Cllr C Dodds expressed a personal interest as his company Foresight Project Management Ltd was given the work of refurbishment of the pavilion.

3. Magpie Wood, Loudwater

The wood is situated on the eastern side of Loudwater and was originally part of the Rayners Estate and is presented for sale in two lots. It offers a wonderful opportunity to purchase a piece of amenity land which would be secured for the use of the community in the future. The paths are well walked and open. The warden made an initial visit and confirmed that the woodland is young and would therefore not yield any timber revenue for some years. The woodland is at present unprotected land which acts as a boundary between the Robinson Road estate and Rayners Avenue.

The general opinion was that the council should keep woodlands for the use of the public, however was the purchase being made with the following in mind, in view of the council's plan to refurbish the playgrounds and another potential site up for sale;

Can the council afford it?

Are there other areas to be considered?

What would the maintenance costs be?

Should the council purchase one or both lots?

Playgrounds would always be at the forefront as they were part of a long term plan and when the time comes grants would be applied for to match fund the expenditure. The other site up for sale had not been brought to council for discussion and the member was asked to follow this matter up for the next Council Meeting in November.

If the purchase were to go ahead the monies would be available from the general reserves, that are healthy, but which would be restored over a period of time. The council could approach the local community and start a fund raising appeal which was positively viewed by the Loudwater members.

The maintenance of the wood would be minimal as the wood is young with only one dead tree that would be the start of an insect habitat and Community Payback would be used for any clearing required. There are gates opening onto the wood in Lot 1 and these residents would be approached to apply for a licence for access.

The vendor would prefer to sell both lots together; it was made clear that the council would not enter into a bidding war if other purchasers came forward. It was made known that the vendor had already received bids from developers but did not want to sell as he preferred the land to remain woodland.

It was **RESOLVED** that;
the council be minded to purchase Magpie Wood subject to satisfactory terms and conditions being agreed.

At this point the Chairman closed the meeting to the member of public present.

Further discussion was able to follow including the overage clause which has been attached to the sale of the land, our solicitor will be asked to negotiate the terms of this clause. Possible options to pursue were discussed, leasing to the Woodland Trust and registering the woodland as a village green.

It was **RESOLVED** that;
the Clerk be authorised to submit an offer of £34,000 and seek the best terms with approval of the Chairman and Vice Chairman of the Finance and General Purposes Committee.

4. Derehams Park Pavilion

Council was asked to approve the use of the Derehams Park earmarked reserve to fund phase two of the refurbishment. A short report was given on the progress at the pavilion and sincere thanks were given to Cllr Dodds who has been working on the site.

The pavilion had been left in an extremely bad state but was now much improved and phase two would be the completion. It was acknowledge that in the past the council had not followed up its obligation to check and manage the site.

A new regime of renting the facilities out will hopefully give more control. The long term view would be to completely rebuild the pavilion and monies will be put aside each year for this project.

It was **RESOLVED** that;
the project be completed using the Derehams Park earmarked reserve.

5. Derehams Park Hirers

Council was asked to consider and approve letting out the pavilion and pitches delegating the power to negotiate the best terms for each let to the Clerk with the approval of the Chairman and Vice Chairman of the Finance and General Purposes Committee.

There has been interest from a local playgroup who would like to use the pavilion Monday to Friday for the morning sessions. Amersham and Wycombe College who want to use the facility for football training three afternoons a week. Also, the football clubs who have used the facilities in the past for weekend matches are still interested in the site. Each arrangement would be flexible with the best terms obtained and no long term commitment.

Constant monitoring of the site will take place and it is hoped that the continued use of the building should keep it in better repair.

It was **RESOLVED** that;
the pavilion and pitches be let and that the Clerk would have the power to negotiate best terms until letting arrangements and fees could be brought to the Finance and General Purposes Committee for consideration and approval.

The Chairman thanked all present and the meeting closed at 8.53pm

Signed Dated