

HIGHER DENHAM COMMUNITY

NEWSLETTER

2019: Issue 5

October

www.hdca.org.uk



WHAT'S ON AT THE COMMUNITY HALL

- **Monday**
2.00pm - 3.15pm Keep Fit
7.00pm - 10.00pm Line Dancing
- **Tuesday**
10.30am - 11.30am Circuits
1.00pm - 4.00pm Craft Club
(2nd & 4th Tuesday of the month)
7.45pm - 10.00pm Line Dancing
5.00pm - 6.30pm Martin Baker
5-a-side Football (Summer only)
- **Wednesday**
2.00pm - 3.30pm Singing
7.30pm - 9.00pm Yoga with Kim
- **Thursday**
9.45am - 11.15am Yoga with Kim
6.45pm - 7.45pm Circuits
8.00pm - 9.00pm Pilates
- **Friday**
12.00pm - 2.00pm Over 60s Lunch Club (last Friday of the month)
- **Saturday**
9.30am - 11.30am Irish Dancing
AM Denham Rangers under 11s
Football on the Field
- **Sunday**
9.30am - 10.30am Circuits
on the Field

The Hall, Glebe Field and Misbourne Meeting Room can be hired for functions / meetings.

Bookings are made via Jane Blyth
07548 260709
or email:
higherdenhamhall@gmail.com

We are looking for someone to deliver the Newsletter to all households in Higher Denham every six to eight weeks. If you are interested, please get in touch with Jacqui McGowan on 07876 391349 for more details and rate of pay.

In the meantime we would like to thank Sophie McClelland for doing the job over the last 18 months, and wish her well in her studies as starts at University.

Update on New Hall by Ron James, Treasurer

It may seem that nothing much has been happening recently on our plans to build a new Community Hall, and to a certain extent that is true. However, two important things have been happening in the background.

Some of you will know that Bob Lamb, who lived in the small house called "The Moorings", died earlier this year. Bob had not been well and was living in care before he died, in part because the house was very run down. The Moorings stands in a large plot towards the end of Moorhouse Farm Lane just before the farm. I had been watching this property for some time because sooner or later I knew it would come up for sale and if it did, and if the HDC CIO was able to buy it, demolish the house and build on it, this could be a more attractive plan than building a house on the spinney in the corner of our own land to sell to fund the new hall.

A while ago I met Bob's executor, who confirmed that the plot would be sold, and then I met two local small high-end development companies, both of whom were keen to work with us. The plot is big enough to accommodate three 5-bed houses in large gardens, and even with the developer's profit, would have resulted in more money for the new hall than the current plan does. This Plan B would have needed community consent via the Community Right to Build scheme because The Moorings is, and will remain, in the green belt. So, when the house came up for sale, we tried to buy it for the asking price of £800,000.

Continued.....

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In the event, because the CIO would have needed a loan to complete the deal, the executor sold to a private cash buyer at the asking price as she thought this would be the quickest deal. However, like in all big cash purchases, the lawyers had to check for money laundering and this held up completion. A recent enquiry to the agents received the reply that “the deal was probably going through”. All this took six months, and to have a chance of buying the property at a fair price, it was important that we kept quiet about the development potential so no update was sensible until now, when it seems we are back to Plan A. As far as we know, the private buyer plans to demolish the existing house and build one family home on the land.

Meanwhile, in order to build the new hall and social club on the field just behind the existing hall, we needed to remove a covenant which prohibits the sale of alcoholic beverages on the field. This covenant was put on the field by the church, Oxford Diocese, from whom the field was purchased. After helpful discussions with the rector of St Mary’s, and very lengthy negotiations with the Oxford Diocese lawyers (for whom this was clearly not a high priority) I am pleased to report that agreement has now been reached to remove the covenant. The document giving this effect has yet to be signed.

So now it’s back to Plan A. We have to finalise the interior details of the hall with costings, complete the required surveys for the hall and the house, in order to submit the plans for examination and get your vote in a local referendum. We will, of course, hold a public meeting to appraise you of all the details before we finally submit our plans.

Fly-Tipping Old Rectory Lane by Parish Councillor Julia Walsh

I last gave an update about progress on the removal of the large amount of waste in the field in Old Rectory Lane in the summer newsletter last year and summarised the situation at the AGM this year.

At the time I mentioned there had been a number of successful prosecutions by Bucks County Council (BCC) as officers had traced addresses on a number of loads. The traced owners of the waste and the owner of a lorry found tipping by the Police and Council were fined.

In July last year BCC reached an agreement with the owner of the field to remove the rubbish by July of this year 2019. The Council wanted to be reasonable with the landlord and a year to clear the rubbish seemed sufficient and they gained his agreement.

Those of us who drive daily up and down the lane can see that no attempt has been made to clear the tipped material. For over a year I have been in contact on a monthly basis to check progress with the BCC enforcement officer and this has kept the problem as high priority alongside the many other tipping issues the Council face.

I am pleased to say that the enforcement officer has taken the matter seriously from the start and has now gained support from his department to enforce the legislation which exists to address this situation.

An Enforcement Order was issued to the landowner at the end of September and comes into effect within 28 days at the end of October. The landowner then has **17 weeks** to clear the land of rubbish.

Whereas we may feel sympathy for the landowner who bears responsibility for the clean-up costs, some of our fields are owned by landlords, as this one is, living away from Denham and they do not have to face the eye-sore we do. In addition, the fields are not used for agriculture and they are left unguarded.

On a separate but related point the so called “donkey field” bordering the A412 and running alongside Broken Gate Lane and finishing on the bridleway at Higher Denham has also been the subject of a small amount of fly tipping. Residents in Bakers Wood whose houses back on to the field have been vigilant in reporting the situation to the police. Officers were supportive of trying to obtain the number plates of at least one van seen in the area.

Since then bollards at the end of Broken Gate Lane have been repaired and reinstated by our Community Association to prevent large vans or lorries entering this section. Many residents are very concerned at the new activity in the field. New gates and brick walls face an entrance bordering the A412 where a simple fence stood before.

The Parish Council has checked with the Police and the District Council Planning Office; the police have spoken to the landowner who has satisfied them he is protecting his field from fly tipping. The District Council Planning Department has advised that all work being done is permitted development so no planning application is required. Any developments requiring planning permission are submitted to the Parish and District Councils so we will be keeping a close eye on the situation.

Be vigilant and report any tipping and unusual activity. Help keep Higher Denham safe.

Higher Denham WhatsApp group

Since the last issue, a number of residents have joined the **WhatsApp** group to allow us to keep you up to date on things happening in Higher Denham.

This was particularly useful recently when there were a number of vehicle break-ins one night. If you would like to be added to the group, please text your mobile number to **Jacqui McGowan on 07876 391349**.

The vehicle break-ins highlight the need for us to be continually aware of our personal security, like keeping cars and vans locked and not leaving valuables in them. Together we can protect our community by being vigilant and reporting any suspicious behaviour.

In the last Newsletter we also raised the subject of resurrecting the local Neighbourhood Watch scheme to share information and asked if anyone might be willing to take on the role of Co-ordinator. So far no-one has come forward, so if this is something of interest to you, please contact Jacqui as above to find out more.

Committee meetings - change of dates

The CIO meetings have changed to the **third Wednesday** of each month starting at 7.30pm in the Community Hall. Dates for the remainder of 2019 are: 16th October and 20th November. There is no meeting in December.

Residents are welcome to come along to the Public Session at the start of the meeting to raise or discuss any items of concern. If you are planning to come along please do let the Chairman know beforehand, by email to: chairman@hdca.org.uk or call **07876 391349**.

Halloween

Halloween is a night of innocent fun for many youngsters, but for elderly or vulnerable residents, it can be distressing and frightening. To help make the 31st October Trick or Treat celebrations enjoyable for everyone, Thames Valley Police is working with local District Councils to encourage residents to display posters in their front windows to indicate whether or not they welcome Halloween callers. These can be downloaded from: www.southbucks.gov.uk/halloween



Monthly Draw winners

September 2019

1st Prize £25 - S Taank, Lower Road - Ticket no. 114
2nd Prize £10 - L Braddick, Lower Road - Ticket no. 027

HDC Committee — email: higherdenhamcio@hdca.org.uk

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Neighbourhood Nature Notes - A Cinnabar Coincidence

Back in late July/early August I spent a few hours weeding the bund that runs along the road-facing edge of our field forming part of the protection against fly-tipping. The Ivy we planted on the bund is spreading and will, hopefully, eventually cover the mound and keep weeds to a minimum. Meanwhile planted Nasturtiums and sown wild flowers add a bit of welcome colour.



Next year, I would like to add Chicory to the mix. It is one of my favourite wild flowers and it should withstand the dryness that is hard to avoid on top of any raised area. Its beautiful powder blue flowers can easily be seen in high summer on the left-hand verge of the B4440 driving downhill to Wooburn Green. It's worth the short detour off the A40 .. but I digress.

While weeding the bund, I came across tens of yellow and black banded caterpillars feeding on groundsel which is a common garden weed. Then at the weekend, we visited Yosden, which is a BBOWT* reserve just east of West Wycombe on the steep south-facing chalk slope of the Chilterns. Being steep and with minimal top soil, it has been left "unimproved" and uncultivated for years so it grows wild flowers particularly Scabies, Marjoram and Horseshoe Vetch making it a haven for butterflies especially in July/August.



We saw eight or nine different species including the Chalk Hill Blue but not the more vibrant Adonis Blue that we were mainly seeking. We might have been a week or two too early. What we did see, however, was a couple of day flying moths looking at first like red-tailed large flies. When one settled revealing its striking red and black wings measuring about 1 inch across, I did not recognise it and had to look it up.



It turned out to be a Cinnabar Moth. I also learned that the yellow and black caterpillars were Cinnabar larva, so when I got back to finishing weeding the bund, I left a few of the Groundsel weeds that had caterpillars devouring them, in the hope that we might see the Cinnabar moth flitting around the edge of our field next year. It's not impossible because there must have been at least two to put the eggs on the Groundsel this year.

Ron James. Wind in the Willows.

*Beds, Bucks and Oxen Wildlife Trust. Membership is inexpensive and it has about 50 reserves in these three counties and does expert guided walks and many child friendly activities throughout the year. For more information see www.bbowt.org.uk

**Berkshire
Buckinghamshire
Oxfordshire**


