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STOKENCHURCH PARISH COUNCIL

Minutes of the Meeting of the Parish Council Wednesday 2nd November 2022 at 7.40 pm

Attendees: Cllr Victoria Nuthall (Chair), Cllr Malcolm Penny, Cllr Andrew Preece, Cllr Camilla Baker, Cllr Robin Thomas, , Cllr Tracey Young , Cllr Raquel Burnham & Cllr Val Jenkinson

Buckinghamshire Councillors: Cllrs Carl Etholen, Orsolya & Darren Hayday

Minutes: John Harding

Members of the Public: 19

- 1. Acceptance of apologies for absence**
Cllrs Tracy Ramsden, Richard Ghost & Matthew Jennings ,
Buckinghamshire Cllrs Robert Carington, Shade Adoh. Shelley Adnett (Finance)
- 2. Declarations of interest (agenda items)**
Planning **22/07149/OUT** Cllr Burnham
Planning **22/07376/VCDN** Cllr Nuthall
- 3. To confirm Minutes of 5th of October 2022**
Draft minutes approved proposed Cllr Baker seconded Cllr Preece majority approved Cllr Burnham abstained
- 4. Buckinghamshire Councillors**
Cllr Hayday thanked the parish council for notifying him about parking at the bus stop layby at top of Dashwood Hill. He suggested that double yellow lines were required so only buses could use it.
Cllr Etholen said resurfacing works were programmed for roads to the commons, but this work was weather dependent.



opposition.

5. Finance

● Bills Payable

Agreed proposed Cllr Jenkinson, seconded Cllr Thomas majority approved (Cllr Burnham abstained)

● Monthly Accounts

Agreed proposed Cllr Thomas Seconded Cllr Young unanimously approved
Cllr Preece asked that it be recorded that the council were on budget. A finance working group meeting has been held in October. Budget to be discussed in December

9. Planning

Brought forward on agenda as Parishioners were attending for that purpose.

22/07149/OUT | Outline application with all matters reserved for up to 65 dwellings and associated works | OS Parcel 5500 Mill Road Stokenchurch Buckinghamshire | BY: Land & Partners Limited

Cllr Burnham had been granted a dispensation to speak, continuing from the previous meeting. Cllr Preece opened the discussion stating the development was part of the local plan. No information on the transport plan had been given yet.

We support the Local Area Plan and the provision of local affordable housing. We support good design that is in the public interest and doesn't adversely impact existing infrastructure. The application doesn't comply with policy RUR 8 from the Local Area Plan.

i) The Landscape led approach is only partially met with a lack of a landscaped edge on the



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the Mill Road junction can only be overcome with the purchase of additional land from Wormsley Estate. There is absence of any legal agreement to having secured this provision. On that basis alone, this application should be refused as Policy RUR 5a is not met.

iii) RUR8 5c the policy states that more than one access point should be used to integrate the development into this existing area —this has not been met.

iv) The SUDS policy doesn't comply with policy which is disappointing. Policy DM39 require the surface water drainage scheme to provide an integrated and natural approach to surface water drainage which manages runoff as close to the source as possible. This is supported by the overarching national policy set in Paragraph 169 of the National Planning Policy Framework (2021) states that 'sustainable drainage systems used on major developments should where possible, provide multifunctional benefits'.

v) From west of Wormsley Crescent to the Jaguar garage, most of the properties are old style cottage without off street parking. As such this section of the road is permanently a single track road, without many passing places. The width of the remaining carriageway at just over two metres would be problematic for the additional traffic movements and deliveries. While we support the Local Area Plan and support the provision of affordable housing, we cannot support this scheme which conflicts with national and local policies mainly due to the service



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and developer also has plans yet to be submitted for the Wood Farm site, policy RUR9 refers. This would appear to be a non controversial development that would not generate the same issues. Surely, it would make sense to proceed with that application and withdraw this application pending the Transport / Mill Road issues being resolved ? Cllr Preece said Cllr Carington has called for the development to go into committee (planning) and hoped that the local residents would attend the committee meeting.

Cllr Etholen said all three councillors for the ward had asked for development to be called into committee.

Cllr Thomas said he would like to see chicanes incorporated into the new Ibstone Road layout.

A Parishioner asked how they would be notified and commented that this was the first part of the development only. Cllr Nuthall said this could be notified on the website.

A Parishioner asked if Mudds Bank or the cleared area off Mill Lane near the offices had been considered.

Cllr Preece explained that Mill Lane was for an industrial area on the local plan and Mudds Bank was already subject to enforcement.

Cllr Preece reiterated that Mill Road was on the local plan and objections should be on planning grounds. The development of alternate areas would involve overturning the local plan.

Cllr Jenkinson said development near her property on the Marlow Road had not increased road accidents.



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committee meeting and was pleased that a residents committee had been formed.

A Parishioner explained that most traffic leaving Mill Road turned right and this how most accidents happen. The vision splay is very poor in that direction.

Objection proposed Cllr Preece seconded Cllr Baker majority approved Cllr Preece report to be forwarded Cllrs Burnham & Jenkinson abstained

22/07395/FUL | Householder application for construction of single storey rear and side extension and access gate | 3 Rose Cottages The Common Stokenchurch Buckinghamshire HP14 3UABY | BY: Mr R Blois

No objection proposed Cllr Penny seconded Cllr Jenkinson unanimously approved

22/07408/FUL | Installation of additional timber play equipment to existing play area consisting of Drop Rope Bridge, Balance Weaver, Tightrope, Drop Rope Clatter Bridge, Log Roll Walk and Stepping Stones | Play Area Playing Field Cricket Ground Stokenchurch Buckinghamshire| BY: Mrs V Nuthall

No comment

22/07376/VCDN | Variation of condition 1 (Temporary consent) attached to 17/07430/FUL (Change of use of land to offer rural camping facilities with 4 x camping pods, 2 x shower/toilet blocks , 1 x wooden hut and 3 x tent pitches) to allow for re-location of current facilities | Old House Farm Marlow Road Stokenchurch Buckinghamshire HP14 3UN | BY: Mrs Victoria Nuthall



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22/07696/FUL | Householder application for construction of roof, single storey front extension, part single/part two storey rear extension and 2 bay two storey garage following demolition of existing garage | Crown Cottage Bowling Green Stokenchurch Buckinghamshire HP14 3TL | BY: Mr R Beynon

No objection, however concerned over the mass/size of the garage proposed Cllr Preece seconded Cllr Thomas unanimously agreed

22/07704/FUL | Householder application for construction of single storey rear / side extension with pitched roof over garage and porch | 55 Chalk Farm Road Stokenchurch Buckinghamshire HP14 3TB | BY: Mr & Mrs Delisser

No objection Cllr Penny seconded Cllr Baker unanimously approved

6. **Kings Hotel and car parking**

The structural engineer Chris Cox has revisited site and reports that subject to building control and the previous engineer that an area of car park in front of Wye Partnership premises could be opened.

Cllr Nuthall has contacted RWB the structural engineer who was engaged by the Kings Hotel originally. He is unable to act for Parish unless the previous report is paid for by the Parish, however the previous report is now 12 months old.

7. **Christmas**

Cllr Jenkinson said she would like to hold a Christmas dinner and tea in Longburrow Hall for up to 40 people finishing at about 7PM.

Cllr Jenkinson has approached local supermarkets and Helping Hands and is also going to approach the church and community bus.

Cllr Young knew someone who could assist



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Cllr Etholen asked what the figure for the Christmas dinner was advised approx. £500 he said he would advise the NWC CB Cllr Nuthall has emailed all councillors and parent teachers association about putting a festive trail around the estates.

Cllr Jenkinson wanted to put up a Christmas tree for the youth club in the hall.

Cllr Jenkinson also asked could a small grotto be installed into the small hall, Cllrs agreed to look at this for Christmas.

Possibility of Christmas messages being put up onto the Heras fencing to Kings car park for Christmas.

Cllr Nuthall advised that AA meetings for Sunday had gone to Stonor.

Letter to be sent to 10A St Hugh's Close thanking him for his sterling work clearing litter from the parish, as he is emigrating.

8. **Halloween**

Scavenger Hunt

Cllr Burnham said that the event had gone well and read out the following statement

"We would like to thank this year's sponsors, The Sawmill Trust and the North West Chilterns Community Board. Their generous funding allowed us to purchase the treats for the children, hire the bouncy castle and purchase some additional props.

A huge thank you to The Stokenchurch Parish Council for completing the grant application for the North West Chilterns Community Board.

With thanks to our wonderful community for their generous donations, **I am pleased to say that we raised a fantastic sum of £428.57 for the Stokenchurch Judo Club this year.** This will be presented to the Stokenchurch Judo Club on Monday 7th November.



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clubhouse

- The Stokenchurch Parish Council for the use of Longburrow Hall
- We had some incredible help from Mags Lord and Dave Lord, Jenny Wood (and her family!), Cllr Tracey Young and her daughter Harriet, Cllr Tracy Ramsden, June Junie, and Sylvia Chadwick.
- Our friends and neighbours that supplied electricity from their homes to display those props needing power. Gerry Wise and Phil Martin, Mags and Dave Lord, Steve and Lea Wheeler, and Shannon Van Rooyen and her partner for the use of their cool pick-up truck to display "Bones"- thank you all for your help and community spirit!"

10. F&W Networks

Deferred as Cllr Jennings not present

11. Any other business (report only)

Text from Cllr Ramsden saying AED sign pointing to the shop in New Road. This pointing to St Hugh's Close where the public defibrillator is located.

Cllr Jenkinson advised that the posts near the chemist had been installed.

12. Items for next agenda

F&W Networks, budget, car parking on pavements

A Parishioner explained that he had tripped on a manhole cover on the way to the meeting in Park Lane

The meeting closed at 8.45 PM

The Council then went into committee after a short break



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