

## CHALFONT ST GILES PARISH COUNCIL

A meeting of the Parish Council was held on Wednesday 5 February 2020 at The Gardens Association Hall in Chalfont St Giles at 8.00p.m.

**Present:** Cllr M Phillips (Chairman), Cllr D Bray, Cllr J Chamberlain, Cllr R Gill, Cllr D Vilcans-Moody and the Clerk.

### Public Forum

Three members of the public attended to oppose planning application PL/20/0186/FA, 20 Narcot Lane Chalfont St Giles Buckinghamshire HP8 4DA, demolition of existing dwelling and erection of 31 affordable dwellings with associated car parking, open space, landscaping, drainage and infrastructure works. Their objections were on the grounds that this was taking land out of greenbelt under a rural exception policy even though within the Management Plan final document the following statements exist:

*'The Council's Housing Department will have three opportunities to so nominate and if on the third occasion no sale has been secured then the owner (or its mortgagee in possession) would be entitled to sell the unit on the open market free of restriction.'* Whilst the house has been vacant for 8 years the surrounding land has been vacant and unmanaged for much longer and flora and fauna have been allowed to flourish over his time creating a habitat for wildlife.

The Youth Club next door to the site are concerned about the restriction of their natural light source by properties being built close to the boundary, safeguarding concerns from the properties overlooking the children using the youth club and potential dangers of extra traffic and parking. There were also concerns that when people move in they will complain about the noise from the youth club.

There were concerns about the schools and Dr's surgery which may not be able to cope with the new residents. The lack of parking in the area is already a problem which regularly attracts police attention and a fear that the future parking issues would have a detrimental effect on the businesses at Three Households. The issues around parking are not restricted to weekdays as the Living Word International Churchgoers park in the area at weekends to attend their church services and use the youth club for their children's activities.

1. **Apologies for absence:** Cllr G Patrick, Cllr G Kirkby, Cllr P Lea-Wilson, Cllr J Lomas, Cllr R Massey, Cllr J Ryman.
2. **Declarations of Interest:** None.
3. **Minutes of the meetings held on 8 January 2020 report 02/20:** Minutes were agreed and signed in meeting.
4. **Clerks notes:** Noted.
5. **Correspondence:** None.
6. **Correspondence received after the agenda was circulated:**
  - 6.1. **Email from our planning consultants detailing the costs for Hearing Statements for the Local Plan and costs for participation in the hearing:** It was agreed that the consultants should be contracted to create a hearing statement and to attend the hearing unless the Local Plan is withdrawn as per the request from the Campaign to Protect Rural England, in which case payment will be made up to the date of notification.
  - 6.2. **A request from Jordans Village Ltd (JVL) to have access to our representations to the Local Plan and any future hearing statements:** A link to the Local Plan representation document was sent to JVL and once the representations statements have been received they will be forwarded to JVL.
  - 6.3. **A complaint from residents of Narcot Lane regarding the road and footway conditions:** A letter will be sent to TFB regarding the failed road surface and the residents complaints.
  - 6.4. **A request from the Thames Valley Neighbourhood Watch Co-ordinator for a councillor to be a liaison point for the neighbourhood watch administrator for**

**Chalfont St Giles:** Cllr Gill said that he would take this on in the short term and pass this on to any other councillor who would prefer to become the liaison person.

**6.5. Two questions have arisen regarding selling back exclusive rights to burial:**

**6.5.1. Plot C303 – plot no longer required as the resident no longer lives in the Parish:**

In this instance the plot purchase price will be refunded if the plot can be resold.

**6.5.2. Plot 113 – This exclusive right to burial (ERB) was pre-sold in 1984 but has not been used. A current resident would like to be able to use this plot as it is next to a relative. The owner of the ERB will sell the ERB back to the council:** The charge made for the ERB in 1984 is the amount that the Parish Council will refund for the ERB.

**6.6. Email from the executive director of development and sales of Paradigm asking for a meeting with the Parish Council to discuss the housing needs survey:** The Council are happy for Paradigm to attend the public forum of the next Council meeting.

**6.7. Email from the executive director of development and sales of Paradigm asking for clarification on how planning meeting 5/20 was conducted and requests for information relating to documents held by the Parish Council relating to planning application PL/19/4421/FA Land Off High View, Chalfont St Giles:** An email to be sent to explain the procedures at the planning committee meeting and a FOI response regarding other information held.

**7. Reports from committees**

**7.1. Planning Committee meeting 8 January 2020 01/20:** Roll over to next meeting.

**7.2. Open Spaces Committee meeting 15 January 2020 03/20:** Proposed by Cllr Bray and seconded by Cllr Chamberlain, all agreed.

**7.3. Finance and General Purposes Committee meeting 27 January 2020 04/20:** Roll over to the next meeting.

**7.4. Planning Committee meeting 8 January 2020 05/20:** Proposed by Cllr Bray and seconded by Cllr Chamberlain, all agreed.

**8. Standing items:**

**8.1. HS2 Updates:** A public meeting is to be held at the Chalfont St Giles Memorial Hall on Thursday 27 February from 4pm to 8pm to give feedback on the vent shaft designs and learn more about construction traffic management. A meeting is also proposed for the Parish Council on Wednesday 4 March to give information re the above and to answer questions about water abstraction and dewatering.

**8.2. Reports from outside organisations:** None.

**9. Current matters:**

**9.1. To discuss the rural exception site planning applications within the Parish:** As the Parish Council appear to be receiving unprecedented numbers of planning applications for affordable housing it was agreed that the NPPF, Chiltern and South Bucks Local Plan and the Chalfont St Giles Neighbourhood Plan would all be consulted with a view to identifying the planning policies that would apply to these applications within the Parish. Cllr Bray will examine the NPPF, Cllr Vilcans-Moody will examine the Neighbourhood Plan and Cllr Phillips will examine the emerging Local Plan.

- 9.2. To discuss commemorations for VE Day:** Cllr Chamberlain explained that a grant was available for VE day celebrations. Ideas discussed were for window decals, cakes and teas on the village green, a marquee, town crier, village photos from VE day, dressing up uniforms.
- 9.3. To discuss the new legislation regarding web content accessibility guidelines and our current website:** The website and mobile applications 2 accessibility regulations 2018 need to be complied with by September 2020. We need to ensure that our website is compliant with the transparency code, GDPR and that we have compliant GDPR addresses. Our current site does not comply. Suppliers will be sought to upgrade the web site in line with the new regulations. Information to be taken to next F&GP meeting.
- 9.4. To discuss the new Community Infrastructure Levy (CIL) and how it should be administered within the Parish:** The CIL will begin on 15 February 2020. All planning applications decided after that date will be eligible. The Parish Council will receive 25% of the levy and will not be capped because we have a neighbourhood plan in place. A policy will need to be generated to cover the rules around the collection, accounting and spending of the levy.
- 9.5. To discuss the 2020 Parish elections:** Town and Parish elections will take place on 7 May 2020. Three elections will take place on that date, Buckinghamshire Council, Police and Crime Commissioner and Town and Parish Councils. The Count will take place on Saturday 9 May. Applications must be submitted to the clerk or by hand to Chiltern District Council. The cost of an election will be approx. £2,666 or if it is an uncontested election then £5 per nomination and £40 returning officer fee. Further details will be released in the next few weeks.
- 9.6. To discuss an expression of interest in the Local Green Spaces (meadows) outlined in the neighbourhood plan:** Following a call for expressions of interest in community assets from the new Buckinghamshire Council. A letter was sent to express an interest in the five meadows named as 'local green spaces' in the Chalfont St Giles Neighbourhood Plan. If this is agreed assets will be transferred by April 2021.
- 10. Accounts for December 2019:** Were examined in the meeting. Invoices were signed for later online authorisation by Cllr Bray and Cllr Gill.
- 11. Items for future agendas:** None.
- 12. Date of next meeting – Wednesday 4 March 2020 at 8.00pm**

Meeting closed 10.14pm

