

WALTHAM ST LAWRENCE PARISH COUNCIL

Minutes of a meeting of Waltham St Lawrence Parish Council on Tuesday 8 December 2015 in the Neville Hall at 7.00pm

Present: John Birkett - (Chairman)
Mike Kay – (Vice Chairman)
Clive Scott-Hopkins
Katie Sarsfield
Mark Hipgrave
Maggi Bevan
Sally Burtenshaw – (Clerk)

In attendance: 12 members of the public & Community Warden Robin Skinner

ACTION

Public Question Time:
There were no questions

FC/81/12/2015 Apologies: Received from Suzy Young

FC/82/12/2015 Minutes:
The minutes of a meeting held on 10 November 2015 were approved by the Council and signed by the Chairman

FC/83/12/2015 Matters Arising from the Minutes:

- Beech hedge reduction in burial ground - it was agreed that a reduction in height was required over the entire length. It was agreed that the Parish Council will fund up to £800 + VAT. Two quotes have been received to carry out the work. The Vice Chairman will liaise with the neighbours **VICE CHAIRMAN**
- Open Space along Shurlock Road – this will be discussed at the January meeting
- The Parish Council have received a reply from RBWM to its FOI request relating to the 7 year old temporary second hand building that has been placed at the school, it was received too late for this meeting and therefore will be discussed further at the January meeting **CLERK**
- Three members of the Parish Council met with Streetcare Officers from the RBWM and two representatives from Shottesbrook Estate to view the drainage along Halls Lane & Mire Lane, passing places along Brook Lane and in addition the very large pothole in Halls Lane. All parties agreed that the ditches and drains need further work, the two trees currently lying across the ditch in Mire Lane need to be removed. The broken access hatch in Mire Lane is hazardous. It was agreed that Suzy Young & Mark Hipgrave will keep applying pressure to get these ongoing problems resolved **SUZY YOUNG & MARK HIPGRAVE**

FC/84/12/2015 Traveller update:
Nothing to report

JB.

FC/85a/12/2015

Planning Applications:

*15/03525: 3 Beenhams Farm Cottages, Beenhams Heath
The Parish Council had no objection to this application subject to a fixed time limit of a maximum of 12 months*

*15/03523: : 4 Beenhams Farm Cottages, Beernhams Heath
The Parish Council objected to this application on grounds of GB3 (4) as the building is materially larger than the original building*

*15/03594: Exchange House, Shurlock Row
The Parish Council had no objection*

*15/03624: 1 The Thatches, Waltham St Lawrence
The Parish Council had no objection*

*15/03650: Old Oak Cottage, West End
The Parish Council objected to this application and would like to see the design and materials to be more in keeping with the existing building and the area in general. As an informative we do not object to the extension per se*

*The Vice Chairman declared an interest and left the meeting
15/03864: Oak Cottage, West End
The Parish Council objected to this application on grounds of being an inappropriate development in the Green Belt
The Vice Chairman returned to the meeting*

*15//03528/31: Paradise Farm, Waltham St Lawrence
Clive Scott-Hopkins will represent the Parish Council if this application is called to Panel
The Parish Council support the Conservation Officer for the reasons set out below*

OBJECT: Our last intact agricultural barn at the southern end of the street. It is a listed building from the late 17th century as part of the 15th century farmhouse. Both this and the farm's larger late 18th century barn were refused change of use and listed building consent in 2001 with subsequent appeals dismissed by the inspector. In 2007 two further applications were made of which the larger and later barn A was granted permission under VSC on the basis of residential preferable to office use and the improved setting (barn deteriorating and yard unkempt). The smaller and earlier barn B was refused permission on the basis that: "**intensification of residential use would harm the rural character of this part of the green belt and result in disproportionate additions to the farmhouse (glass link) with no VSC demonstrated.**" The subsequent appeal was dismissed on the basis that it would harm the character of the listed building and its setting and has not been shown to be the only viable means of preservation. He repeated the previous inspector's view: "**that it would be only too apparent that a working farm had been replaced by 3 separate residential properties, each with its own defined curtilage..... he believed that the setting of the listed barns would take on domestic character quite**

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inappropriate to their historic functional qualities.” His conclusion was that : “the character and appearance of the Conservation Area would be neither preserved nor enhanced”. This inspector concluded: “that notwithstanding the residential conversion of barn A and negative findings on the physical linkage of an extended domestic use there would be detriment to the character and appearance of the area with respect to its rural features” and “listed building consent should fail” (policies LB and CA).

It should be noted both that the interior has already been converted into stabling – as the exterior doorway shown, whilst retaining its barn integrity; and that the farmhouse has been subsequently extended with attached office outbuilding. Also, that the Preservation Society previously commissioned a report from the well regarded ‘Paul Drury Partnership’ which concluded: “conversion of historic farm buildings to residential use always results in considerable loss of character.”

RELEVANT LOCAL PLAN CONSTRAINTS:

GB8 (5): *the proposal would not require extensive reconstruction of the building and (7) no conflict with GB2 or LB3*

GB2 B : *harm the character of the countryside because of design and material intensification in level of activity as well as conflict with other policies*

LB2: *special regard to preservation and setting; 3) only grant listed building consent provided that character would not be adversely affected both internally and externally*

LB3: *(change of use) require that listed buildings..... will preserve or enhance their setting, special character and interest. Proposals which do not meet these objectives will not be permitted. 2.3.35 consideration of the group as a whole should allow the most important buildings to be retained in a substantially unaltered state*

CA2 1): *require that any development will enhance or preserve the character or appearance of the area and 5) require change of use to be sympathetic to the character of both the building and the overall Conservation Area and not lead to intensification of activities in the area*

*Mark Hipgrave declared an interest and left the meeting
15/03712: Foxwood, Waltham St Lawrence*

*The Parish Council objected to this application on grounds of scale and form and the character of the area in general
CA2 (3)*

Mark Hipgrave returned to the meeting

15/03578/80: Goose Nest, Waltham St Lawrence

*The Parish Council had no objection to these applications
subject to Listed Building Consent*

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FC/85b/12/2015 **Trees in a Conservation Area:**
15/03359: *Blaizes Waltham St Lawrence*
The Parish Council made no comment as this application had already been approved
The Clerk will write to the Case Officer to express the Parish Council's disappointment that a decision had been reached without their input even though there was still plenty of time left on the application process.

CLERK

15/03908: *April Cottage, Shurlock Row*
The Parish Council had no objection to this application

FC/85c/12/2015 **Plans that have arrived within the last couple of days:**
15/03896: *Zacara Polo Ground Waltham St Lawrence*
The Parish Council had no objection to this application however would like to see an informative that the site remains private and not for commercial use

15/03960: *Plough Cottage, West End*
The Parish Council had no objection to this application

FC/85d/12/2015 **Other Planning matters:**
No other matters

FC/85e/12/2015 **Enforcement Notices & Appeals:**
Nothing received

FC/86/12/2015 **Finance:**

- *The cheques issued in November were agreed and signed by the Chairman*
- *The Clerk advised that paperwork had been received for the Precept figure for 2016. The Councillors will consider budgets in their areas and further discussions will be held at January's meeting and the figure set*
- *BALC 2016 subscription – following discussion it was agreed that the proposed increase was acceptable*

FC/87/12/2015 **Neighbourhood Plan Update:**
Clive Scott-Hopkins advised that a pre submission plan will be available to view and comment on at both Hurley Parish Hall and Woodlands Park Community Centre on January 16th & 23rd respectively from 10:00 – midday and 10.45 - 12.45

FC/88/12/2015 **Reports from Representatives:**

- *Katie Sarsfield reported that she had attended the Strategic Committee meeting and had managed to bring up the subject of the horse walker on Twyford Road. It is clear that the markings approaching the bend need to be more obvious e.g dragon's teeth and reflectors.*
- *Mark Hipgrave reported that a defibrillator awareness session had now been organised for 25 February at 7.30 being held in the Neville Hall. He also advised that*

KATIE SARSFIELD

VICE CHAIRMAN

JB

he is still chasing to establish when the parish notice boards will be refurbished

- The Vice Chairman advised that the parish maintenance contract was coming up for renewal and quotes are expected by 31 December. This will be discussed at the January meeting
- School parking – the Parish Council hopes to arrange a meeting of all interested parties plus borough officers in the New Year. It is hoped that a conversation can be arranged with the land owner opposite the school to see if parents can park their cars there when dropping off and picking up

FC/89/12/2015

Correspondence:

- The Parish Council had received a letter from the PCC thanking them for their generous donation towards the recent rebuilding of the church flint wall
- A resident had noted that one of the parish footpaths leading to the school had been fouled on by horses requiring stepping out into the road to avoid it. It was suggested that if this is a regular occurrence along with dog fouling then it could be worth contacting the Community & Dog Wardens who can set up an observation check. The Clerk re-iterated the need to find suitable locations to erect additional dog fouling bins as there had been a marked increase in the amount of full dog poo bags being discarded in unsuitable locations
- A resident had written to the Parish Council complaining about the car parking by contractors working on the train lines by Milley Bridge which has highlighted the danger this poses to oncoming traffic coming over the blind hump on the bridge. The Community Warden and BC Maureen Hunt have assisted in this matter.
- Network Rail will install temporary traffic lights to control the use of the bridge while they raise the parapet between 12 December 2015 and 5th February 2016

FC/90/12/2015

A.O.B. Nothing to report

FC/91/12/2015

Next site visits : 9 January 2016 at 9am

FC/92/12/2015

Next meeting: 12 January 2015 at 7.00pm in the Neville Hall

The meeting closed at 20.54 followed by Confidential meeting

J. Birkett.
12th January 2016

