

## MINUTES OF EXTRAORDINARY MEETING

Wednesday 13<sup>th</sup> August 2025

**COUNCILLORS IN ATTENDANCE:** C. Baker, J. McNeill, V. Nuthall, T. Ramsden, R. Thomas.

**PUBLIC IN ATTENDANCE:** 10

**DATE AND TIME OF MEETING:** 13.08.2025

## MINUTES

Meeting opened at 19.07 by Chairman V Nuthall.

### OPENING

**1 To receive and accept apologies of absence.**

Apologies received from Cllr S Bays, Cllr R Burnham, Cllr V Jenkinson, Cllr L Turvey, Cllr T Young

**2 To receive any declarations of interest.**

None stated.

### PLANNING

**3 Ref. No: 25/06637/AGD:** Pond Between Footpath 79 And Park Lane Stokenchurch. Application for approval of siting, design and external appearance for construction of agricultural barn with hard-standing granted under planning reference: 25/06417/PNP6A.

The Council objects for the same reasons as previously. Proposer: Cllr R Thomas. Seconded: Cllr J McNeill. Chairman V Nuthall closes the meeting to the council and opens to the public. Parishioner 1 comments that he has further investigated this application and found that the technology they would be using is that of IFarm technology. Parishioner 1 read out the submission from the representative agent to the planning officer, they mentioned that the date on the site notice is incorrect and is dated 08.01.2020, he has informed planning officers, and contacted Unitary Councillors S Adoh, and R Carrington to ask for clarification on matters. Parishioner 1 clarified that previous comments are not taken into account and that comments need to be resubmitted. Chairman asks clerk to reinforce our comments and objection to UC S Adoh and R Carrington to ask that this be called into committee. Chairman also asked the clerk to review whether parishioners can attend the committee meeting as previously, if parishioners had objected to an application, they would be invited to join for the discussion.

**4 Ref. No: 25/06591/FUL:** La Casa Puente Cricket Ground Stokenchurch Buckinghamshire HP14 3TY. Change of use from single dwellinghouse (Use Class C3) to House in Multiple Occupation (HMO) comprising of seven bedrooms with ensuites (Use Class Sui Generis) including construction of a single storey detached outbuilding, single storey rear extension, internal re-modelling works and associated fenestration changes.

Cllr C Baker states she is of the understanding people are already living at the property, Cllr T Ramsden confirms she is of the same understanding. Parishioner 2 confirms she does not know if people are living there however, all the work has been completed and sometimes lights are on. Parishioner 2 also states that the letting agency for the property had been contacted, who confirmed that 4 of the 7 bedrooms had already been let. Cllr Baker raises concerns over parking. Parishioner 2 states that the deeds to the adjoining properties allocate 1 garage per house with the right to park 1 vehicle, and the requirement that any planning to the property(s) would require a turning circle which is not on the application. Cllr J McNeill mentioned that for any new builds or any extensions if you're going to 4 bedrooms you must have 3 car parking spaces allocated. Parishioner 2 states they claim

they have 4. Cllr J McNeill states the application is for 7 bedrooms, the council agrees there is a conflict here. Cllr R Thomas states that there is nothing in the application that states retrospective planning. Parishioner 3 states that since the last occupant left, the work has been carried out. Parishioner 2 states the ongoing issues with the drains, the 3 houses in situ are on a shared drain, which has presented issues previously. The planning application proposes 7 additional toilets, resulting in more burden on the drains, and stated since the work to the property in discussion has been carried out, they have already experienced a blocked drain. Parishioner 2 states that due to the location of their house on the drain system, they are the first ones affected and states that Thames Water have confirmed that the drains cannot cope with that additional load. Parishioner 2 has raised this with Buckinghamshire council who said that the drainage is nothing to do with planning, and that it is Thames Water's problem, but fears Thames Water would push this onto the homeowners. Chairman asks that when we submit our comments we highlight, we would like to raise it with the planning enforcements attention that it is a breach as the work has already been done. The council objects on the basis of: Over-development, lack of sufficient parking, infrastructure, water and drainage, misleading application, occupation road and a dead-end road, emergency services access to the electricity substation located at the end of the road. Proposer: Cllr R Thomas. Seconded Cllr T Ramsden

- 5 Ref. No. 25/06468/FUL:** Lillyfield 1 Lowes Close Stokenchurch Buckinghamshire HP14 3TN. Householder application for construction of part single, part two storey extensions to front, side and rear, enlargement of driveway and patio to rear (alternative scheme to pp 24/07707/FUL). No objection from the council. Proposer: Cllr R Thomas. Seconded: Cllr T Ramsden

## OTHER BUSINESS

- 6 Longburrow Hall Cleaning Contractors:** The proposal to use contractors for the cleaning and any maintenance work required at Longburrow Hall. The council agrees to continue with the use of the cleaning contractors of £23ph on a rolling basis. The hours will be in accordance with the bookings of Longburrow Hall. Clerk confirms the hall is quiet for the coming weeks, but may change as we have had enquiries come through. Proposers: Cllr C Baker. Seconded: Cllr T Ramsden.
- 7 Longburrow Hall Weekend Cover:** The proposal to implement a rota system for councillors to alternate as the emergency contact for Longburrow Hall weekend hires and related matters, including, if needed the purchase of a new phone and sim. Clerk informs councillors that issues relating to Longburrow Hall have resulted in contact of staff over the weekend, which staff are not contracted for. Clerk states there have been a few suggestions on how to navigate this; the proposal of a rota between councillors, hiring of an individual, but highlights that councillors are volunteers. Cllr C Baker states that it shouldn't fall to councillors and that 2 councillors are to attend together for matters relating to the council. Cllr T Ramsden agrees it should not fall to the clerk and admin officer. The clerk states the issues that have arisen have hopefully been mitigated and resolved to prevent the same occurrence in the future. Council agrees staff are not to be contacted over the weekend, and to turn off phones. Chairman V Nuthall requests this is deferred to September's meeting when the Longburrow Hall Working Group can give the full council suggestions. In the interim we deal with matters if and when they occur.
- 8 Council Tax:** Proposal to confirm a payment plan with Buckinghamshire council for outstanding council tax, which will be refunded once the case is resolved. Council in agreement. Proposer: Cllr V Nuthall. Seconded: Cllr T Ramsden

## CLOSING

**Meeting closed to the public at 19.44 by Chairman V Nuthall.**

- 9 Longburrow Hall Invoice:** To confirm the handling of an outstanding invoice relating to the hire of Longburrow Hall. Matters discussed and resolved by the council.

**Meeting closed at 19.49 by Chairman V Nuthall.**

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