

CHEPPING WYCOMBE PARISH COUNCIL

SPECIAL COUNCIL MEETING

Thursday 4 December 2014

Notes of the Special Meeting of the Council held at 7.00pm at the Council Office, Cock Lane, Tylers Green, High Wycombe, Bucks. HP10 8DS.

Present: Cllr K Wood (Chairman) Cllr J Johnson
Cllr L Willis (Vice-Chairman) Cllr I Forbes
Cllr M Wilkes Cllr B Sadler
Cllr J Herschel Cllr C Jordan
Cllr D Johncock Cllr J White
Cllr D Onslow Cllr D Dodds
Cllr S Digby Cllr J Gurney

Also present: Mr R Read & Mr R Robertson (Penn & Tylers Green Residents Society), Mr & Mrs Harper (Neighbours), Mr & Mrs Miller (Owners of Greenhaven)

Three requests to speak had been received from members of the public; Mr Read, Mr Miller and Mr Harper. All were advised that they could speak for 3 minutes each.

1. Apologies for absence

Apologies for absence were received from Cllr Herron (business), Cllr Mannering (personal) and Cllr Bailey (business).

2. Declarations of member's interests in agenda items

There were none.

3. Change of Access to Greenhaven, Rays Lane

Council was asked to consider the request from Mr & Mrs Miller, new residents of Greenhaven, Rays Lane, Tylers Green, to change the position of the prescriptive right of access to the property.

Council was asked to note that planning permission had been granted for the new brick and flint dwelling and permission for the change of access was a prerequisite to the start of the build. The original access to the property would be closed at the end of the build; the end of the existing access is partly shared by May Cottage.

The decision set before Council was whether the change of access would have an adverse effect on the public recreational enjoyment of this part of the village green.

Mr Read, on behalf of the Penn & Tylers Green Residents Society;

Mr Read advised that the site was in a conservation area and the new driveway would be intrusive and detrimental to this part of the Common with the loss of open grass.

Mr Harper, neighbour;

Mr Harper advised that the grass verge became boggy for at least 9 months of the year with the rainwater running off the Common, if the drive was to move to the right hand side this could cause further issues. The intended splay of the new driveway would be intrusive to his property. He requested that the verge be preserved by the installation of bollards.

Mr Miller advised that they had bought the property for their retirement. The property was currently in a dilapidated state and through discussions with the architect and the planning department at Wycombe District Council the design of the property had been developed. The garage had been placed on the right hand side of the property as this had been the favoured street scene and it would also give safe vehicular exit and entry to the property. The wall along the front of May Cottage had been built 7 years ago and this impeded vision of the footpath and both Mr & Mrs Miller were conscious of this as a safety issue.

Mr Miller also advised that it had been at least 12 years since a resident had a car and used the access regularly.

Mr Miller advised that there was no intention to park outside the boundary of Greenhaven and hoped that his efforts to minimise the impact of the house on the Common were appreciated.

The Clerk gave a report from the Parish Council's solicitor advising that in her opinion there were no reasons to refuse this request as she could see no loss of amenity on this part of the Common.

Council was of the opinion that the issue of the footpath was not a cause for concern as the path was deemed not to be used excessively, however the loss of grass was felt to be significant.

Following further discussion about unlawful parking on the Common, the amenity value of this part of the Common, and whether the parking provision for this development had been overstated by requiring four spaces, to which Mr Miller was allowed to read from his permission advising that four spaces were required for the property, the request was put to the vote.

2 votes for and 12 votes against the request

***It was RESOLVED that;
the request to change the access position be refused.***

Council invited Mr Miller to come back with an alternative proposal to keep the access point on the existing side of the property with a slightly wider access to allow for safe exit and entry.

4. Tylers Green Common All –weather Footpath

Council was asked to approve a recommendation from the Amenity Land Committee to accept Quote B from the list below to undertake the work on the all-weather footpath leading up from New Road to Old Nursery Lane.

Council was asked to note that £5,000 had been given as a contribution from the LCP towards the project.

The quotes received were as follows;

	As red on plan	Whole path + F2 additional
Quote A	£7,580.00	£8,970.00
Quote B	£7,750.00	£9,400.00
Quote C	£6,175.00	£7,245.00

The recommendation to accept Quote B had been reached because the contractor had historically demonstrated a higher quality of work of this type and had laid the same type of path for Wycombe

District Council. It was believed that the life of the path provided would be extended due to the contractors expertise and therefore provide Best Value under these circumstances.

***It was RESOLVED that;
Quote B be accepted and the work ordered.***

The chairman thanked members and the members of public for their attendance and closed the meeting at 7.48pm

Katrina S A Wood

Signed

Dated 22 January 2015