

# CHEPPING WYCOMBE PARISH COUNCIL

## AMENITY LAND COMMITTEE

Meeting to be held on Tuesday 26 November 2013 commencing at 7.30pm  
in the Council Chamber, Cock Lane, Tylers Green, High Wycombe, Bucks HP10 8DS

**The meeting is open to members of the public and press**

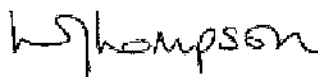
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<b>Committee Membership:</b>	Clr D Johncock - Chairman	Clr C Jordan
	Clr I Forbes - Vice Chairman	Clr S Herron
	Clr B Sadler	Clr S Digby
	Clr J White	Clr L Willis
	Clr J Bailey	

Members of the committee are summoned to consider the following business:

### AGENDA

1. Apologies for absence
2. Declarations of members' interests in items on the agenda
3. Widmer Pond
4. Railway Land
5. Tylers Green Common
  - 5.1 Tracks on the Common
6. Spring Lane, Flackwell Heath
7. Kingswood Management
8. Totteridge Common
9. Beechwood Gardens/Clearbrook Close
10. Draft Budget 2014/15
11. Committee Finances
12. Questions from council members and the public
13. Accounts for payment.



Wendy Thompson  
Clerk of the Council  
18 November 2013

### **AGENDA ITEM 3**

#### **Widmer Pond**

Members are asked to NOTE that, as requested, the Clerk contacted the original contractor who laid the path around the pond. After taking advice, the loose stones were removed and the surface is now holding firm.

At the moment there is no need for a new surface to be laid, however, the path is being checked regularly to ensure that it remains safe and bonded.

### **AGENDA ITEM 4**

#### **Railway Land**

Members are asked to NOTE the decision of Council on 7 November to proceed with the recommendations of the Working Party and to RECEIVE a verbal report on the progress to date.

Members are also asked to NOTE that the Chairman of the Committee has been working on a revised plan management. The recommendations of the Working Party will be incorporated in the plan and will be presented at the next committee meeting.

### **AGENDA ITEM 5**

#### **Tylers Green Common**

##### **5.1 Tracks on the Common**

Members are asked to NOTE the comments in the report from the Working Party relating to remedial works to the tracks as indicated in **APPENDIX A**.

Members are asked to CONSIDER and APPROVE the works to the potholes as indicated in the report.

Members are asked to NOTE that a complaint has been received relating to the paths over the back common, which have become impassable due to the surfaces being washed away. Members are asked to CONSIDER and APPROVE a course of action to improve the situation.

### **AGENDA ITEM 6**

#### **Spring Lane, Flackwell Heath**

Members are asked to NOTE the attached Cultivation License received from Buckinghamshire County Council relating to the above. **APPENDIX B**

Members are asked to RECEIVE a verbal report from the Clerk on the difficulties of managing the site with the grounds team and at present the lack of budget for a contractor. Members are asked to CONSIDER a way forward.

### **AGENDA ITEM 7**

#### **Kingswood Management**

Members are asked to RECEIVE a verbal update from the Clerk following a meeting with our Forest Manager from UPM Tilhill.

### **AGENDA ITEM 8**

#### **Totteridge Common**

Members are asked to CONSIDER and APPROVE a request from a resident, who lives on the Totteridge side of Kingswood, to purchase a sign that would alert delivery drivers to their properties location.

**AGENDA ITEM 9**

**Beechwood Gardens/Clearbrook Close**

Members are asked to APPROVE the purchase and installation of a bollard to the amenity space at a cost of £200.00. Last year the council installed a gate to one side of the site and the bollard would complete the sites security. Residents have been gaining access to the rear of their properties over the site, sometimes leaving the ground damaged and a mess.

**AGENDA ITEM 10**

**Draft Budget 2014/15**

Members are asked to NOTE the draft Amenity Land committee budget for 2014/15 and to CONSIDER projects for inclusion. Following any insertions, the budget to be revised and taken to the next Finance and General Purposes Committee for approval. **APPENDIX C**

**AGENDA ITEM 11**

**Committee Finances**

TO NOTE: Update on current committee expenditure and income. **APPENDIX D**

**AGENDA ITEM 12**

**Questions from council members and the public**

A maximum of fifteen minutes will be given to members of the public, who may make representations, ask and answer questions and/or give evidence in respect of any item of business included in the agenda. If the chairman of the meeting agrees, representations and questions may be taken at the beginning of the meeting. Members of the public wishing to speak at the beginning of the meeting should inform the Clerk of this request as soon as possible.

**AGENDA ITEM 13**

**Accounts for Payment**

Accounts for payment are to be circulated at the meeting for consideration by councillors.

**Date of the next meeting of the committee: Thursday, 13 February 2014 at 7.30pm**

**CWPC THE COMMON**

**TRACKS**

**INTERIM REPORT**

**ISSUE V1**

**DATED NOVEMBER 2013**

## **The Common Tylers Green, The Tracks**

### **1. Background.**

Chepping Wycombe Parish Council (CWPC) owns The Common in Tylers Green and it is registered as Village Green. The tracks have existed since the time of acquisition and are used by properties who front onto The Common and have either a wayleave or prescriptive rights. At various times in the past CWPC or others have maintained or improved the tracks. There is a 5 mph speed limit on the tracks and some have sleeping policemen.

At present no funds have been budgeted for the maintenance or improvement of the tracks as it was hoped that the users of the tracks would pay for maintenance to standards approved by CWPC. There was very little evidence of this taking place when the tracks were inspected in October.

A working party was set up to review the condition of the tracks and to confirm the long term plans for them.

There is a very low level of complaints to the Clerk who has had six since taking up office 18 months ago.

### **2 The Working Party and Its Interim Findings**

The members are :

Bill Sadler  
Ian Forbes  
John White

The party inspected the tracks on 1<sup>st</sup> October

The reported findings are attached as Appendix 1.

Overall the tracks are in reasonable condition although there is a shortage of 5mph signs. The resurfacing work done to Bank Road and Rays Lane in 2002 has worked well.

Some of the gravel tracks would benefit from some scraping and levelling to deal with some of the potholes.

The area with the highest priority is the section of road with a conventional tarmac surface opposite the Village Hall. The road may have been improved by the Agropharm owners who fronted onto the site and whose factory has been replaced with housing. This section has some severe potholes.

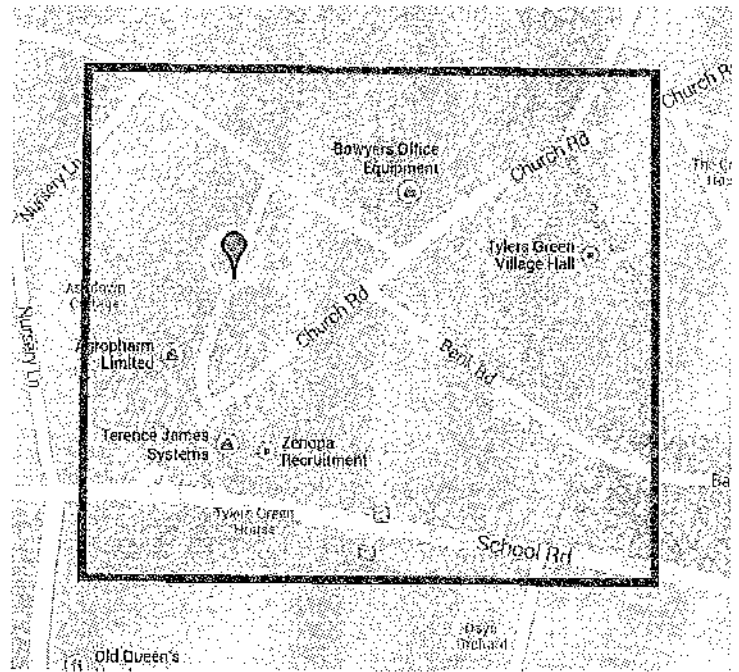
The budget price for dealing with these potholes is estimated to be £700 and we recommend that this is undertaken as early as possible.

# The Common Tylers Green The Tracks

## Appendix 1

Track id	Location	Surface	Comments
<b>BACK COMMON</b>			
T8	o/s old Agropharm site and on west side of triangle opp V Hall	Tarmac - conventional road surface	Several potholes - 3 severe Possible rebuild of section 30m x 5m
T6	From Church Rd opp V Hall to new build Menelar	Hard gravel with some tarmac at top	Upper section has some potholes - remedy with Scraping and Levelling (S & L) Car park also needs S&L treatment
T7	Nursery Lane	Hard Gravel	Surface OK Some evidence of residents infilling of potholes
T10 & T3	Rays Lane	Bitmac with gravel	Surface OK
T3	Rays Lane (upper section)	Hard Gravel	Surface OK Serves single property Quickly becomes a gravel path
T4	Tracks to S of Rays Lane (excl track to Potters lane PS)	Hard Gravel	Few potholes Some S&L needed
T5	Track down to Potters Lane PS	Hard Gravel	Repair at corner (S&L) Limited S&L at lower end
T9	opp Horse & Jockey	Loose Gravel	OK Not inspected
<b>FRONT COMMON</b>			
T2	Bank Road by old PO	Loose Gravel	OK Some slight potholes to have S&L
T1	Bank Road	Bitmac with gravel	OK (one minor pothole)

Date of Inspection Thursday 3rd October  
Present B Sadler, J White & I Forbes  
(notes)



The 'pin' shows the area of road that has a tarmac surface and has some potholes. The triangle of land is just before the Village Hall.

# Transport for Buckinghamshire

Head of Transport Jim Stevens

# Buckinghamshire County Council

Wycombe, Chiltern & South Bucks Area Office  
Easton Street, High Wycombe  
Buckinghamshire HP11 1NH

CHEPPING WYCOMBE PARISH COUN  
COUNCIL OFFICE  
COCK LANE  
TYLERS GREEN  
HP10 8DS

Contact: 0845 230 2882

Date: 24-Apr-2013

Licence No: 8,397

## HIGHWAYS ACT 1980 SECTION 142

### LICENCE TO CULTIVATE PART OF THE HIGHWAY

Buckinghamshire County Council (herein called "the Council") as highway authority for the highway referred to below, hereby grant to

CHEPPING WYCOMBE PARISH COUN  
COUNCIL OFFICE  
COCK LANE  
TYLERS GREEN  
HP10 8DS

a. as the owner of the premises and his successors in title (all such persons being hereinafter called the Licensee.)

or

b. as the occupier of those premises (hereinafter called the "the Licensee") a Licence to plant/retain and maintain in that part of the highway known as:

LAND AND VERGES NEAR J/W SPRING LANE  
HEATH END ROAD  
FLACKWELL HEATH

upon the terms and subject to the Conditions hereinafter specified.

### Additional Conditions:

1. The planting of **plants** shall be completed before **23/04/2022**
2. No hole shall be dug to a greater depth than 1.0 metre in connection with the planting of trees/shrubs/plants under this Licence, nor shall any hole be dug within 1.0 metre of the line of any apparatus of Statutory Undertakers, Sewage Authority or the Post Office in the highway.
3. No tree/shrub/plant which is of a poisonous nature ( whether by reason of fruit, flowers, leaves or otherwise howsoever) or is otherwise likely to constitute a source of danger to person or animals on the highway shall be planted under this Licence.
4. All tree/shrub/plants to which this Licence relates shall be properly cut, pruned and trimmed at all times during the continuance of this Licence and no such tree/shrub/plant shall be allowed to obstruct or interfere in any way with or to become a source of danger to users of the carriageway or any footway, or to overhang the premises of any person other than the Licensee.
5. The Licensee shall keep the highway in a trim and tidy condition and all grass planted or maintained in pursuance of this Licence shall be regularly cut or mown.
6. If it appears to the Council at any time that any tree/shrub/plant to which this Licence relates is, or is likely to, obstruct or interfere in any way with, or be a source of danger to users of the carriageway or any footway or overhang the premises of any person other than the Licensee, or that any grass to which this Licence relates is not being regularly cut or mown the Council may, without notice to the licensee, lop, prune, cut or trim such tree or cut or mow such grass, as they see fit. Any such action by the Council shall be without prejudice to its power under Section 142 of the Highways Act 1980, to withdraw the Licence.

Signed.....  


Date.....  
24 APRIL 2017



Land Budget 2014-2015 DRAFT FOR CONSIDERATION

Cost centre	Amenity Land	Agreed	Budget		
			2012/13	2013/14	2014/15
<b>General Amenity Areas</b>					
4013	School Green rent		10	10	10
4013	Loudwater School access rent		5	5	5
4037	ground maintenance fencing at School Green	3500	3500	3500	3500
4041	Equipment Hire		3200	500	500
		<b>3515</b>	<b>7215</b>	<b>4015</b>	
<b>Fennels Wood &amp; Railway Land</b>					
4013	annual access fee	250	250	250	250
4037	ground maintenance	3000	2000	2000	2000
		<b>3250</b>	<b>2250</b>	<b>2250</b>	<b>2250</b>
<b>Kingswood</b>					
4037	ground maintenance	4750	5750	5000	5000
4059	woodland plan	5500	5500	5500	5500
4902	Kingswood paths	750	750	750	750
		<b>11000</b>	<b>12000</b>	<b>11250</b>	
1005	wood sales income	0	0	0	0
1077	grants received	2000	2185	2185	2185
		<b>2000</b>	<b>2185</b>	<b>2185</b>	<b>2185</b>

Cost centre	Budget		
	2012/13	2013/14	2014/15
<b>Tyers Green Common</b>			
4014	100	150	150
4037	3000	2600	3000
	<b>3100</b>	<b>2750</b>	<b>3150</b>
1001	900	900	900
1002	50	50	50
1004	100	150	150
	<b>1050</b>	<b>1100</b>	<b>1100</b>
<b>Widmer Pond</b>			
4012	600	600	600
4037	400	200	300
	<b>1000</b>	<b>800</b>	<b>900</b>
1078	300	300	300
<b>Spring Lane</b>			
4037	500		
<b>Old Forge Bank</b>			
4037	750		
<b>Totteridge Common</b>			
4037		1500	1500

Expenses	23115	26515	23065
Income	3350	3585	3585
Net	19765	22930	19480

**Increases to Amenity Land EMR**

Kingswood improvements	5000	5000	5000
TG Common improvements	1000	1500	1000
Widmer Pond improvements	500	6500	6000
	26265	29430	25480

including major works to enhance community use

	Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% of Budget
<b>Amenity Land</b>							
<u>101</u>	<u>GEN AMENITY AREAS</u>						
4013	RENT	0	0	15	15	15	0.0 %
4037	GROUNDS MAINTEN'CE	4,853	6,995	9,700	2,705	2,705	72.1 %
	GEN AMENITY AREAS :- Expenditure	<b>4,853</b>	<b>6,995</b>	<b>9,715</b>	<b>2,720</b>	<b>0</b>	<b>72.0 %</b>
1083	THIRD PARTY CONTRIBUTION	2,338	0	0	0		0.0 %
	GEN AMENITY AREAS :- Income	<b>2,338</b>	<b>0</b>	<b>0</b>	<b>0</b>		
40		245	0	0	0	0	0.0 %
	GEN AMENITY AREAS :- Income	<b>245</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Net Expenditure over Income</b>	<b>2,760</b>	<b>6,995</b>	<b>9,715</b>	<b>2,720</b>		
<u>102</u>	<u>FENNELS WOOD &amp; RAILWAY LAND</u>						
4013	RENT	250	0	250	250	250	0.0 %
4037	GROUNDS MAINTEN'CE	482	0	0	0	0	0.0 %
	FENNELS WOOD & RAILWAY LAND :- Expenditure	<b>732</b>	<b>0</b>	<b>250</b>	<b>250</b>	<b>0</b>	<b>250</b>
	<b>Net Expenditure over Income</b>	<b>732</b>	<b>0</b>	<b>250</b>	<b>250</b>		
<u>103</u>	<u>RAILWAY LAND</u>						
4037	GROUNDS MAINTEN'CE	0	1,375	3,000	1,625	1,625	45.8 %
	RAILWAY LAND :- Expenditure	<b>0</b>	<b>1,375</b>	<b>3,000</b>	<b>1,625</b>	<b>0</b>	<b>1,625</b>
	<b>Net Expenditure over Income</b>	<b>0</b>	<b>1,375</b>	<b>3,000</b>	<b>1,625</b>		
<u>104</u>	<u>KINGSWOOD</u>						
4037	GROUNDS MAINTEN'CE	6,960	1,820	5,750	3,930	3,930	31.7 %
4059	FORESTRY FEES	2,404	1,350	5,500	4,150	4,150	24.5 %
4902	KINGSWOOD PATHS	0	0	750	750	750	0.0 %
	KINGSWOOD :- Expenditure	<b>9,364</b>	<b>3,170</b>	<b>12,000</b>	<b>8,830</b>	<b>0</b>	<b>8,830</b>
1002	INCOME - PERMITS	50	328	0	328		0.0 %
1077	GRANTS RECEIVED	2,185	1,316	2,185	-869		60.2 %
	KINGSWOOD :- Income	<b>2,235</b>	<b>1,644</b>	<b>2,185</b>	<b>-541</b>		<b>75.2 %</b>
	<b>Net Expenditure over Income</b>	<b>7,129</b>	<b>1,526</b>	<b>9,815</b>	<b>8,289</b>		
<u>105</u>	<u>TYLERS GREEN COMMON</u>						
4014	ELECTRICITY	70	88	150	62	62	58.4 %

		Actual Last Year	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% of Budget
4037	GROUND'S MAINTEN'CE	1,685	2,296	2,600	304		304	88.3 %
	TYLERS GREEN COMMON :- Expenditure	<b>1,754</b>	<b>2,384</b>	<b>2,750</b>	<b>366</b>	<b>0</b>	<b>366</b>	<b>86.7 %</b>
1001	INCOME - RENTS	0	0	900	-900			0.0 %
1002	INCOME - PERMITS	1,129	1,025	50	975			2050.0
1004	INCOME - SERVICE CHS	123	6	150	-144			3.7 %
	TYLERS GREEN COMMON :- Income	<b>1,252</b>	<b>1,031</b>	<b>1,100</b>	<b>-69</b>			<b>93.7 %</b>
	<b>Net Expenditure over Income</b>	<b>502</b>	<b>1,353</b>	<b>1,650</b>	<b>297</b>			
<u>106</u>	<u>WIDMER POND</u>							
4012	WATER	541	15	600	585		585	2.5 %
4037	GROUND'S MAINTEN'CE	439	0	200	200		200	0.0 %
	WIDMER POND :- Expenditure	<b>980</b>	<b>15</b>	<b>800</b>	<b>785</b>	<b>0</b>	<b>785</b>	<b>1.9 %</b>
1078	MAINT COST RECOVERED	266	0	300	-300			0.0 %
	WIDMER POND :- Income	<b>266</b>	<b>0</b>	<b>300</b>	<b>-300</b>			<b>0.0 %</b>
	<b>Net Expenditure over Income</b>	<b>714</b>	<b>15</b>	<b>500</b>	<b>485</b>			
	Amenity Land :- Expenditure	<b>17,928</b>	<b>13,939</b>	<b>28,515</b>	<b>14,576</b>	<b>0</b>	<b>14,576</b>	<b>48.9 %</b>
	Income	<b>6,091</b>	<b>2,674</b>	<b>3,585</b>	<b>-911</b>			<b>74.6 %</b>
	<b>Net Expenditure over Income</b>	<b>11,837</b>	<b>11,264</b>	<b>24,930</b>	<b>13,666</b>			