

LANE END PARISH COUNCIL
MINUTES OF THE FULL PARISH COUNCIL MEETING ON MONDAY 20th JANUARY 2025 AT 7.30PM AT
LANE END SPORTS PAVILION

ATTENDANCE: Cllr Coulter – Chairman, Bolton, Harries, Hunt, Graham, Nicolson, Osborn, Stewart & Wright.

BUCKINGHAMSHIRE COUNCILLOR – Cllrs Dominic Barnes, Mark Turner.

CLERK: Mrs Hayley Glasgow

MEMBERS OF THE PUBLIC: 12.

Members of the public were invited to address the Council.

1) Apologies for absence

Apologies received from Cllr Dunning.

2) Declarations of any personal or prejudicial interests

None.

3) Minutes – to be confirmed the minutes of the Full Parish Council Meeting on Monday 2nd December 2024. Council approved the minutes.

4) Planning:

24/08043/VCDN

Bolter End Farm Finings Road Lane End

Removal of condition 1 (removal of building) attached to pp 16/07455/FUL (Retention of existing mobile home with decking to front for housing of agricultural worker (retrospective)) to allow permanent retention of the mobile home to accommodate a rural worker

No objection.

24/07935/CLP

Brecon Cottage Marlow Road Cadmore End

Certificate of lawfulness for proposed construction of single storey rear extension

No objection.

24/07815/FUL

8 Daisy Cottages Church Path Lane End

Householder application for construction of single storey rear extension

No objection.

24/07808/FUL

Hillcrest Fingest Lane Bolter End

Householder application for installation of a domestic 12kW air source heat pump

No objection.

24/07654/FUL

Windermere Park Lane, Lane End

Householder application for construction of external staircase and first floor entrance

No objection.

24/07721/FUL

Manchester House High Street Lane End

Change of use of existing beauty salon to residential use comprising provision of 1 bed flat

Objection due to no parking being allocated.

24/07694/ADRC

Land South Of Abbey Business Centre Edmonds Road Lane End

Application for approval of details subject to Condition 18 (Renewables) of Planning approval 21/06092/FUL

No objection.

5) To receive the Clerks Report / Invitations to Meetings, Correspondence & Reports received.

Council noted the Clerks Report.

6) Finance – 6.1: To agree the payments as listed in the accounts for January 2025

Council approved the expenditure of £17,763.97. The income was noted as £4,256.73.

6.2: Expenditure against Budget Report for 24/25.

Council noted the expenditure against budget report 2024/25.

6.3: Draft Budget 2025/26.

Council agreed the budget proposal for 2025/26.

It was noted that the Parish Council has approximately £195,000.00 in reserves. Some of the reserves are earmarked for specific purposes, for example it was agreed to spend the CIL money on updating the street lighting to LED lamps, it is hoped this will be progressed by the end of the financial year.

It was suggested that some of the reserve funds could be deployed to reinstate the Junior and Senior Youth Clubs by providing financial support for 2-3 years. There is an estimated expenditure of £10k-£12k per year.

Council agreed in principle to financial support for the youth clubs. Cllr Nicolson will discuss this with the Youth Club Committee.

6.4: Precept 2025/26.

Council agreed a precept of £194,000.00. This is currently showing an increase in the current precept of 6.5%.

However, if the tax base goes up the increase in the precept is more likely to be 4.5%. This is an increase of approx. £8 per year on a typical Band D property.

7) To discuss the co-option of a new Parish Councillor.

Council agreed to co-opt Sophie Enright to the Parish Council.

8) To adopt the revised NALC Model Standing Orders.

Council adopted the NALC Model Standing Orders.

9) To discuss adopting a Procurement Policy.

Council adopted the Procurement Policy.

10) Chalky Fields –

10.1 Update regarding sale of the site

Buckinghamshire Council has issued a planning approval for the planning application for 26 homes on the Chalky Fields site, half of which will be affordable housing. However the conditions of the contract for the sale of the site between Lane End Parish Council and Nicolas King Homes have not yet been fulfilled.

There are conditions under the contract, known as, a 'buyers unacceptable condition'. If NKHs deem one of the conditions attached to the planning consent to be unacceptable, it means they do not have to go ahead with the contract or can potentially offer a reduced price to proceed.

There is also a period where any individual can challenge the planning consent and take it to judicial review. The period expires on 17th February 2025 and the contract should be completed on 10th March.

Currently, the Parish Council cannot confirm the amount to be received or the precise terms of the contract because this could be prejudicial to any negotiations that might yet take place. Once the contract has been concluded the Parish Council will relay this information to Parishioners.

10.2 Capital projects

Council agreed in August 2022 that there would be a budget for the professional fees required to progress those capital projects relating to assets that were directly owned by the Parish Council. It was also agreed that Cllr Stewart would co-ordinate expenditure within this budget. However, due to the lengthy planning process, this expenditure was deferred.

Cllr Stewart reported on the fee expenditure currently planned regarding developed schemes, which included a children's play area at the Lane End Playing Fields, development of the Lane End Sports Pavilion and redevelopment of the Lane End Playing Fields car park.

Advisors have been appointed and instructed to take the projects through building control and to start the procurement process of the contracts via Contract Finder/Find a Tender.

Once quotations have been received, they will be brought back to Council for its consideration, the aim for this is April 2025.

Council agreed to review the quotations once received.

10.3 Update re consultation/expressions of interest

The deadline for submitting Expressions of Interest regarding proposals for capital expenditure from the receipts of the sale of the Chalky fields site is 31st January 2025.

10.4 To select a Working Group: Expressions of Interest

It was proposed that the Group should comprise the Chair or Vice Chair and 3 other members of Council. Councillors were asked to contact the Clerk if they would like to be part of the working group to review the expressions of interest that are received.

11) To discuss changing contractors for emptying of the dog waste bins

The Parish Council agreed to change the contractor for emptying the dog waste bins to The Shield Group. The quotation to empty the dog waste bins is £2.50 per bin and they will walk and empty the bins at their location as opposed to our current contractor who insists the bags are emptied and left at roadside.

12) Request from Lane End Conservation Group for a small shed at Lane End Playing Fields

The Parish Council received a request from the Lane End Conservation Group for a shed at Lane End Playing Fields to store their equipment.

Council agreed, they do a fantastic job in their volunteer roles and are the unsung heroes of the village.

Councillor Coulter will discuss the location with the LECG.

13) To discuss the Neighbourhood Plan

Council decided not to pursue the Neighbourhood Plan at this time. Council will revisit this after the elections.

14) To consider undertaking a Best Kept Village Project

Councillor Graham reported on the best kept village project. The project aims to improve areas of the village over a 3 – 5 year period. Councillor Graham will continue to work on this with a group of non-council members (volunteers).

15) To receive items for the next agenda and matters raised by Councillors

Cllr Graham has started this year's earth week project and has involved the local schools.

Cllr Graham met with the probation service and has arranged that from April – Sept, they will allocate one day a week to clear sections of footpaths.

Cllr Nicolson reported that on 7th June it is the 21st Anniversary of the LEYCC. They are having a celebration at Wycombe Wanderers Football Ground. It was proposed that the Parish Council should take a table, the Clerk will add this to the March agenda.

16) **NEXT MEETING:** Date of Next Meeting – Monday 3rd March 2025 at Cadmore End Village Hall.

Meeting to be closed – *Exclusion of Public and Press, to exclude public and press in accordance with s1 (2) of the Public Bodies (Admission to Meetings) Act 1960 the press and public be excluded from the meeting during consideration of the item set out in Agenda item 15, due to the confidential nature of this item.*

It is proposed by the Chairman that the Public and Press be excluded from the remainder of the Meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960 as matters which will be discussed are considered to be confidential

17) Employee Matters

Council has become aware that the Clerks workload has increased and will continue to increase due to the sale of the Chalky Fields site and the projects that will follow. Council agreed to increase the hours of the Clerk by 5 hours per week.

Meeting Closed – 20.58.

Signed..... Dated.....