

**Minutes of meeting held on 8 April 2024 in Millennium Hall, Marsworth at 8.00 pm**

- 24/04/01 Present:** Cllrs R Kennedy (RK) (Chairman), R Brown (RB), D Cornwall (DC), R John (RJ), C King (CK), G Monks (GM), S Smith (SGS) and Clerk to Parish Caroline Smith  
**Apologies:** None  
**Others Present:** Buckinghamshire Councillors Peter Brazier and Chris Poll
- 24/04/02 Declarations of Interest:** None.
- 24/04/03 Public Participation:** None
- 24/04/04 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** – outstanding
  - b) **SAC – Buckinghamshire Determination** – outstanding.
  - c) **Greenfield v Brownfield** –MPC has requested 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. Peter Brazier following this through. Councillor Brazier stated that although some areas had been previously developed, others had not so both greenfield and brownfield applied. Part Greenfield would outweigh other considerations.
  - d) **The White Lion** – planning application awaiting SAC determination.
  - e) **The White Lion Bridge** –Flooding and road failure – proposed plane and patch and drain clean.
- 24/04/05 Minutes of Parish Council meeting held on 11 March 2024.** 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.
- 24/04/06 Clerk’s Report: This section provides updates on on-going issues. Resolutions cannot be passed on items in this section.**
- 24/04/07**
- 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) **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.
  - e) **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. Clerk requested gully clean 8 Nov 23. Reported again on 30 Jan 23. Local area technician reports that here is a job in the system for checking and clearing the drainage system between No 9 and the canal bridge and will be given high priority. 2 Jan 24. Cllr Town to spoken to Lower Area Technician Feb 24.
  - f) **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 Sep 23.
  - g) **Garages at The Crescent.** Works to replace garages due to start this year. Fairhive will advise shortly. Clerk chased 3 Oct 23.
  - h) **Community Garden** – awaiting permission from Buckinghamshire Council.
  - i) **Section 106 Funding** in the sum of £69,007 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) and is for the Recreation Ground only. Stephen Wooler has kindly prepared a draft Deed of Variation for the following amendment: “to be spent towards the improvements or refurbishments to sport and recreation facilities at Marsworth Recreation Ground, Marsworth and/or improvements or refurbishment to other sport and recreation facilities owned and/or managed by Marsworth Parish Council including but not limited to Marsworth Village Hall (also known as the Millenium Hall).” Clerk has contacted CRT who has no objection and awaiting permission from Buckinghamshire Council.
  - j) A **dog waste bin** has been ordered for the entrance to the bridlepath along Lower Icknield Way at a cost of £347.52 to supply and install. Installation due December, but not yet installed.
  - k) **Recreation Ground Flooding** – The brook is flooding. Clerk has written to CRT who will send out a Reservoir Technician to inspect. Awaiting info. Chased 4 Dec 23 & 29 Jan 24 to seek report.
  - l) Section 106 Waterways Repair Yard Bulbourne Road (16/01079/APP). Joe Houston has agreed that 106 money can be used for: **matting, open fencing, & additional ‘whipping’ hedgerow** at the Rec.
  - m) **Aylesbury Truck Hire (ATH)** at Marsworth Airfield –Buckinghamshire Council had confirmed that the building is being used unlawfully and they have made ATH aware.
  - n) **Road Priority Sign by Startop Farm has fallen.** Notified to local area technician.
  - o) **Roof for Defibrillator.** DWD has built a roof to protect from rainwater 1/4/24.
  - p) **Noticeboard** on Village Green being applied for by Clerk, with funding from Community Board.

- 24/04/08 To note the report from the Village Hall Committee** (if Councillors have any recommendations they would like the Council to consider, these must be clearly expressed in advance on the agenda).
- PAT testing** – outstanding
  - Replacement heating** - Possible funding available from Section 106 monies (16/01079 APP) if Deed of Variation agreed or from Community Board funding.
  - Village Hall Week** – next steps to a greener building. Clerk to resend details to DC for the Village Hall Committee.
  - Car Parking** – Village Hall Committee asking for regular offenders to be wheel clamped. Clerk to contact housing association to raise the issue.

- 24/04/09 a) Plans for consideration** – To consider planning policies, applications and appeals received and resolve to submit comments where appropriate. –

24/00767/ALB | Listed building application for replacement of casement window and cill | Bridgeways Watery Lane Marsworth Buckinghamshire HP23 4LY **App 12 Mar. Reply 9 Apr 24. MPC no objection.**

24/00885/APP | Change of use of an existing outbuilding from a garage to a 1-bedroom short-term holiday rental accommodation and external alterations to existing outbuilding | The Old Manor Church Lane Marsworth Buckinghamshire HP23 4LX **App 18 Mar. Reply 13 Apr 24.** Residents have written to MPC to express their concerns. **MPC commented as follows:** Planning permission was originally sought for a garage, but it has never been used as a garage and the owners are now seeking permission to change its use.

Had the original application been made for a new residential property within the conservation area more objections would have been likely and planning permission may have been refused.

A holiday let will have an impact on the Chiltern Beechwoods SAC since it is likely holidaymakers will wish to visit the woods.

We have concerns for egress being over-used in the setting of the listed building in a residential curtilage and conservation area. There are already traffic problems in Church Lane - which is derestricted - due to the narrow road, on-road parking and a higher volume of traffic since the Marsworth Wharf Development. Access to the proposed property is via a narrow private lane.

We would ask that a condition be added, if the application is successful, that there should be no attempts to build further accommodation on this land.

24/00905/ALB | Listed building application for removal of existing unkeyed lime plaster and re plastering of internal walls in traditional timber and lathe method, replacement of bathroom and repairs and replacement of windows, minor roof slate repairs, removal of cement mortar from chimney stack, patch repairs of lime mortar to West Facade, re-insulation under floors and roof void in annexe, replaster to make good, re-wiring of 3 phase supply and to connect to domestic supply in annexe | Manor Farm Ship Lane Marsworth Buckinghamshire HP23 4NA **App 18 Mar. Reply 23 Apr 24. MPC no comments.**

24/00950/PAPCR | Determination as to whether prior approval is required in respect of transport & highway impacts, noise, contamination risk, flooding and locational considerations for the change of use from vacant care home (Use Class C2) to a single residential dwelling (Use Class C3) under Schedule 2, Part 3, Class MA of the GPDO. | Folly Bridge House Bulbourne Road Marsworth Buckinghamshire HP23 5QG. **App 21 Mar. Reply 23 Apr 24. MPC supports. (Application withdrawn 11 April 24)**

- b) **Decisions awaited:**

21/00383/APP - Former White Lion PH Startups 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. Grovfields 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. **Decision – The Secretary of State has dismissed the Appeal and refused planning permission. There are still circumstances in which the validity of the Secretary of State's decision may be challenged by making an application to the High Court within 6 weeks of 15 Mar 24. A judicial review is not a re-hearing. Judges cannot substitute their own view for that of the Inspector, but check only that the decision has been arrived through correct legal process.**

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.

**App 24 May 23. 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. RK has written to MPS Mohindra Gagan and Greg Smith asking that Buckinghamshire Council not to be the sole determinant and that it should work with Dacorum and Mr Gagan, MP, has confirmed he has written to Dacorum urging them to work with Buckinghamshire Council. Awaiting reply from Greg Smith MP. 29 Nov 23.

24/00405/APP - Anglers Retreat Ph Startops End Lower Icknield Way HP23 4LJ  
Conversion of public house to detached dwelling with associated works including demolition of existing side conservatory and replacement with single storey side extension, replacement roof to single storey rear extension & replacement windows. Demolition of existing outbuildings and erection of two detached dwellings, with associated driveway and private parking bays. **App 23 Feb.**

24/00622/APP - 7 The Crescent Marsworth HP23 4LP  
Householder application for rear facing dormer to existing extension. **App 23 Feb.** MPC has no grounds to object.

**c) Permission Approved/refused:** None

**24/04/10 Police:** Police report for March contained within TVP annual report on Marsworth website.

**24/04/11 Streets, Footpaths and Recreation Ground**

- a) **Recreation Ground: Equipment inspection** –RJ reported that some of the equipment needed lubricating which he would do and RK to repair nets again. Clerk to obtain quote for painting of equipment. SGS to obtain stock of protective stoppers. CK to report at May meeting.
- b) **Recreation Ground** – Matting currently being installed. (Sec 106 funding).
- c) **Recreation Ground Policy, car parking and charity/commercial use.** Policy discussed and RK to redraft. Village Hall Committee to be sent revised copy as soon as approved.

**24/04/12 Items for Information/Discussion**

- a) **Guttering overflowing onto Village Hall Walkway from next door.** Clerk and DWD to speak to neighbour. MPC noted, however, that it had been extremely wet.
- b) **Marsworth Charity** – Clerk has applied to Land Registry for Title Deed.
- c) **Community Board on 26 March.** SGS and Clerk attended. PCs Jake and Dionne were also in attendance.
- d) **Asset of Community Value (ACV)** consider re-applying for ACV for Anglers Retreat with assistance of CAMRA if a re-applying has proved successful elsewhere. Clerk to ascertain.
- e) **Dog Waste Bin at Startops Car Park.** Councillor Brazier had brought this to the attention of Cabinet and local MPs. Awaiting outcome. Clerk to forward to Councillor Brazier the complaints received about lack of any bins around the reservoirs. Clerk to put request into Marsworth News for resident feedback.

**24/04/13 Items to Consider for Resolution**

- a) It was resolved to approve the Risk Assessment for the **Marsworth Fun Run** on 12 May 2024, with the addition of the assessment for the portaloos.
- b) It was resolved to approve the use of the Recreation Ground for car parking for the **Marsworth Steam Rally** on Sunday 16 June. Copy of insurance and risk assessment had been received.
- c) **Marsworth Charity.** It was confirmed that Caroline Smith should continue to represent Marsworth Parish Council as Trustee on the Marsworth Charity.

**24/04/14 Finance:**

a) **Monthly Finance status** as at 31 March 2024

<b>Current a/c:</b>			£0
<b>Business Reserve a/c:</b>			£24,751.92
<b>Cheques agreed and distributed</b>			
Cheque 1926	Mrs C A Smith March	£284.45	
Cheque 1927	HMRC March	£68.80	
Cheque 1928	DWD March	£170	
<b>Direct Debit payments:</b>	Ionos Outlook March	£8.40	
	SSE for February	£122.60	
	Sec 106 reimbursement for Village Hall bench		£510.00

**24/04/15 Agenda items for next meeting from Public Participation, Clerk’s Report and Requested by Councillors**  
Marsworth Steam Rally

**24/04/16 Date of next Meeting:**

Monday 13 May 2024 at 8.00 pm in the Marsworth Millennium Hall, preceded by Annual Meeting of Council at 7.45 pm.

Meeting closed at 9.00 pm