

Minutes of the PARISH COUNCIL meeting

Held on Monday 14th November 2016 at 7.00pm in the Parish Council Office, Denham

Cllrs.	Mrs M Heath (Chairman) Mrs T Riley (Vice Chairman) Mr A Hans Mrs K Bowen Mr W Davey Mrs M Skelton Dr J Walsh (Associate)	# Miss S Jefferys Dr J Newby Mr G Hollis Mrs S Williams Mr S Sproul Mr A Pamment
Clerk.	Mr J Coleman	
Co-Clerk	Mr R Hill	
Bucks CC	Mr R Reed County Cllr.	

1. Apologies for Absence
Apologies denoted by # above.

2. SBDC and Chiltern DC Local Plan

District Cllr. Hollis had emailed the Parish council as Chairman of the SBDC Overview and Scrutiny Committee. The email contained questions regarding several items extracted from the emerging Local Plan. The email had been printed and was distributed to members at the meeting.

Question 1 asked whether it would be better to wait until the dust has settled on the proposed unitary authorities before deciding to build on Green Belt land; Cllr. Heath stated that the Parish Council is opposed to building on Green Belt land and enquired if it would need Central Government approval. Cllr. Hollis replied that any development on Green Belt land would need approval. Cllr. Riley had spoken to an official at SBDC who had confirmed that no land would be compulsory purchased, however nothing was set in stone. Cllr. Hollis said that if a landowner wanted to build they would need planning permission and if the plans were approved, they would proceed. With regard to the site earmarked in the Local Plan, Cllr. Skelton was unsure who owned the land now; Cllr. Heath replied that it was almost certainly still owned by Whitbread. Cllr. Pamment asked what other Parish Councils are doing; Cllr. Hollis advised asking the question at SBALC and added that he was trying to gather information from the various parishes in South Bucks. Cllr. Heath reinforced the view that Denham Parish Council is opposed to development on Green Belt land.

Question 2 asked if the Parish Council felt that the increase in new homes required from the original 2000 to 7000 would be supported by sustained funding for infrastructure to support the increase. All agreed that this would not happen.

Question 3 posed the question of Central Government's policy to develop the depressed and North East yet they are still intent on developing the already overcrowded South East; it was agreed that this seemed a contradictory step and questioned why the third runway at Heathrow and HS2 are being built in the South East.

Cllr. Bowen had visited Chalfont on Saturday where 'Save our Village' leaflets were being

distributed. Cllr. Bowen added that resident's feelings were running high at the Local Plan exhibition held in the Denham Memorial Hall last week. Residents were worried about becoming an extension of Uxbridge. Despite a reasonable turn out, not many questionnaires had been returned. Cllr. Skelton supported using SBALC for feedback and advised that the new Chairman, Trevor Clapp was keen to get meetings going on the subject. Cllr. Pamment enquired as to why the earmarked site had been selected for commercial development and not for housing; Cllr. Hollis replied that the HEELA report showed that an amount of land did need earmarking for commercial development. Cllr. Pamment asked if the HEELA report had looked at Brownfield sites; Cllr. Hollis replied that Brownfield sites had been considered but there were not enough of them. Cllr. Bowen asked who the best person to contact was as we do not need commercial development, she added that Denham is a commuter belt and the officers making the decisions did not live here. Cllr. Skelton had spoken to an official at SBDC who did not know about the amount of empty office space in the area and was told that the plan was to make provisions up to 2036. Cllr. Davey advised that there was a large development in Tatling End that had been empty for years. Cllr. Skelton reminded the meeting that developers used to have to pay rates on empty buildings but that seems to have stopped.

On a previous Local Plan consultation, the land between the A40 and the M40 had been earmarked for development; Cllr. Hollis explained that this land was owned by BCC and they were not keen to develop it. Arup had suggested the new site. Cllr. Heath asked if anyone could remember when a planning application had been made for a hotel to be built on the new earmarked site. Cllr. Riley stated that her company was looking for a suitable unit to relocate to but there was nothing available. Cllr. Davey wanted to mobilise the community to oppose the traffic chaos that will follow the development of the new site. Cllr. Hollis agreed that there was nothing in the consultation regarding infrastructure. Cllr. Bowen had spoken to SBDC regarding traffic and suggested that the proposals were not viable. Cllr. Hollis suggested that not enough time had been given to evaluate properly, especially the infrastructure issues. Cllr. Heath suggested petitioning Government about opposing the release of Green Belt land. Cllr. Skelton suggested we include in our response that things are progressing too fast without enough thought being given to important issues. Cllr. Hollis advised the meeting that National Planning Policy states that communities should not be linked by development. Cllr. Heath asked the members to email the Clerk with their responses and added that infrastructure was a big issue especially with large developments like the Weston Homes site of nearly 300 properties. WD cited a lack of doctors in the area and a lack of parking at the one that does exist.

3. Report from Thames Valley Police

Thames Valley Police had been scheduled to present a Speed watch system to the Parish Council and leaflets on the system had been distributed to members prior to the meeting. Unfortunately, the Police were unable to attend due to an emergency so the matter was deferred to the next Full Council meeting.

4. Notification of any Urgent Other Business to be taken under item 19

None.

5. Matters dealt with under Urgent Action since the last meeting

None.

6. Agreement to Discuss Matters in **Part 2**

It was agreed to discuss matters in part 2

7. Chairman's Report

The Chairman opened by saying it was a shame that the proposed relocation of HOAC would not take place at the New Denham Quarry.

Following a meeting with HS2, a letter had been received by the Chairman stating that subject to Royal Assent, HS2 have offered £200K towards the reparation of the A412 footpath. This money will pay for the lighting of the footpath. The Chairman further advised that BCC had carried out some drainage and siding out work on the footpath. There will be ongoing costs due to keeping the trees and vegetation under control. Cllr. Skelton enquired if the feasibility study was underway; the Co-Clerk replied that the study was underway and should be completed towards the end of January. He added that there had been a relatively easy fix to the drainage on the South side of the footpath and if successful, a larger pipe will be installed on the North side of the footpath which is more problematic. The Chairman said that HS2 had been conciliatory at the meeting and led us to believe that the Community Fund would be the best route to pursue. However, we had second thoughts and decided to write back that we would still petition the House of Lords. The Chairman thanked the Co-Clerk for all his efforts with the HS2 proposal. Cllr. Williams had reservations about accepting the £200K, however The Chairman proposed that the offer be accepted, seconded by Cllr. Riley and agreed.

The Chairman reported that the McCarthy Stone development looked very nice, however it was very unfortunate that the new benches installed outside the development had been stolen. The Chairman said that a surveillance camera needs to be installed at the site.

The Cooperative store is due to open on the 5th December, the store has pledged a £50.00 voucher for the Denham Green Fayre raffle. The Chairman was keen to explore further opportunities with the store, for example, best before foodstuffs that could only be used at the Denham luncheon clubs.

The Chairman reported that she had attended the opening of the new DULFC changing rooms that looked very good.

The Chairman was unable to attend the meeting at BP Collins regarding the Cricket Club lease but thanked Cllr. Williams for standing in for her.

Councillors felt that the Unitary meeting the Chairman had attended at SBDC was very poor and lacked any detail. The councillors that attended agreed that that it had been a waste of time.

The Chairman reported that she had met with the Chairman of finance regarding the forthcoming budget for 2017/2018.

Cllr Skelton had laid a wreath at St Mary's Church on Remembrance Sunday.

The Chairman reported on the Good Neighbour Scheme being run by Community Impact Bucks; it was disappointing to learn that SBDC and Chiltern DC had spent £90K on their unitary report but only offered the Good Neighbour Scheme £300.00 and that they wanted to charge £250.00 for a training course. Cllr. Pamment suggested sending one person on the course and cascading the information down to the others. DBS checks would also be required for participants in the scheme. These can be obtained through CIB for around £15.00 per person.

8. Reports from County Councillor

County Councillor Reed wished to comment on the SBDC and Chiltern DC Local Plan. BCC are objecting to the SBDC and Chiltern Local Plan as it does not support Government policy to protect the Green Belt. Any release of Green Belt land is a local issue. There will be a public enquiry and anyone can register and make their views known. Cllr. Reed had spoken to several people at the SBDC Local Plan presentation and not one of them wished to give up Green Belt land. Cllr. Reed added that the SBDC building is empty as is the building next door.

GP services fall under the control of the Chiltern Clinical Commission Group. There is a countrywide problem at present as new doctors do not want to become GP's as small practices are not viable anymore.

County Cllr. Reed echoed the Chairman's disappointment that HOAC had not relocated to Denham. The London Borough of Hillingdon would not fund the move to Denham, nor would BCC or SBDC support the move financially. SBDC would actually have charged business rates on the site.

SBDC are opposing the BCC Unitary proposal, the report commissioned from Deloitte has cost £90K but makes no recommendations, however, the status quo is not viable. The Chairman asked why the DC is not presenting their own case and relying on Deloitte instead. Cllr. Reed did comment that BCC had only spent around £20K on the BCC unitary with consultants and had done the rest themselves. The BCC report makes the Government policy clear and was praised by Sajid Javid MP.

County Cllr. Reed stated that car parking was challenging. The Senior Manager with responsibility for parking is visiting Denham to assess the situation in problem areas. The outcome should be known by the end of the month. Cllr. Reed cautioned people to be careful what they wish for as parking restrictions affect residents as well as other drivers. There had been significant enforcement in Denham Green that had affected residents. Yellow lines are not always the answer as it tends to move the problem elsewhere and not solve it. Cllr. Skelton had been approached by residents in Denham Village; she asked if the parcel of land by the Buckinghamshire golf course could be used as a car park. Cllr. Reed replied that it was land in the Green Belt and also a Conservation Area and if released for car parking it would be condoning the release of Green Belt land and once you start this process, you cannot reverse it. Cllr. Reed cited Wexham Park hospital as having the same parking problems. The Chairman asked how the car boot sale field be used for parking on Saturdays as it is in the Green Belt; Cllr. Reed replied that car boot sales form part of permitted development within the Green Belt. People receiving the fines were residents as well as casual parkers. In Denham Green parking is a big problem as buses have had to divert as drivers have parked cars both sides of the road. This is a particular problem at school time with parent parking on grass verges and basically anywhere they can. Cllr. Reed advised that meeting that the likely annual residents parking permit in Bucks is £350.00

The Clerk was asked to make an FOI request to find out who approved the spend of £90K on the Deloitte report.

9. Reports from District Councillors

There were no reports from District councillors.

10. Reports from Outside Bodies

The minutes of the SBALC meeting held on the 6th October had been circulated to members prior to the meeting.

11. Correspondence List

No requests for correspondence had been received by the Clerk. The Chairman drew attention to the Rough Sleepers Survey and asked if any member knew of any person rough sleeping in Denham. No member was aware of any rough sleepers. The Clerk to complete the survey.

The Parish council had been approached for naming of streets at the new Weston Homes development at Denham Studios. The Co-Clerk advised that it is acceptable to use film names.

12. Neighbourhood Plan

The Chairman advised that the Parish Council should start to progress the Neighbourhood Plan. The first step is to ascertain whether government funding is still in place. Another resident has volunteered to help with the plan. The Clerk to find out which consultants other local councils have used to help to formulate their local plans.

13. Denham as a Single Ward

The Chairman is yet to speak to Kully Tumber at SBDC.

14. HS2

The following correspondence had been received since the last meeting.

1463/16 HS2 Blueprint E. Update for October 2106.

1519/16 HS2 Ltd. Latest announcement and map.

1557/16 Link to recent announcement made by the Secretary of State.

1595/16 HS2 Notes and Itinerary from J Copcutt following visit to HS2 sites.

1634/16 Update to DPC Assurance Plan.

1672/16 HS2 Blueprint update. Latest news.

1699/16 HS2 Ltd. Letter re High Speed Rail petition No 591.

15. Review of Leases and Rents

A meeting had been held at BP Collins Solicitors regarding the new lease for Denham Cricket Club. The cost to renew the lease is £3K. It was first thought that the new lease would cost around £2K. The Parish Council had agreed to pay the first £1K of the cost, however it was suggested that as the Club now cut their own grass, we now pay for the first draft of the lease and the Cricket Club pay for any amendments. Cllr. Hans suggested a 50/50 split. Cllr. Riley thought that £3K was a lot of money to renew the lease; The Chairman advised that all the wording had to be changed under new rules to make legal documents easier to understand. The Chairman also advised that a clause needed to be inserted to safeguard the Parish council against cricket ball incidents and the cost of another firm having to go over previous litigation would raise costs. Cllr. Riley suggested seeking out another solicitor that may be less expensive. The Chairman replied that we had tried another local firm but they did not have a local office that dealt with leases. The Chairman proposed that the Parish Council pays for the first draft of the lease and the Cricket Club pays the remainder, seconded by Cllr. Williams and agreed. Dr Walsh advised that drawing up a Heads of Terms may help to reduce the cost; she was advised that this had been done. Dr Walsh also suggested Turbervilles in Uxbridge as an alternative to BP Collins.

The Bowls Club rent review is due in November and is linked to the Retail Price Index.

The Clerk had prepared a calculation for the Bowls Club rent review based on the Retail Price Index (RPI). This is the difference of the RPI in October 2016 to the RPI in October 2009 expressed as a percentage. The October 2016 RPI figure will be published on the 15th November 2016.

16. Single Person Working Policy

The new Solo Protect device had to be returned as it was faulty. A replacement has now been supplied.

17. Approval of Parish Council Minutes

To approve the minutes of the Full Council Meeting on 10th October 2016 and matters arising.

The minutes of the Full Council Meeting held on the 10th October 2016 were proposed by Cllr. Heath, seconded by Cllr. Riley with the following matters arising: Page 7. Cllr. Skelton asked if the annual Parish meeting would be held in the Memorial Hall, this is to be confirmed. The chairman asked the meeting if Council members wanted minutes like these; Cllr. Williams replied that the minutes should reflect all members' views accurately. Cllr Hans preferred minutes with columns for action points; the Communities and Services committees already use this style of minutes.

18. Approval of Committee Minutes

To approve the minutes of the Committees below and matters arising.

Finance Committee Meeting held on 17th October 2016

The minutes of the Finance Committee Meeting held on the 17th October 2016 were proposed by Cllr. Hans and seconded by Cllr. Heath and agreed with no matters arising.

Planning Committee Meeting held on 25th October 2016.

The minutes of the Planning Committee Meeting held on the 25th October 2016 were proposed by Cllr. Williams and seconded by Cllr. Riley and agreed with no matters arising.

Communities Committee Meeting held on 25th October 2016

The minutes of the Communities Committee Meeting held on the 25th October 2016 were proposed by Cllr. Williams and seconded by Cllr. Davey with the following matters arising: Page 1 1603/07 Teresa Moran had emailed an update on sponsorship.

Page 2 Cllr. Riley had not agreed to man the bran tub, just the raffle.

Page 2 Insurance cover for minors, Suzanne may be able to help.

Page 2 Clerk to call licencing at Chiltern DC regarding promoters name for raffle.

Page 4 KB will decorate the stall with Ivy not Holly.

Page 5 Tea Dance, Cllr. Skelton advised that there should be dancing not just bingo. Cllr. Riley replied that there will be a DJ and dancing at the next event.

Finance Budget Meeting for Chairs and Vice Chairs held on 7th November 2016

The minutes of the Finance Committee Meeting held on the 7th November 2016 were proposed by Cllr. Hans and seconded by Cllr. Riley with the following matters arising:

Page 1 the total budget on Services was queried as the Clerks total differed from the chairs total. The Clerk to investigate.

Page 2 The Way and Tillard total has been altered to £800.00

A follow on meeting had been held between the Chairman of council and the Chairman of Finance and some adjustments were made. The Precept looks as if it will be significantly higher in 2017/2018. The Clerk advised that the Precept figure is calculated using the base figure supplied by SBDC.

Cllr. Skelton asked if a letter could be included with the Council Tax bills to explain why the Precept has increased; this had been attempted previously but was not forthcoming from SBDC.

Cllr. Hollis observed that the main increases were in staffing costs and devolved services. A reserve needs to be built up to account for devolved services once funding ceases from BCC. The Co-Clerk advised that there will also be a large expenditure on the replacement of street lights across the parish. The street light bill is likely to be in the region of £75K and will be discussed at the next services meeting.

Finance Committee Meeting held on 7th November 2016

The minutes of the Finance Committee Meeting held on the 7th November 2016 were proposed by Cllr. Hans and seconded by Cllr. Newby and agreed with no matters arising.

19. Any Other Business

It was noted that the SBDC and Chiltern DC Unitary meeting on the 29th November was missing from the notices on the agenda, the Clerk to rectify.

Cllr. Riley announced that she was moving out of the area and would be resigning from the Parish Council at the end of November. A formal letter will be sent to this effect. Chairman, Mrs Heath expressed her sense of deep loss at the departure of Cllr. Riley who had worked tirelessly for the Parish Council. Cllr. Davey added his feelings by saying that Cllr. Riley had been one of the best Councillors he had worked with in his fifteen years on the Parish Council. The Clerk to carry out the usual procedures once the letter of resignation has been received from Cllr. Riley.

20. Date of Next Meeting

Cllr. Heath proposed that the start time for Full Council meetings be moved to 7.30pm, seconded by Cllr. Williams and agreed.

To confirm the date of the next meeting as **Monday 12th December 2016** starting at **7.30pm.**

At this point, Associate member Dr Walsh left the meeting.

21. **Part 2 Confidential Members Only**

With no members of the press or public present, it was agreed to proceed to part 2.

The meeting closed at 10.05pm.

John Coleman-Clerk Denham Parish Council.