

CHEPPING WYCOMBE PARISH COUNCIL

AMENITY LAND COMMITTEE

APPENDICES

TUESDAY 2 FEBRUARY 2010

AGENDA ITEM	APPENDIX	APPENDIX PAGE NUMBER
3 TYLERS GREEN COMMON	A <u>Deed of Grant: Gorse View</u> A copy of J Abrahams letter of 22 December 2009	2-4
4 KINGSWOOD	B <u>UPM Tilhill: Closure of Chilterns Office</u> A copy of correspondence exchange of December 2009 and January 2010 between the Clerk of the Council and UPM Tilhill	5-8
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IRELAND ABRAHAMS

SOLICITORS

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Stella R Abrahams

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Jeffrey M Abrahams (Consultant)

Clerk to the Council,
 Mr H.R.O Jones,
 Chepping Wycombe Parish Council,
 Cock Lane,
 Tylers Green,
 High Wycombe, Bucks,
 HP10 8DS

29 DEC 2009

Our Ref: JMA/VK/11288

22 December 2009

Dear Mr Jones,

Re: **Gorse View, The Common, Tylers Green, Bucks HP10 8LR**
Subject to Contract

Thank you for your letter of 14th December, 2009 which I have copied to my client for their information.

As you are aware, Gorse View is a proposed development site. This means that the developer needs to have in place the appropriate legal grant of an easement for access and services before he can confidently purchase the property. Accordingly, can we please proceed to agree the terms of such a Deed of Easement?

I am instructed by my client that the development proposed is for two houses. I enclose a copy of the drawing 841/SP4B which shows the proposed new house and you will see by a broken dotted line that the existing house which whilst to be demolished, a new second house is to be built in approximately that location. The access to serve the two houses will of course have to be moved along the front boundary to another location, precise details of which I do not yet have.

Cont/...

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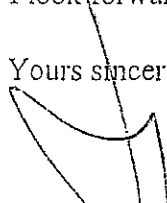
This firm will close at noon on 24th December, 2009 and will re-open at 9 a.m. on Monday 4th January, 2010. We wish you compliments of the season

I am instructed that the retail value for each of the new properties will be approximately £1,200,000. The new houses will therefore be smaller than the proposed single house which is shown on the enclosed. The retail value of that being approximately £1,800,000.

If we can proceed on the basis that two houses are proposed and a value of £1,200,000 each, one in the approximate location of the new house as shown on this plan, and one in the approximate location of the existing house shown on the enclosed plan with an appropriate access.

I look forward to hearing from you how best we may make progress in this matter.

Yours sincerely,



Jeffrey M. Abrahams
IRELAND ABRAHAMS



ON ALONG HAWTHORNE BOUNDARY

Alma Cottage
COMMONSIDE VIEW

Paper Size
A1
0 1 2 3 4
(cm)



LOCATION PLAN 1:2500

PLANNING NOTES
 DETAILS OF SOFT LANDSCAPING TO BE
 SUBMITTED FOR YOUR APPROVAL
 DETAILS OF HARD LANDSCAPING AND
 FENCING TO BE SUBMITTED FOR YOUR
 APPROVAL
 SEE SCALE 1:100
 1:5 RED HOUSE
 CONTRACTOR TO PROVIDE FENCING, TIERING
 AND MATERIAL STORAGE ON SITE AT ALL TIMES

Ref: 08/03917/24/1
AMENDED

Richard Clark
 CHARTERED ARCHITECTS

Clack, Harcourt, Housley & Co., 151A Wyndham Street, Bristol BS1 1LQ
 T 01274 20000 F 01274 20000 E RICH@richardclarkarchitects.com

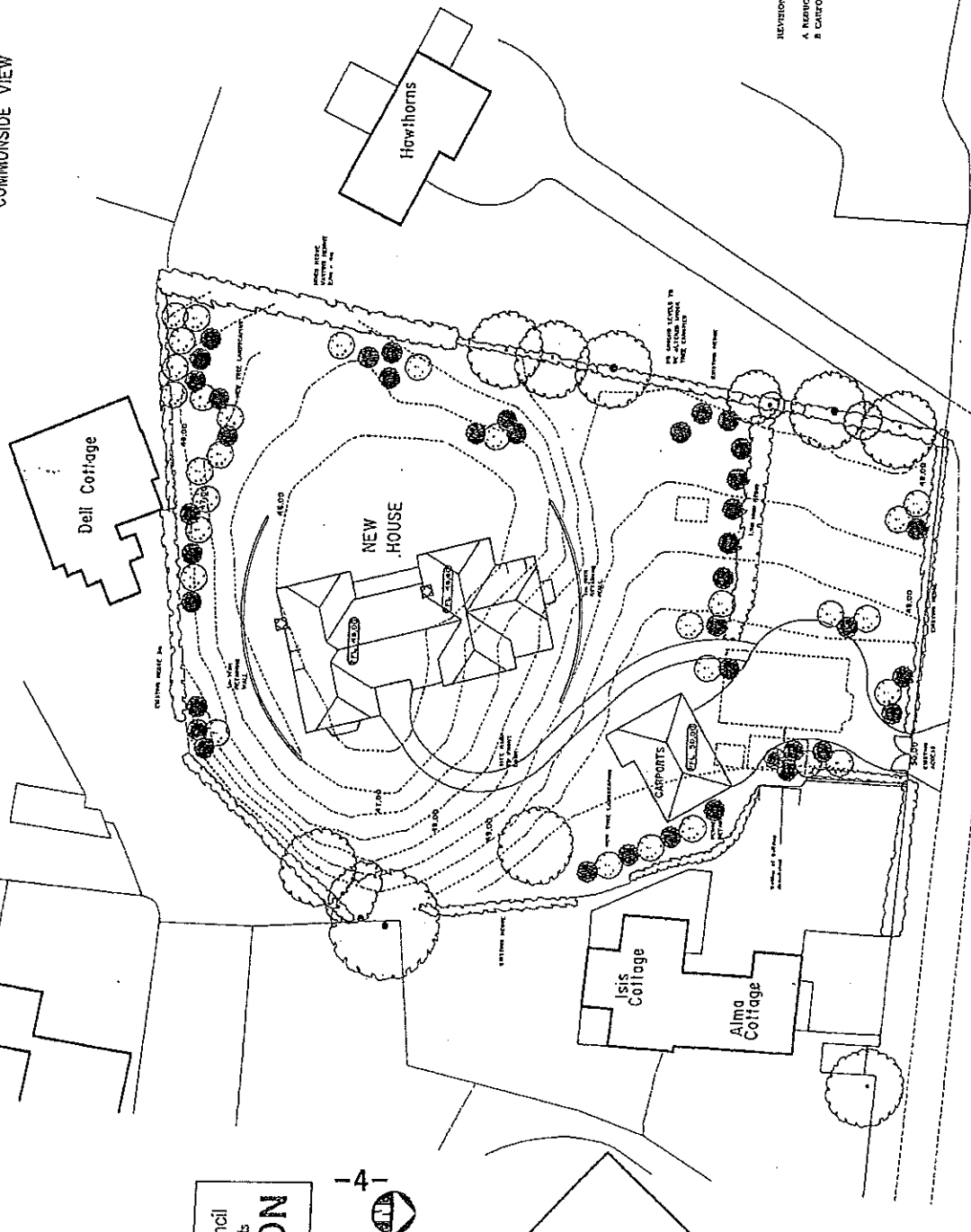
CONTRACT
 RESIDENTIAL DEVELOPMENT
 GORSE VIEW
 CHURCH ROAD NORTH EAST
 TYLERS GREEN

CLIENT
 NEST HOMES

DRAWING
 SITE PLAN

DATE
 MAR 08

SCALE
 JOB 08/03917/24/1



REVISIONS
 A REDUCED FOLLOWING LPA COMMENTS - JUNE 08
 B CAUTION RELOCATED - JULY 08

SITE PLAN 1:200

HRO Jones
Chepping Wycombe Parish Council
Cock Lane
Tylers Lane
High Wycombe
Bucks
HP10 8DS

1(1)

4 January 2010

Our Ref: DL/JOW

Dear Mr Jones

Re: Kingswood – Chilterns Office

Thank you for your letter dated 15 December. Apologies for not responding sooner as I have been on leave.

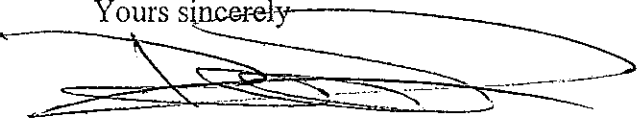
I can confirm that there would be no change to the level of service or the costs of such a service that we currently provide

Steve Taylor, our Woodland Manager based near Farnham will or may already have contacted you to discuss your requirements going forward

In any circumstances actions such as office closures are regrettable, but we are confident that this streamlining of our business will ensure continual success of UPM Tilhill and indeed enhance the level of service we can provide our customers

If you have any further enquiries, please do not hesitate to contact me

Yours sincerely


D Lewis BSc(For) MICFor
Regional Manager (South)

A member of the UPM Group

UPM Tilhill
The Oast
Blackham Court
Priority Park, Withyham
East Sussex TN7 4DB
Tel: 01892 771900
Fax: 01892 771901
www.upm-tilhill.com

Registered in England
Number 3242286

Registered Office
Blackham Court
Withyham
East Sussex TN7 4DB



H Jones Esq
Chepping Wycombe Parish Council
Council Office
Cock Lane, Tylers Green
High Wycombe
Bucks, HP10 8BS

1(1)

24 December 2009

Our Ref: AS/256/Kings Wood

Dear Huw

Kings Wood

Thank you for the card which you sent to me and for your kind words when we spoke.

I have now planted the replacement trees within Gomm's Wood and let John Shaw know, so hopefully the matter can now be put to bed. The Forestry Commission have also been in contact to let me know that they will be taking now further action as they are satisfied that less than 5m³ was felled.

I hope that the weather soon improves so that the timber can start to be extracted from Kingswood. I have passed on the relevant files to a colleague who is to take over and I am sure he will be in contact with you soon.

I would take this opportunity to say how much I enjoyed managing Kingswood and to also wish you, Graeme and Ali a Merry Christmas, a Happy New Year and all the best for the future.

Yours sincerely



**Alastair Stirling BSc (Hons) For
Woodland Manager**

A member of the UPM Group

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Standhill Court
Little Haseley
Oxford
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CHEPPING WYCOMBE PARISH COUNCIL

TYLERS GREEN - LOUDWATER - FLACKWELL HEATH
Council Office, Cook Lane, Tylers Green, High Wycombe, Bucks. HP10 8DS
Telephone 01494 814600 Fax 01494 817667

H R O Jones Clerk of the Council E:Mail clerk.cwpc@btconnect.com

Mr D Lewis
Regional Manager (South)
Tilhill Forestry Ltd
The Oast
Blackham Court
Priory Park
Withyham
East Sussex
TN7 4DB

15 December 2009

Dear Mr Lewis

Kingswood: Restructuring of UPM Tilhill – Chilterns Office

Thank you for your letter of 8 December 2009.

First of all, may I please state how sorry the Council is to learn that the Chilterns office of UPM Tilhill is to be closed from 31 December 2009.

I have since receiving your letter, spoken to Alistair Stirling and he has confirmed that he is transferring the relevant files and will be meeting Graeme and myself later in the week.

In order that the Council can fully consider its future options for managing the Kingswood site, I propose to raise the matter with Members by way of an agenda item at the next Amenity Land Committee meeting on 2 February 2010. Any information you can provide to me in terms of any variations to the exiting service delivery and estimated costs anticipated by the restructuring would be extremely helpful in this process.

I look forward to hearing from you in due course.

Yours sincerely



H R O Jones
Clerk of the Council

cc Ms K Wood – Amenity Land Committee Chairman
J Herschel – Works, Services and Planning Committee Chairman



UPM Tilhill

H Jones Esq
Chepping Wycombe Parish Council
Council Office, Cock Lane
Tylers Green
High Wycombe
Buckinghamshire
HP10 8BS

1(1)

08 December 2009

Our ref: dml/

14 DEC 2009

Dear Huw,

Re: Kings Wood – Restructuring of UPM Tilhill – Chilterns Office

I write to inform you that following a recent structural and strategic review, it has regrettably been decided to close the above office from 31st December 2009. This has unfortunately resulted in a number of redundancies.

All operations will now be handled from offices based in Suffolk, Sussex and Nottinghamshire.

You will be contacted by a locally based Forest Manager in the very near future to discuss any requirements you may have, and where appropriate, arrange a meeting with you. I would be more than happy to attend any meeting in person with you, should this be required.

This will also be an opportunity to provide you with any additional information that you may require.

I apologise for any inconvenience that this may cause but can assure you of our best attention at all times

In the meantime if you have any enquiries please do not hesitate to contact me on the number below

Yours sincerely,

Dai Lewis BSc(For) MICFor
Regional Manager, (South)

A member of the UPAI Group

UPM Tilhill
The Oast
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Note : Amenity Land Committee Meeting 2 February 2010

Amenity Land	Last Year 2008/09		Agreed Budget	Current Year 2009/10		Projected Actual	Next Year Budget
	Budget	Actual		Revised Budget	Actual YTD		
<u>101 GEN AMENITY AREAS</u>							
4001 STAFF SALARIES	4,000	4,728	4,353	4,353	4,353	4,403	
4013 RENT	15	0	15	0	0	15	
4029 BENCHES AND SIGNS	1,000	1,881	1,000	1,010	1,010	1,000	
4037 GROUNDS MAINTEN'CE	1,321	516	340	1,587	2,067	340	
OverHead Expenditure	6,336	7,126	5,708	6,550	7,430	5,758	
1001 INCOME - RENTS	672	673	690	631	631	690	
1083 THIRD PARTY CONTRIBUTION	3,111	0	0	480	480	0	
1086 CONTRIBUTION FOR BENCH	0	1,171	0	800	800	0	
Total Income	3,783	1,845	690	1,911	1,911	690	
101 Net Expenditure	2,553	5,281	5,018	4,640	5,519	5,068	
<u>102 FENNELS WOOD</u>							
4001 STAFF SALARIES	1,415	681	1,540	489	1,540	1,557	
4013 RENT	250	250	250	250	250	250	
OverHead Expenditure	1,665	931	1,790	739	1,790	1,807	
Total Income	0	0	0	0	0	0	
102 Net Expenditure	1,665	931	1,790	739	1,790	1,807	

APPENDIX C

Budget Detail - By Committee

Note: (-) Net Expenditure means Income is greater than Expenditure

Note : Amenity Land Committee Meeting 2 February 2010

	<u>Last Year 2008/09</u>		Agreed Budget	<u>Current Year 2009/10</u>		Projected Actual	<u>Next Year 2010/11</u> Next Year Budget
	Budget	Actual		Revised Budget	Actual YTD		
103	<u>RAILWAY LAND</u>						
4001	366	661	398	379	398	403	
4037	1,055	1,230	57	0	57	1,057	
	OverHead Expenditure	1,421	455	379	455	1,460	
1002	INCOME - PERMITS	0	0	0	0	0	
	Total Income	0	0	0	0	0	
103	Net Expenditure	1,421	455	379	455	1,460	
104	<u>KINGSWOOD</u>						
4001	6,121	3,749	6,661	2,635	6,661	6,737	
4023	50	0	52	0	52	52	
4029	0	0	1,000	0	1,000	0	
4037	5,395	117	3,514	0	3,514	3,514	
4038	2,705	1,500	2,800	0	2,800	2,800	
4059	4,572	2,800	4,732	2,758	4,732	4,732	
	OverHead Expenditure	18,843	18,759	5,393	18,759	17,835	
1002	INCOME - PERMITS	0	0	0	0	0	
1077	GRANTS RECEIVED	5,000	0	4,191	4,191	4,000	

Note : Amenity Land Committee Meeting 2 February 2010

	<u>Last Year 2008/09</u>		Agreed Budget	<u>Current Year 2009/10</u>		Projected Actual	<u>Next Year 2010/11</u>
	Budget	Actual		Revised Budget	Actual YTD		
1079 OTHER COST RECOVERED	20	29	20	20	3	20	20
Total Income	5,020	5,030	20	20	4,194	4,211	4,020
104 Net Expenditure	13,823	3,136	18,739	18,739	1,199	14,548	13,815
105 TYLERS GREEN COMMON							
4001 STAFF SALARIES	8,688	8,260	9,455	9,455	5,930	9,455	9,563
4014 ELECTRICITY	79	71	82	82	39	82	84
4037 GROUNDS MAINTEN'CE	4,829	1,222	341	341	3,305	3,741	841
4912 TG COMMON MANAGEMENT	0	0	2,000	2,000	0	2,000	2,000
4999 TFR TO TRACKS RESERVE	1,000	0	0	0	0	0	0
OverHead Expenditure	14,596	9,553	11,878	11,878	9,274	15,278	12,488
1001 INCOME - RENTS	0	0	0	0	0	0	0
1002 INCOME - PERMITS	727	380	749	749	905	905	749
1004 INCOME - SERVICE CHS	79	33	82	82	24	82	82
1077 GRANTS RECEIVED	500	525	0	0	0	0	0
1078 MAINT COST RECOVERED	50	50	50	50	50	50	50
1083 THIRD PARTY CONTRIBUTION	1,000	1,918	0	0	2,404	2,404	0
Total Income	2,356	2,905	881	881	3,383	3,441	881
105 Net Expenditure	12,240	6,647	10,997	10,997	5,891	11,837	11,607

Budget Detail - By Committee

Note: (-) Net Expenditure means Income is greater than Expenditure

Note : Amenity Land Committee Meeting 2 February 2010

	<u>Last Year 2008/09</u>		<u>Current Year 2009/10</u>		<u>Next Year 2010/11</u>
	Budget	Actual	Agreed Budget	Revised Budget Actual YTD	
106	<u>WIDMER POND</u>				
4001	526	429	572	260	578
4012	504	102	522	118	540
4037	3,153	125	1,658	0	158
	<u>4,183</u>	<u>656</u>	<u>2,752</u>	<u>379</u>	<u>1,276</u>
	OverHead Expenditure				
1004	251	0	260	0	270
1079	526	251	286	0	286
	<u>777</u>	<u>251</u>	<u>546</u>	<u>0</u>	<u>556</u>
	Total Income				
106	3,406	405	2,206	379	720
	Net Expenditure				
	<u>47,044</u>	<u>28,322</u>	<u>41,342</u>	<u>22,714</u>	<u>40,624</u>
	Amenity Land - Expenditure				
	11,936	10,032	2,137	9,488	6,147
	Income				
	<u>35,108</u>	<u>18,290</u>	<u>39,205</u>	<u>13,226</u>	<u>34,477</u>
	Net Expenditure				
	<u>47,044</u>	<u>28,322</u>	<u>41,342</u>	<u>22,714</u>	<u>40,624</u>
	Total Budget Expenditure				
	11,936	10,032	2,137	9,488	6,147
	Income				
	<u>35,108</u>	<u>18,290</u>	<u>39,205</u>	<u>13,226</u>	<u>34,477</u>
	Net Expenditure				

Projected Variances from budget 2009/10						
Amenity Land Committee						
code	Site	Description	budget	projected	variance	reason
Expenditure						
4037/101	General amenity areas	ground maintenance	340	2,067	1,727	Community payback paint supplies FH bollards, Community Centre & Methodist Church railings .£480 for trees at Juniper Lane funded by Cllr Langley
4037/105	Tylers Green Common	ground maintenance	341	3,741	3,400	commemorative trees
income						
1083/101	General Amenity	Trees at Juniper Lane	0	-480	-480	Cllr Langley donation carried forward
1077/104	Kingswood	EWGS woodland management grant	0	-4,191	-4,191	Not Known when budget set
1086/101	General Amenity	contribution for bench	0	-800	-800	Bench for Kingswood
1002/105	Tylers Green Common	permits	-749	-905	-156	extra permit & longer fair
1083/105	Tylers Green Common	Donation from Royal British Legion	0	-2,404	-2,404	Commemorative trees
total variances of less than £100						
Total					54	
					-2,850	

BUDGET ANALYSIS 2010/11				
	Budget as set at Council 20 1 09 2009/10	proposal recommended to FGP 7/1/10 2010/11	proposal recommended to Council 19/1/10 2010/11	Budget set by Council 19/1/10 2010/11
GENERAL REGULAR REVENUE ITEMS				
GROSS EXPENDITURE				
ROUTINE ITEMS				
AMENITY LAND	35,842	36,624	36,624	36,624
LEISURE FACILITIES	52,732	50,761	50,761	50,761
WORKS SERVICE & PLANNING	155,437	158,791	158,791	158,791
FINANCE & GENERAL PURPOSES	65,301	61,539	61,539	61,539
TOTAL	309,312	307,715	307,715	307,715
CAPITAL, EXCEPTIONAL AND LARGE ITEMS				
Amenity Land				
Benches and signs	1,000	1,000	1,000	1,000
Railway land tree surgery	0	1,000	1,000	1,000
Kingswood benches	1,000			
Tylers Green Common management	2,000	2,000	2,000	2,000
Widmer pond area improvements	1,500			
	5,500	4,000	4,000	4,000
Leisure Facilities				
Ashley Drive rec youth facilities	0	0	0	0
Derehams Sports site rejuvenation	5,000			
Derehams Lane pavilion replacement reserve fund	0	0	0	0
St Bit recreation ground 4 litter bins	1,000			
Boundary Rd rec plant replacements	2,000			
Benches and signs	2,000	2,000	2,000	2,000
Play areas bark replacement	1,500	1,500	1,500	1,500
Ashley Dr aerial runway	0	0	0	0
Play equipment reserve fund	3,000	3,000	3,000	3,000
	14,500	6,500	6,500	6,500
Works Services & Planning				
Depot door & roof repairs	2,000	5,000	5,000	5,000
Office furniture	0	0	0	0
Altona Rd cemetery extension path & tree work	3,000	3,000	3,000	3,000
Cock Land cemetery Extension	5,000	5,000	5,000	5,000
St Peter's Church wall	5,000			
Benches, signs, stiles and kissing gates	2,000	4,000	4,000	4,000
Street light replacement	10,000	10,000	10,000	7,000
Partnership working	3,000	4,000	4,000	4,000
Vehicle plant & equipment reserve	12,145	16,145	16,145	14,145
	42,145	47,145	47,145	42,145

CHEPPING WYCOMBE PARISH COUNCIL										
	RESERVES 2008/09			RESERVES 2009/10			RESERVES 2010/11			
EARMARKED RESERVES	ALLOCATION	SPEND	AS AT	ALLOCATION	SPEND	AS AT	ALLOCATION	SPEND	AS AT	
	2008/09		31/03/2009	2009/10		31/03/2010	2010/11		31/03/2011	
SMALL RIDE ON MOWER	600		2,400	350		2,750	350		3,100	
RIDE ON MOWER	1740		11,834	4,083		15,917	6,083	-22000	0	
LORRY	500		1,000	2,444		3,444	2,444		5,888	
UTILITY VEHICLE	1283		5,797	1,926		7,723	1,926		9,649	
TRACTOR	3007		8,568	2,608		11,176	2,608		13,784	
VEHICLE RESERVE	322	7130	0	29,599	11,411	0	41,010	13,411	-22000	32,421
SIDE FLAIL	400		2,614	627		3,241	627		3,868	
DRAWN FLAIL	305		1,426	107		1,533	107		1,640	
PLANT RESERVE	323	705	0	4,040	734	0	4,774	734	0	5,508
COMPUTERS	550		2,092	600		2,692	600		3,292	
EQUIPMENT	1050		4,050	1,080		5,130	1,000		6,130	
OFFICE EQUIP RESERVE	324	1600	0	6,142	1,680	0	7,822	1,600	0	9,422
AMENITY LAND										
COCK LANE RECYCLING	329	1,000	1,000		-1,000	0			0	
RAILWAY LAND TREES	367	0	1,000	0		1,000			1,000	
KINGSWOOD IMPROVEMENTS	368	8,650	8,650			8,650			8,650	
TG COMMON MANAGEMENT	331	3,000	3,000	2,000		5,000	2,000		7,000	
TG COMMEMORATIVE TREES	332	1,900	1,900			1,900			1,900	
WIDMER POND IMPROVEMENT	369	3,000	0	4,000	1,500	5,500			5,500	
LEISURE FACILITIES										
NEW PAVILION DEREHAMS	363	5,000	9,000	0		9,000	5,000		14,000	
DEREHAMS REJUVENATION	362	7,000	-2,700	7,300	5,000	12,300			12,300	
BASKETBALL	364	0	1,000		-1,000	0			0	
ST BIT CAR PARK	350		0			0			0	
GREEN DRAGON FENCE	370	3,500	-4,070	4,350		4,350			4,350	
PLAY EQUIP RESERVE	325	3,000	12,000	3,000		15,000	3,000	-5000	13,000	
WORKS SERVICES AND PLANNING										
WARDEN'S HOUSE	359		0			0			0	
OFFICE REFURBISHMENT	372		1,270		-1,270	0			0	
ALTONA TREES & EXTENSION PATH	361	5,000	5,860	3,000		8,860	3,000		11,860	
COCK LANE CEMETERY TRACK	366	5,000	7,586	5,000		12,586	5,000		17,586	
CHURCHYARD ST MARGARET & ST PETER'S WALL	321	1,560	10,000	5,000		15,000		-12000	3,000	
BENCHES & SIGNS	354	2,890	2,890			2,890			2,890	
STREET LIGHTING	351	14,000	14,000	10,000		24,000	7,000		31,000	
FINANCE & GENERAL PURPOSES										
DEED OF GRANT	357		10,200			10,200			10,200	
LEGAL FEES	371		0			0			0	
TOTAL EXCEPTIONAL ITEMS		64,500	-6,770	105,006	34,500	-3,270	31,230	25,000	-17000	8,000
TOTAL EARMARKED RESERVES		73,935	-6,770	144,787	48,325	-3,270	189,842	40,745	-39000	191,587
GENERAL RESERVE		1,635	0	92,263	-9,800		82,463	-16,642		66,821
TOTAL RESERVES		75,570	-6,770	237,050	38,525	-3,270	272,305	24,103	-39000	257,408
Target for General Reserve (25% net expenditure) suggested						84,990			86,700	
Target for General Reserve (25% expenditure) per Purple Book						94,614			95,215	
Deficit/Surplus						-2,527			-20,879	
Deficit/Surplus						-12,151			-29,394	
% Deficit/Surplus						-3%			-24%	
% Deficit/Surplus						-14%			-34%	