

Minutes of meeting held on 8 September 2025 in Millennium Hall, Marsworth at 8.00 pm

- 25/9/01 Present:** Cllrs R Kennedy (Chairman), C King (CK); G Monks (GM) H Gracie (HG); S Smith (SGS) and Clerk to Parish Caroline Smith
Apologies: R John (RJ), R Brown (RB) (hol)
Others present: Cllrs Peter Brazier for item 25/009/04
- 25/09/02 Declarations of Interest:** None.
- 25/09/03 Public Participation:** The monthly opportunity for members of the public to put questions to or provide information to the Parish Council.
Bonfire Night and Fireworks – The Chair of the Marsworth Social Centre, known as the Village Hall Committee discussed with MPC arrangements and planning for the fireworks night.
- 25/09/04 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) **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. Outstanding.
 - c) **Section 106** Cllr Brazier reported that it was hoped that the old system of applying for funding would be reinstated as the 3-6 month delay in applications being reviewed wasn't working
 - d) **Buckinghamshire Local Plan.** Cllr Brazier reported that Cabinet was due to approve a new consultation for the local plan for 95,000 additional homes, with expansion in villages limited to around 13,000 to 15,000. The Ward Councillors were concerned there was little mention of the lack of infrastructure which was an issue. Already 250,000 homes in Buckinghamshire and a further 95,000 would lead to even more issues with sewage, water, GP surgeries, schools, etc.
 - e) **Kingsbrook SANG** Planning is still being delayed as the Kingsbrook SANG – due in August – has still not been approved.
 - f) **The White Lion** The delay to the SANG means yet a further delay to the White Lion. Cllr Brazier confirmed that the Planning Officer was sympathetic to the development and all were working together to achieve a satisfactory conclusion.
- 25/09/05 Minutes of Parish Council meeting held on 11 August 2025.** 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.
- 25/09/06 Clerk's Report: This section provides updates on on-going issues. Resolutions cannot be passed on items in this section.**
- a) **Recreation Ground Flooding** – Clerk has written to Canal and River Trust legal department with probable proof of CRT ownership. Case No enquiry 1454736 Apr 25. CRT PR dept has written back suggesting we 'speak to the farmer'. Stephen Wooler, SGS and Clerk investigating further and visiting Buckinghamshire Archives on 11 September.
 - b) **Railings at Startops** – damaged around 12 March 24. Clerk to chase. **5977740 15 May 24.** Cllr Brazier to investigate delay in installation of railings which was due to take place in August.
 - c) **Asset of Community Value (ACV) – Anglers Retreat.** MPC resolved to apply for an ACV for the Anglers Retreat. Clerk to apply on behalf of MPC.
 - d) **Asset of Community Value (AVC) – Red Lion.** Clerk to apply on behalf of MPC.
 - e) **LED lighting** – Clerk to obtain quotes.
 - f) **Residents complaint.** Clerk has written to CRT as the road narrows at the Red Lion Bridge due to vegetation encroachment on road, and overhanging branches. Boundary hedges are landowners' responsibility. **Case Number:** 1432376 28 Feb 25. Clerk chased 16 Jul 25. CRT has replied that they haven't visited and will raise a new issue if we have further problems.
 - g) **Deed of Variation for Marsworth Village Hall.** Clerk ascertaining why the 'Term' of the lease in the Deed of Variation stated from 1968 and not 1961 as in the original lease. This may alter the break-clause dates.
 - h) **College Farm Complaint.** Resident collected bagsful of rubbish lying on the bridleway close to the two yard entrances. Querying what planning permission in place as a lot of people, vehicles, caravans and different units. **Currently under investigation.** March 25 Ref NC/25/00090/OPDEV
 - i) **Watery Lane** Local Area Technician (LAT) organising White Lines to be painted at the junction of Lower Icknield Way. Clerk has informed Watery Lane residents.
 - j) **Marsworth Wharf** Buckinghamshire Council has temporarily repaired the damage to the verge near the Elsan facility. 7854692. Damage caused by CRT Biffa bins. Cllr Brazier investigating why 26T Biffa lorries are using the bridge.
 - k) **Lukes Lea** Blackberry area to be cleared back/tidied after fruiting and trees to be tidied. Clerk obtaining quotes.
 - l) **Village Hall AV equipment and heating.** Clerk has applied for Section 106 funding up to a sum of £16,000. Works will be delayed from August to week of 27 October to ensure funding is secured.
 - m) **Multiple vans being parked on grass verges at Cooks Wharf.** LAT to organise for hedgerow to be cut back opposite the cottages which is obscuring signage including weight restriction and speed. 11 Aug 25
 - n) **MVAS unit/post** kindly donated by Cheddington PC and RK now kindly storing them.

- o) **Trip Hazard at Watery Lane by bridge leading to Rec.** CRT say doesn't belong to them. Clerk has contacted FixMyStreet 4/9/25 **8118499**
- 25/09/07 To note the report from the Village Hall Committee (VHC)** (if Councillors have any recommendations they would like the Council to consider, these must be clearly expressed in advance on the agenda).
- a) The Minutes of the meeting held on 13 August 2025 were reviewed. Next meeting 1 October.
- 25/09/08 a) Plans for consideration –** To consider planning policies, applications and appeals received and resolve to submit comments where appropriate. –
- 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 24.**
Appropriate Assessment of 9 May 24 issued by Buckinghamshire Council in relation to VALP and SAC. A further delay until next year as another bat survey to be carried out and a suitable SANG to be approved.
- 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), New vehicular and pedestrian access off Long Marston Road. **App 24 May 23.** RK has written to Dacorum asking requesting confirmation that Buckinghamshire Council will not be permitted by Dacorum to be the sole determinant on this application. RK has written similarly to other local MPs. Mr Gagan, MP, had confirmed he has written to Dacorum urging them to work with Buckinghamshire Council. 29 Nov 23. RK has written to Dacorum to ask for its support in objecting to the application. **Jan 25.**
- 24/00885/APP | The Old Manor Church Lane Marsworth Buckinghamshire HP23 4LX
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 | **App 18 Mar. Reply 13 Apr 24.** Residents have written to MPC to express their concerns. **MPC made various comments on the planning application. Natural England agree with the conclusion of the HRA that as it stands the development would have an adverse impact on the integrity of the Chilterns Beechwoods Special Area of Conservation. 4 Oct 24**
- 19/B0140/DIS | 19/00140/ALB | British Waterways Repair Yard Bulbourne Road Marsworth
Application for approval of details subject to part condition 6 (proposed windows) of listed building consent Change of windows from metal to timber. **Oct 24. MPC no comments.**
- 25/00383/CPL | Ainscough App for Certificate of lawfulness for proposed traffic management works to manage the vehicular and pedestrian traffic over the Grand Union Canal Bridge 130 | Grand Union Canal Bridge 130 Between Vicarage Road (to The South Of The Ground Union Canal Bridge 130) And Long Marston (to The North Of The Grand Union Canal Bridge 130). **App 6 Feb 25 MPC has objected as considered unsafe.**
- Notice of Submission for the Dacorum Local Plan to 2041 to the Secretary of State.** Notice is hereby given that Dacorum Borough Council has submitted the Dacorum Local Plan to 2041 for independent examination to the Secretary of State for the Ministry of Housing, Communities and Local Government. Submitted on **11 Mar 25**
- Planning Inspectorate Ref:** APP/J0405/W/25/3363581
Appeal by: Burgundy Developments Ltd
Application Ref: 24/02222/AOP **Appeal Ref:** 25/00019/REF
Land Adj The Duke Of Wellington Ph Cheddington Road Marsworth
Proposal: Outline planning application with all matters reserved except access and layout for the erection of 9 dwellings with associated parking and access
An appeal has been lodged with the Secretary of State against the Council's decision.
The **start date** for this appeal is 11 April 2025. Comments to be submitted within 5 weeks of this date.
MPC has repeated its objections and highlighted the threatening anonymous letters received. 5 May 25
- 25/01756/AOP | Land North Of Glebe Close Pitstone
Outline application for demolition of no61 Albion Road and residential development of up to 100 dwellings, landscaping, drainage, open space, and associated works, including the change of use of land from agriculture to Class F.2(c) to create Strategic Area of Natural Greenspace (SANG). All matters reserved except for access off Albion Road (details of internal roads and footpaths reserved) on land north of Glebe Close, Pitstone | .
App 9 Jun 25. MPC objects.
- 25/01857/ALB | | 12 Bulbourne Yard Marsworth Buckinghamshire HP23 5FU
Listed building application for replacement of three existing metal frame glazed doors with three timber framed glazed doors at the rear of the building **App 5 Aug 25. MPC no objection**
- 25/02367/APP | 9 Vicarage Road Marsworth Buckinghamshire HP23 4LT
Demolish single storey rear extension & erect single storey rear extension | **App 5 Aug. MPC no objection.**
- 25/01880/MOA| Marschcroft, Tring. 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 SANG. **Reply 27 Sep. MPC objects.**

(c) Permission Approved/refused/withdrawn:

25/02087/ATC - Dragons Feld Gurneys Farm Church Lane Marsworth HP23 4LY.

Species - Beech circa 32ft height. 2 - white cherry blossom circa 15ft The roots of these trees are too close to outbuilding. The roots have caused structural damage to the outbuilding and patio area. The trees would probably have been planted after or at the same time the summerhouse was constructed in 1997 and have now grown too large to be situated so close to the building. (position of trees on location map attached) We would like to fell these trees to prevent any further structural issues to outbuilding. Whilst these trees are situated in our back garden which is situated in a conservation area, they cannot be viewed from any highway or public viewpoint within or looking into the conservation area itself. **MPC no objection (agreed by email).**

Approved 18 Aug 25.

25/09/09 Police report August – nothing of note.

25/9/10 Streets, Footpaths and Recreation Ground

a) **Recreation Ground: Equipment inspection** – Nothing of note to report. SGS to tie up nets again. RK to report at October meeting.

25/09/11 Items for Information/Discussion

- a) **Bonfire Night** The Chair of the Village Hall Committee undertook to liaise with MPC in relation to arrangements for the night especially in relation to safety, crowd control and parking.
- b) **Public Parking at the recreation ground.** This would be considered further in relation to the remaining Section 106 funds of around £38,000 to be spent on sport and leisure.
- c) **Village Hall improvements** via 106 or other from Village Hall Committee. Clerk has written to Joe Houston to ascertain which items could be funded by Section 106 monies.
- d) **Water Hydrants** – do we know where they are? Clerk to write article for Marsworth News.
- e) **Litter Picking at Startup Car Park and Reservoir.** An unsatisfactory reply received from Canal and River Trust (CRT) Customer Relations following RK's email to the CEO to say that signs had proven ineffective in addressing the issue and were unlikely to endure. Additionally, CRT would not be installing further signage as existing signage was sufficient. CRT asked that should any volunteer groups wish to collaborate with them and contribute to our scheduled hours, they would be most welcome to do so. It was agreed that Clerk would advise the Marsworth litter pickers not to pick around Startup car park and reservoir as CRT do so. If rubbish is identified on CRT land email enquiries.londonseast@canalrivertrust.org.uk with details and photo.

25/09/12 Items to Consider for Resolution

- a) **Use of Recreation Ground on Saturday 8 November for Bonfire Night.** It was resolved to approve for the Marsworth Social Centre Charity (known as the Village Hall Committee or VHC) to use the Recreation Ground for the bonfire and fireworks night on Saturday 8 November, subject to sight and approval of a risk assessment and suitable insurance.

25/09/13 a) Finance: Monthly Finance Statement as at 31 August 2025

- b) **AGAR External Audit** The external auditor report and certificate have been received with no matters arising from the review. The Clerk will:
 - Prepare a "Notice of conclusion of audit" which details the rights of inspection, in line with the statutory requirements.
 - Publish the "Notice" along with the certified AGAR (Sections 1, 2 & 3) before 30 September 2025, which must include publication on the smaller authority's website.
 - Keep copies of the AGAR available for purchase by any person on payment of a sum of £5.
 - Ensure that Sections 1, 2 and 3 of the published AGAR remain available for public access for a period of not less than 5 years from the date of publication.

25/09/14	Cheques			
	Cheque 2004	Mrs C A Smith August £406.92 + £14 title deed for land + £8.91 stationery	£429.83	
	Cheque 2005	HMRC August	£99.20	
	Cheque 2006	DWD August 1 cut x August	£120.00	
	Cheque 2007	Scribe monthly payment	£37.20	
	Cheque 2008	Scribe one-off payment	£298.80	
	Cheque 2010	PKF Littlejohn – external audit	£252.00	
	Cheque 2011	Election recharges – Buckinghamshire Council	£253.00	
	Receipts			
		Interest		£33.23
	Direct Debit payments:	Ionos Outlook July	£8.40	
		SSE for July	£122.39	
	Current a/c:			£0.00
	Business Reserve a/c:	(includes accrual of £10,200 for proposed LED lighting)		£39,997.65

25/09/15 Date of next Meeting: 13 October 2025 at 8.00 pm in the Marsworth Millennium Hall.
Agenda item: disabled parking at All Saints Church.

The meeting closed at 9.00 pm.