

Minutes of meeting held on 9 October 2023 in Millennium Hall, Marsworth at 8.00 pm

- 23/10/01 Present:** Cllrs R Kennedy (RK) (Chairman), R Brown (RB), D Cornwall (DC), C King (CK), G Monks (GM) S Smith (SGS) and Clerk to Parish Caroline Smith
Apologies: R John (visitors from overseas)
Others Present: Buckinghamshire Councillor Peter Brazier
- 23/10/02 Declarations of Interest:** Planning: Bluebells Field is adjacent to CK property.
- 23/10/03 Public Participation:** None
- 23/10/04 Questions for – and Update from – Buckinghamshire Councillors.** The monthly opportunity for members of the public to put questions to Buckinghamshire Councillors, and for those Councillors to provide updates to the Parish Council and public, including:
- a) **Marsworth Airfield planning application** - extension request by Ainscough to 23 November 2023 has been approved. The Planning Application has been sub-contracted by Buckinghamshire Council (BC) to Michael Glasgow who already works as a contractor for BC. He is highly respected and has enormous experience in these matters.
 - b) **SAC – Buckinghamshire Determination** - determination now due by end of year as Council is unable to find suitable land to be used as a Suitable Alternative Natural Green Space (SANG) in mitigation. Negotiations taking place with other authorities and developers. All planning applications are on hold until determination but will be in place by the end of the year. Councillor Brazier advised that the new 5-year 'tilted balance' target as had been advised by Peter Strachan, Cabinet Member for Planning and Regeneration, Buckinghamshire Council, will not affect areas within the SAC, eg Marsworth Airfield, White Lion and Bluebells. See Min 23/10/11 (a). The National Trust (NT) is working to renovate other buildings at Ashridge to create more choices for refreshments and car parking to alleviate the burden on the Monument. NT is also seeking to remove a covenant to enable it to stop cars being parked on the grass verges.
 - c) **Bluebells planning application** – RK has drafted a letter to Rennie Grove which was discussed. Clerk to produce a revised copy and circulate for approval. Draft to include the level of support from the community and a reference to Val O'Leary's wishes.
 - d) **Greenfield v Brownfield** – Peter Brazier would be speaking to Michael Glasgow, the Planning Officer, in relation to this as it was agreed that the status of the land needed to be established so that even if the Ainscough application was refused, the status would be in place for the future.
 - e) **The White Lion** – status of planning application - awaiting SAC determination. Probate not yet approved.
 - f) **Aylesbury Truck Hire (ATH) at Marsworth Airfield** – Buckinghamshire Council had confirmed that the building is being used unlawfully and they have made ATH aware. No update on when enforcement notice will be served. ATH has engaged agents to apply for planning permission for use of the buildings, but they weren't aware of the planning application by Ainscough for the same site.
 - g) **Community Garden update** – still awaiting permission.
 - h) **Planning Breach – Startops Haze** – Cllr Brazier reported that the resident had been told that the fence was not permitted and there were also change of use issues. The 100 day rule was now in place and currently at day 70.
 - i) **Parking on Corner of Watery Lane** – Clerk to send Councillor Brazier the residents' emails of complaint and photographs. Clerk to write article for Marsworth News.
 - j) **Potholes** – Cllr Town was going to agree a priority list with the Local Area Technician. Clerk to re-send list.
- 23/10/05 Minutes of Parish Council meeting held on 11 September 2023.** It was resolved that the draft minutes were a true and accurate record and the Chairman was duly authorised to sign them on behalf of the Council.
- 23/10/06 Clerk's Report: This section provides updates on on-going issues. Resolutions cannot be passed on items in this section.**
- a) **2 large Pot-holes in Watery Lane.** Reported (Ref TfB379655391 (18 Nov 21). Buckinghamshire Highways have this on their list and will notify MPC when repaired 31 Aug 23.
 - b) **Failure of footpath at Lower End towards Marsworth Airfield** -The total length of footway between the airfield and the entrance to Aspens Farm is about 130 metres which is outside the scope of routine maintenance and would be added to similar schemes to be considered when capital funding was made available for footway surfacing / reconstruction full repair.
 - c) **Lower End Pathway needs clearing.** Drains also blocked by debris. Reported **4944281** 31 Aug 23. An inspection has been made by Buckinghamshire Highways and added to a package of works for this location and will be addressed when next in the area. 12 Sep 23.
 - d) **Bridge Weight Restriction** obscured at Red Lion Bridge. TfB has contacted relevant land owners requesting necessary maintenance be carried out in accordance with the Highways Act 1980 (31 Aug 22). Reported this issue again as not been resolved. **4944315 31 Aug 23.** Local Area Technician has subsequently cut back around signage on one side so that sign can be seen. Is trying to contact the resident to cut back hedgerow. Sep 23. Please note there is a notice on the Fix My Street website for that location that roadworks are scheduled near this location from 23 to 27 October.
 - e) **The Crescent junction** with LIW potholes reported 13 Jan 23 TfB478420648. TfB inspected the area and assessment is that no urgent action is required.
 - f) **Ship Lane junction** by Red Lion Bridge pot holes reported 13 Jan 23 TfB478423016. Buckinghamshire Highways have this on their list and will notify MPC when repaired 31 Aug 23.

- g) **Church lane junction** with Vicarage Road and by 'Townfield' potholes where road is failing – reported 13 Jan 23 TfB478424423. Buckinghamshire Highways have this on their list and will notify MPC when repaired 31 Aug 23..
- h) **Vicarage Road leading from Church down to Red Lion pub**, Road failing. Reported 13 Jan 23 TfB478424787. Buckinghamshire Highways have this on their list and will notify MPC when repaired 23 Aug 23..
- i) **Flooding issue on White Lion Bridge** - water not draining into gully. Reported 15 Jan 23. TfB478646014. No longer on FixMyStreet. Reported again 4944359 on 31 Aug 23.
- j) **Signpost by Church** – leaning over. Reported 29 Mar 23 TfB502485050. No longer on FixMyStreet. Reported again 4944371 on 31 Aug 23. Signpost taken away as at 14 Sep 23
- k) **Hedges obstructing pathway at 57 Vicarage Rd/ Church Lane**. Reported 9 Aug and 4944456 31 Aug 23. FixMyStreet advise that under Section 154 (1) of the Highways Act 1980, and advise the owner/occupier of adjoining land they are required to cut back vegetation so as to remove the cause or likelihood of danger, obstruction or interference to the users of the Highway (footpath) 31 Aug 23.
- l) **Lukes Lea and Vicarage Road Junction pothole**. Reported 4944484 31 Aug 23. Buckinghamshire Highways response: whilst priority defects will receive a repair within appropriate timescales as dictated by the above policy, more minor defects such as the defect you have reported may not be immediately scheduled for repair 4 Sep 23.
- m) **Garages at The Crescent**. Works to replace garages due to start this year. Fairhive will advise shortly. Clerk chased 3 Oct 23.
- n) **Community Garden** – awaiting permission from Buckinghamshire Council.
- o) **Section 106 Funding for oven and possible projector/media and possible replacement heating**. Current funding is the £69,007 which was received from British Waterways Repair Yard Bulbourne Road (16/01079/APP) on 29/07/2019 (has no commitment deadline) (and is held by Buckinghamshire Council). MPC to consider looking at feasibility and costs to apply for a Deed of Variation and Clerk has spoken with Clerk at Cheddington. Clerk to contact British Waterways to garner their support and then to ascertain if agreement was with Buckinghamshire Council or Marsworth Parish Council.
- p) **Replacement of 2 fully recyclable and recycled picnic benches at the Rec**. Section 106 funding (16/01079/APP) on 29/07/2019 has been approved and benches ordered.
- q) **Rights of Way/Highway issue reported at Manor Farm** at Ship Lane from the Long Marston Road Junction - the junction and the entry gate to Manor Farm on way to cross step/stile MAR134 to join footpath MAR/6/2 that goes diagonally across the field (route to Church Farm Lane or Cheddington). Clerk has contacted Rights of Way re condition of stiles, inadequate signage and members of the public being turned away. Ref No 230968407. Rights of Way Officer progressing this. 18 Sep 23.

23/10/07 Village Hall Committee Report

- a) **Replacement heating** - Still awaiting quotes. Possible funding available from Section 106 monies (16/01079 APP) if Deed of Variation agreed.
- b) **PAT testing** - Still outstanding.
- c) S106 - Marsworth Yard British Waterways Church Lane (10/01336/APP). Section 106 funding has been agreed in the sum of 3,048.38 for an industrial oven. When DC tried to purchase the oven on behalf of the Village Hall Committee it was found that the oven required phase 3 electricity and the Hall was single phase. DC had sourced a single phase industrial sized oven and Clerk to go back to Joe Houston to ascertain what to do next.
- d) **Water Heater** – A new water heater had been purchased and was being installed by Alex Kempster.
- e) **Gutters** – RK to send contact details to Clerk to organise.
- f) **New Members and New Chairman**. Chairman of Village Hall Committee has confirmed that he and the Secretary intend to relocate from the village at some stage but would not leave without a Chairperson or Secretary in place.

23/10/08

- a) **Plans for consideration** – To consider planning policies, applications and appeals received and resolve to submit comments where appropriate. –

23/02835/AL The Old Manor Church Lane Marsworth Buckinghamshire HP23 4LX

Listed building application for Proposed masonry paint removal and lime render to panels of the historical elevations. **App 21 Sep 23. Reply by 19 Oct 23.** MPC no input.

23/02928/APP The Kennels Church Lane Marsworth Buckinghamshire HP23 4LX

Amendment to approval 21/01952/APP - Annex building to be reconstructed. Alterations to fenestration and additional rear dormer.

Householder application for demolition of existing garage and outbuilding. Erection of annex building ancillary to main house. Front side and rear extension, formation of new first floor and alterations to the main house. **App 29 Sep 23. Reply 1 Nov 23.** MPC no input.

- b) **Decisions awaited:**

21/00383/APP - Former White Lion PH Startops End Lower Icknield Way, Marsworth, HP23 4LJ
Conversion of former public house into two dwellings. **Awaiting SAC determination. App Feb 21**

21/04688/AOP - Church Hill Farm | Church Hill Farmhouse Station Road Cheddington LU7 0SG Outline application (all matters reserved except means of access) for residential development of up to 91 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure following demolition of the existing property. **App 7 Dec 21. Awaiting decision.**

22/01187/MOA Marshcroft Development - Dacorum Local Plan (2020-2038) Strategy for Growth . Hybrid application (with access details of two main access points from Bulbourne Road and Station road in full and the main development on the rest of the site in outline with all matters reserved) for the demolition of all existing buildings on the site and the development of up to 1,400 dwellings (including up to 140 use class C2 dwellings); a new local centre and sports /community hub, primary school, secondary school, and public

open spaces including creation of a suitable alternative natural green space.– App 9 Apr 22. **Refused 10 Oct 22.**

Grovefields Residents' Association Statement: Following the conclusion of the Inquiry, the Planning Inspector will write up his findings and his recommendation. This will go the Secretary of State at the Department for Levelling Up, Housing and Communities who will make the decision on the case. There is no prescribed timetable for this, and we anticipate it could take 6 to 9 months or even longer before outcome. **10 May 2023. Grovefield Residents Association requesting for objections to be raised with Mohindra Gagan the local MP. 13 Sep 23.**

22/03757/APP -Compound 23A Old Airfield Industrial Estate Cheddington Lane Marsworth HP23 4QR
Erection of ancillary building. **App 28 Nov 22. MPC No objection. Awaiting decision.**

23/01080/APP The Ship, Ship Lane, Marsworth Buckinghamshire HP23 4NA. App 3 Apr 23.
Householder application for garden room **MPC No objection. Awaiting decision.**

23/01594/AOP Buckinghamshire and 23/01254/OUT Dacorum - Marsworth Airfield South Site,
Long Marston Road, Marsworth

Outline Planning permission for demolition of existing buildings, structures and hardstanding to enable the erection of up to 320 residential (Use Class C3), a primary school, a local centre comprising community facilities (Use Class F2) and a rural enterprise hub (Use Class E) together with a transport mobility hub, public open space, drainage, landscaping and ancillary infrastructure. New vehicular and pedestrian access off Long Marston Road with all other matters (including other means of access) reserved. The previous applications No 22/02189/AOP Buckinghamshire and 22/01678/MOA Dacorum were withdrawn last year by the developers. At that time there were 200 objections. These objections do not count towards the new planning application and must be re-submitted. **App 24 May 23. Deadline 5 July 23 for Buckinghamshire and 7 July 23 for Dacorum. Determination deadline 23 August 23. Awaiting decision. Ainscough had requested an extension to 23 November 2023.** Various mitigation documents had been submitted by Ainscough following their submission and Cllr Town confirmed these would NOT be taken into consideration.

RK has written to Councillor Sally Symington of Dacorum asking her to confirm Buckinghamshire Council will not be permitted by Dacorum to be the sole determinant on this application.

23/02482/APP | **Bluebells Cottages** Lower End Marsworth .

Demolition of existing buildings and construction of a single storey dwelling with associated garage and landscaping. NB This includes demolition of the one remaining Nissen hut (erroneously listed as an Anderson shelter) in Marsworth. **App 15 Aug 23. Reply by 13 Sep 23. MPC Objection.** This is on hold until SAC determination. An ecology report had been requested.

Draft letter from MPC to Rennie Grove to be discussed and approved at the meeting.

23/02641/VRC 2 **Norvic Road** Marsworth Buckinghamshire HP23 4LS

Removal of Condition 5 (Highways) relating to application 23/01961/APP (Householder application for single storey front and rear and two storey side extensions).

Condition 5: No other part of the development shall begin until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with the Buckinghamshire Council guide note "Private Vehicular Access within the Public Highway". 5 Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development and to comply with Policy T6 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework 2021. **App 31 Aug 23. Reply by 28 Sep 23.**

c) Permission Approved/refused:

23/02403/ATC **73 Vicarage Rd** - Remove T1 (Beech), T2 (Whitebeam), T3 (Beech) and T4 (Beech) | within Marsworth conservation area. App 9 Aug 23. If TPO not requested by **20 Sep 23** then consent will be given for removal. Buckinghamshire Planning confirmed on 7 September that it did not consider a TPO appropriate and that work should go ahead with immediate effect.

d) Planning Breach:

Startops Haze, Marsworth. Following reports from residents, Councillor Brazier has reported a planning breach to Buckinghamshire Council. UPRN: 000766022967

An overbearing wooden fence has been erected around two properties in common ownership. Also the creation on of a new vehicular access to a residential property from an agricultural entrance and potential change of use from agricultural to residential.

15/01690/APP which is for an agricultural building on the part of the property which clearly states the land is agricultural. The building does not appear to have been built as shown on the plans in the planning permission.

20/03761/APP is for the main dwelling and shows access via the private road off Church Lane, not via the agricultural entrance further down.

It was agreed that MPC felt very strongly that this fence should not be permitted and concern was expressed that the hedgerow cited in the conservation area map had been removed. The breach had been raised by Councillor Town as an enforcement issue. See 23/10/04 (h).

Manor Farm grade 2 listed building planning breach reported. No further action at present time.

23/10/09 **Police:** Police report for September not received.

23/10/10 **Streets, Footpaths and Recreation Ground**

- a) **Recreation Ground:** Equipment inspection –nothing to report.
DC to report at November meeting.



23/10/11 Items for Information/Discussion

- a) **Planning.** Peter Strachan the Cabinet Member for Planning and Regeneration of Buckinghamshire Council has written to say that following a recent assessment of the 5 year supply position the position in the North and Central planning areas has dipped below 5 years (now at 4.5 years) mainly as a result of a slowdown in development, linked to rising construction costs as well as delays in bringing forward some of the major allocated sites of the VALP. The consequence of this is that in accordance with national policy, the Council will have to apply what is known as the 'tilted balance' when determining some speculative applications and it may be necessary either to approve some of those applications, where they may otherwise have been refused or, it may be found that some of those sites are approved on appeal for the same reasons. See 23/10/04 (b) above.
- b) **Request for banner(s) to be erected** in Marsworth to advertise Christmas markets in Wilstone Village Hall and Cheddington in November and December. Clerk to advise that Josie Kempster at Startops Farm should be contacted.
- c) **Councils - Connect your community to the Slow Ways national walking network.** SGS and Clerk to investigate.
- d) **Watery Lane – Dangerous Parking** (on corner by Anglers Retreat). Reported to Buckinghamshire Council 4 Oct 23. Ref **5060740** and to Megan Dean at Thames Valley Police on 8 Oct 23. See 23/10/04 (j).
- e) **D-Day 80 - 6TH JUNE 2024 – celebrations – request to light a beacon.** MPC does not have a beacon.
- f) **Notice of Polling Districts and Polling Places Review –** to be placed on noticeboards and website.

23/10/12 Items to Consider for Resolution

- a) It was agreed for the use of the **Recreation Ground for Bonfire and Fireworks on Saturday 4 November.** Copy of Insurance Certificate and Risk Assessment required. Clerk to contact Dick Brake.
- b) DC to purchase and lay a wreath at the Remembrance Service at the Church.
- c) It was agreed to donate £200 to All Saints Church £200 for grounds maintenance and £200 to Marsworth CofE Infant School for swimming lessons. Clerk to organise.
- d) It was resolved for MPC to provide a dog waste bin along Lower Icknield Way and the junction with the bridlepath which runs parallel to College Lake. The cost to supply and install a dog waste bin is £347.52.
- e) Funding request from Clive Cohen for £58.99 for wild seed for corner of Vicarage Rd/Vicarage Gdns was agreed. Section 137 money.

23/10/13 Finance:

a) **Monthly Finance status as at 30 September 2023**

Current a/c:			£0
Business Reserve a/c:			£31,822.26
Cheques agreed and distributed:			
Cheque 1890	Mrs C A Smith September	£270.09	
Cheque 1891	HMRC September	£63.60	
Cheque 1892	DWD September	£240	
Cheque 1893	Ron Busby Community Speedwatch equipment	£103.79	
Direct Debit payments:			
	SSE for September unmetered street lighting	£101.25	
	Ionos Outlook September	£8.40	
	Ionos	£71.86	
Remittance:	Precept		£9875

23/10/14 Agenda items for next meeting from Public Participation, Clerk's Report and Requested by Councillors

23/10/15 Date of next Meeting:

Monday 13 November 2023 at 8.00 pm in the Marsworth Millennium Hall.

Meeting closed at 8.55 pm

