

**Minutes of meeting held on 8 November 2021 in Millennium Hall, Marsworth at 8.00pm**

**Present:** Cllrs R Kennedy (RK) (Chair), H Chalmers (HC), G Monks (GM), J Woodruffe (JW) and Clerk to Parish Caroline Smith

**Others Present:** Buckinghamshire Councillors Derek Town, Peter Brazier and Chris Poll; Elaine Standen (Marsworth News)], Peter Dean, Susan Dean

**Apologies:** R Brown (RB), D Cornwall (DC)

- 21/72 **Adoption of Agenda:** The agenda had been updated since its initial distribution on 1 November with items 7n and 10f.
- 21/73 **Declarations of Interest:** None
- 21/74 **Minutes of meeting held on 11 October 2021** had been circulated and were approved and signed as a true record.
- 21/75 **Public Participation** – Mr and Mrs Dean queried the outcome of the Presentation by Ainscough Strategic Land which had taken place prior to the Parish Council Meeting. RK outlined the meeting as per the attached notes.
- 21/76 **Clerk's Correspondence:**
- a) Community Bus Project. Questionnaire update awaited.
  - b) Marsworth Food Bank. Waiting to hear if the funding application from the Buckinghamshire Community Board in the sum of £1860 for the period 1 October 2021 to 31 March 2022 has been successful. Funding from the Community Board for the period 1 April 2022 to 31 March 2023 to be submitted once hear back from Community Board.
  - c) It was agreed to apply for funding for a SID (speed indicator device) (circa £3,500) and to survey a suitable site in conjunction with Cheddington Parish Council. Clerks to liaise and take forward.
  - d) Ainscough Strategic Land's proposals to redevelop the former airfield. See attached notes.
  - e) Wing & Ivinghoe Community Board Teams meeting on Tues 19 October. Minutes circulated.
  - f) Town and Parish Charter not being promoted further by Buckinghamshire Council at this time.
  - g) Funding for local community projects available through the Community Board and an article is in Marsworth News.
  - h) Membership of the Town and Country Planning Association (TCPA) was considered but agreed not to proceed. Cost £110 per annum. £90 for the first year.
  - i) Land off Church Road (B488) Ivinghoe – MPC had expressed its objections through the Planning Portal.
  - j) Remembrance Wreath is to be laid on behalf of MPC at the Church by DC.
  - k) Community safety survey by the Community Board took place (closed 22 October) to gather residents' community safety concerns.
  - l) Big Bucks Tidy Up (requests by 25 Oct). MPC has requested Street Sweeping
  - m) Play Around the Parishes. At a cost for £381 for 2 hours, £475 for 2 hours with Sports or 5 hours including sports for £834 per session, MPC did not consider this value for money and agreed not to take up this offer.
  - n) Environmental Permitting Regulations. Consultation ends 25 November 21. Chairman has asked the Church Warden if this will affect Marsworth Church.
- 21/77 **BC Report:**  
**The White Lion**  
A Section 215 notice had now been issued, effective January 2022.  
**Aylesbury Truck Hire at Marsworth Airfield**  
6 businesses at the airfield currently being reviewed by the Enforcement Officer.
- 21/78 **Police** – 5 incidents in October. 1 of note was a report of Nottingham Knockers (doorstep sellers) in Lower End on 22/10/2021. Officers searched the area but did not locate them.
- 21/79 **Environment and Amenity Matters:**
- a) Equipment Check report – RK nothing to report.  
Equipment check report for November at December 2021 meeting – Cllr. DC to report.
  - b) Footpath Sign outside entrance to Marsworth Recreation ground (by the vehicle emergency access), had been knocked down (TfB363072515). Completed
  - c) Lighting - Vicarage Road – the light next to electricity substation – near old peoples' housing is out – very dark and apart the light opposite 3 Vicarage Road (The Old Post Office) is on all night – completed
  - d) Footpath blocked by faulty gate through Manor Farm. Reported (Ref tb13n97)
  - e) Badger (deceased) on Marsworth & Pitstone path – removed.
  - f) Dead Ash in Rec by Bridgeways – Agreed to proceed with RML quote of £420 to remove tree.
- 21/80 **Village Hall**  
Works required to roof of outside area. J Leonard instructed and completed works. Cost £240.
- 21/81 **Planning Matters:**
- a) **Plans for consideration:**



**b) Decisions awaited:**

21/03482/APP - Dragons Feld, Gurneys Farm, Church Lane –  
insertion of a rooflight window, ground floor window and patio doors. **MPC** no objection

21/02007/APP – 2 Lukes Lea Marsworth HP23 4NH. Part two storey and part single storey side extension. **MPC** no objection.

21/01520/AOP – Marsworth – Anglers Retreat Ph And 30 Startops End Lower Icknield Way Marsworth Bucks HP23 4LJ  
Change of use for Public House to residential use and conversion of public house to two flats with two storey rear extension and single storey side extension and demolition of existing conservatory, demolition of existing outbuildings and erection of 4 houses, change of boundary location with 30 Startops, change of access for 30 Startops and erection of carport for two vehicles and enclosed store, two storey side extension for 30 Startops

21/01285/APP – Marsworth – 2 Wellington Place Cheddington Road Marsworth Buckinghamshire LU7 9AD  
Demolition of a number of existing outbuildings to the rear of the property and replace with a single storey extension.

21/01266/APP – Marsworth – Canal Bank Farm, Watery Lane, Marsworth, Buckinghamshire. HP23 4LY  
Install a riding arena (40 x 20m) within a paddock area.

20/00548/ALB – Marsworth – British Waterways Repair Yard, Bulbourne Road, Marsworth, Buckinghamshire.  
Re-roofing buildings 4,5,6 and 12 (part) and the rebuilding of chimney on building 4.

21/00082/APP – Marsworth – 25 Lower Icknield Way, Marsworth, Buckinghamshire. HP23 4LN  
Full refurbishment and roof extension following house fire.

21/00383/APP – Marsworth - Former White Lion PH Startops End Lower Icknield Way, Marsworth, Bucks. HP23 4LJ  
Conversion of former public house into two dwellings.

21/00970/APP – Marsworth – Land Opposite Bulbourne Yard Bulbourne Road Marsworth Bucks. HP23 4NG  
New brick faced retaining structure and associated works to the access track in order to facilitate the construction of a pedestrian bridge across the canal.

**b) Permission granted/refused:**

21/01346/APP – Marsworth – 14 Norvic Road, Marsworth, Buckinghamshire. HP23 4LS  
First floor front and side extension. **Refused.**

**21/82 Finance Matters: Monthly Finance status at 31 October 2021**

|                                       |                                   |         |         |
|---------------------------------------|-----------------------------------|---------|---------|
| <b>Current a/c:</b>                   |                                   |         | £0      |
| <b>Business Reserve a/c:</b>          |                                   |         | £25,139 |
| <b>Cheques agreed and distributed</b> |                                   |         |         |
| Cheque 1775                           | Mrs C A Smith                     | 212.86  |         |
| Cheque 1776                           | HMRC                              | £50.80  |         |
| Cheque 1777                           | DWD                               | £540.00 |         |
| Cheque 1778                           | J Leonard (2 bench installations) | £485.00 |         |
|                                       |                                   |         |         |
| <b>Direct Debit Payments:</b>         | EON                               | £90.22  |         |
|                                       | EON                               | £45.93  |         |
| <b>Receipts:</b>                      | Bank Interest                     |         | £.17    |

**21/83 Date of next Meeting: Monday 13 December at 8.00 pm in the Marsworth Millennium Hall.**

Meeting Dates 2021  
13 December

Inspection Report on Rec Ground and Notice Board  
DC to report at December meeting

Meeting Dates for 2022 agreed as follows:

10 January  
7 February  
14 March  
11 April  
9 May  
20 June  
4 July  
8 August  
12 September  
10 October  
14 November  
12 December

RK to report at January meeting  
RB to report at February meeting  
HC to report at March meeting  
DC to report at April meeting  
GM to report at May meeting  
JW to report at June meeting  
RK to report at July meeting  
RB to report at August meeting  
HC to report at September meeting  
DC to report at October meeting  
GM to report at November meeting  
JW to report at December meeting

Members of Ainscough Strategic Land (Ainscough) presented to a meeting of Marsworth Parish Councillors prior to the Parish Meeting at 7pm on Monday 8 November 2021.

**Present:**

Marsworth Parish Council - Councillors  
R Kennedy, Chairman, H Chalmers, D Cornwall, G Monks, J Woodruff  
Clerk to Parish Caroline Smith  
Cllrs Derek Town, Peter Brazier and Chris Poll

**Ainscough**

Andy Hughes – Director, MPC Consultancy (Community consultation & stakeholder engagement)  
John Brookes – Planning Director, Ainscough (Land promoter)  
Freddie Palmer – Account Director, MPC Consultancy (Community consultation & stakeholder engagement)  
Niamh Hession – Design Director, Turley (Masterplanning)  
Amy Cooper – Associate Director, Turley (Planner)  
Tim Russell – Associate Director, Croft Eddisons (Transport consultant)

**Ainscough stated:**

It is under contract with the landowners for a specific period to bring the land forward as appropriate.

AVDC confirmed the land as Brown Field 2 years ago.

It is aware of 2 previous attempts to get large scale housing on the site and believe they can overcome the objections raised at the time.

Ainscough see the new village as free-standing and therefore separate to Marsworth, with 2-bedroomed housing upwards.

To guarantee the proposed benefits of school, shop, etc the scheme proposals will be captured during planning consent or a 106 agreement. Ainscough stated that it will have a triple-lock with three different entities having the power to enforce compliance.

MPC argued that roadway access was totally inadequate, but Ainscough believe they can overcome the issues.. Bus access issues can be overcome as can construction delivery through an agreed Construction Management Plan.

It has had 70 responses out of a mailout of 1,000 to an area around the scheme. (MPC will carry out a similar survey).

As the land is part Bucks and part Dacorum, it will be engaging with Tring Rural Parish Council as well as Marsworth Parish Council (not Pitstone or Cheddington Parish Councils).

MPC opinion (by majority) is that it is far too much housing and in the wrong place.

It is to be put forward as a 'windfall site' as it is not part of the Vale of Aylesbury Local Plan (VALP).

Planning submission to take place by the end of this year.

