

Minutes of meeting held on the 9th March 2026 in the Millennium Hall, Marsworth, at 8.00pm

1. [26/03/01]: Present

Cllrs R Kennedy (Chairman), C King (CK); G Monks; R Brown (RB), R John (RJ), S Smith (SGS)
and Clerk to Parish Caroline Smith

Apologies: None

Others present: Cllrs Peter Brazier and Chris Poll

2. [26/03/02]: Declarations of Interest:

SGS lives in Stepnells

3. [26/03/03]: Public Participation:

The monthly opportunity for members of the public to put questions to or provide information to the Parish Council.

3.1 Buckinghamshire Draft Local Plan and Sites

Approximately 50 residents attended and notes of the discussion are appended to these Minutes. See also Minute 26/03/11.1

3.2 Planning Application

Consultation on PL/25/5024/FA & PL/25/5025/HB : 13 Bulbourne Yard, Marsworth, HP23 5FU
Retrospective planning application. See Minute No 26/03/8.1

3.3 PL/26/01066/FA 2 Cooks Wharf Cottages Cheddington Road Marsworth LU7 0SZ

Installation of a dropped Kerb and creation of a driveway. See Minute 26/03/8.1

4. [26/03/04]: 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:

4.1 Discussion took place under public participation.

5. [26/03/05]: Minutes of Parish Council meeting held on 9 February 2025. It was resolved that the draft Minutes were a true and accurate record and the Chairman was duly authorized to sign them on behalf of the Council.

6. [26/03/06]: Clerk's Report:

This section provides updates on on-going issues. Resolutions cannot be passed on items in this section.

6.1 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. Stephen Wooler kindly drafted a letter which RK has signed and Clerk has sent to the Legal Director of CRT asking them to provide proof that they don't own the 4' strip of land between Bridgeways and the Recreation Ground. December 2025. Clerk wrote to CRT and received acknowledgement on 24 Feb 26 that all had been passed to the Legal and Governance Dept.

6.2 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.

6.3 Asset of Community Value (AVC) – Red Lion.

Clerk to apply on behalf of MPC.

6.4 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.

6.5 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

6.6 Marsworth Wharf

Buckinghamshire Council has temporarily repaired the damage to the verge near the Elsan facility. 7854692. Damage caused by CRT Biffa bins. Clerk to raise with FixMyStreet why 26T Biffa lorries are using the bridge.

6.7 Village Hall AV equipment and heating.

Works now complete and S106 funding to be applied for by Clerk.

6.8 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

6.9 Village Hall car parking

By non-users of the Hall. Fairhive has confirmed that this has satisfactorily concluded with no further parking. Feb 26

6.10 Advertisement in Marsworth News and noticeboards of Casual Vacancy for MPC.

Clerk has advertised on noticeboards and in Marsworth News, with a deadline of April.



7. [26/03/07]: 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).

7.1 Minutes of the meeting held on 4 February were noted.

7.2 Update on new website and booking system. Booking system now live.

8. [26/03/08]: Planning Applications

8.1 Plans for consideration

To consider planning policies, applications and appeals received and resolve to submit comments where appropriate.

Consultation on PL/25/5024/FA & PL/25/5025/HB : 13 Bulbourne Yard, Marsworth, HP23 5FU

Retrospective planning application. MPC objects.

3.3 PL/26/01066/FA 2 Cooks Wharf Cottages Cheddington Road Marsworth LU7 0SZ

Installation of a dropped Kerb and creation of a driveway.

MPC suggested the provision of a layby would be more suitable. MPC objects.

8.2 Decisions awaited:

8.2.1 21/00383/APP - Former White Lion PH Startups End Lower Icknield Way, Marsworth, HP23 4LJ

Conversion of former public house into two dwellings. App Feb 24. Awaiting SANG agreement.

8.2.2 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.

8.2.3 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

8.2.4 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. Consultation running until 8 January 2026. Once the Inspectors have considered the responses to the consultation they will prepare their Matters, Issues and Questions for discussion at the Stage 3 hearing sessions and will be inviting hearing statements in response to their Matters, Issues and Questions.

Tring Town Council is actively involved in objecting and has appointed a planning consultant and landscape consultant to assist with this process. One of the grounds of objection is the potential impact it will have on schools, doctors, roads and other infrastructure around Tring. Jan 2026

Stage 3 hearings to take place 2-27 March 2026.

8.2.5 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.

8.2.6 25/01880/MOA| Marshcroft, 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. MPC objects. Grove Fields Residents Association' KC advises that, in the short term GRFA should shift its focus from Stage 3 of the Government Inspectors' 'Examination in Public' (EiP) (no date scheduled) to fighting the renewed Marshcroft Planning Application to Dacorum from Barratt Redrow. 30 Nov 25.

8.2.7 PL/25/3868/FA | 5 Vicarage Road Marsworth HP23 4LR

Two story side extension and extend driveway 6 Nov 25. Reply by 27 Nov. MPC No objection.

8.2.8 PL/25/4842/FA | Folly Bridge House Bulbourne Road Marsworth HP23 5QG

Insertion of two dormer windows to front elevation, 5 Dec 25. Reply by 26 Dec 25. MPC No objection.

8.2.9 9 PL/25/5721/HB | Listed building consent for internal and external repairs including roof and ceiling repairs, commercial kitchen repairs and replacement internal finishes and redecorations. | Red Lion Ph Vicarage Road Marsworth Buckinghamshire HP23 4LU. 12 Jan 26. MPC no objection. Delays at Planning Dept due to holidays.

Peter Brazier taking up with Cabinet member for Planning. MPC has written to Planning to ensure that the Village Green which is adjacent to the Red Lion is restored to previous condition following the works.

8.2.10 PL/25/6009/FA || Site Of The Former White Lion PH 2 Startops End Lower Icknield Way Marsworth
Erection of 4 semi-detached dwellings with associated car parking, garden space, waste provision and cycle storage. 26 Jan. Reply by 18 Feb. MPC supportive. 9 Feb 26.

8.2.11 PL/26/00534/EIASR | Request for an EIA Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for 190 dwellings and associated infrastructure. | Land Off Leeches Way Cheddington Buckinghamshire. MPC objects to the proposed development and recommends that any EIA conducted ensures that sufficient consideration has been given to the impact of sewage and water supply as our villages are already under strain. 9 Feb 26

8.2.12 1 25/03168/OUT| Highover Lukes Lane Gubblecote Tring Hertfordshire HP23 4QQ -
Construction of up to 5 self build or custom build dwellings| 23 Jan 26. MPC objects on the grounds of the road being too narrow for additional traffic, inadequate public transport provisions and an increased danger of flooding. 9 Feb 26

8.3 Permission Approved/refused/withdrawn:
None

9. [26/03/09]: Police report for February
Nothing of note.

10. [26/02/10]: Streets, Footpaths and Recreation Ground

10.1 Recreation Ground:

Equipment inspection. RK reported that he had now cleared the bonfire area of metal objects. RB to report in April.

11. [26/03/11]: Items for Information/Discussion

11.1 Buckinghamshire Local Sites. Sites for around 95,000 dwellings have been published with a consultation deadline of 16 March. MPC to object following residents' objections as attached.

11.2 Whaddon Parish Council seeking support to encourage Bucks Council to adopt a **consistent 20mph** across towns and villages. It was agreed that 20 mph should be implemented only where appropriate. Clerk to write to Whaddon Parish Council.

11.3 Annual Parish Meeting Monday 13 April – requests have been sent to clubs and societies. Ashridge National Trust General Manager will give a talk from 7.30-8.00 pm. Notices in Marsworth News and on noticeboards.

11.4 Proud of Bucks Awards 2026. Format had changed this year and no recommendations from MPC.

11.5 IT Policy – IT policy to be approved as a statutory obligation. To be reviewed at next meeting.

12. [26/03/12]: Items to Consider for Resolution

12.1 S106 Media and heating at Village Hall. Clerk to write to Chair of VHC to confirm that the equipment should be regarded as a donation by MPC to VHC and confirm that VHC is responsible for maintenance and insurance.

13. [26/03/13]: Finance

13.1 Monthly Finance Statement as at 28 February 2026

Current a/c:		£0.00
Business Reserve a/c:	(includes accrual of £10,200 for proposed LED lighting)	£31,559.22
Direct Debit payments:	Ionos Outlook February	£8.40
SSE for December		£176.17
Receipts:	Interest	£26.24
To approve cheques		
Cheque 2049	Mrs C A Smith	£728.36
Cheque 2050	HMRC February	£177.80
Cheque 2051	DWD Rec Maintenance and repair of entrance gate	£390.00
Cheque 2052	Aubergine – new website design	£598.80
Cheque 2053	Creative Audio Visual – screen and embedder	£1896.00
Cheque 2054	Andrew Lewis IT – transfer emails IMAP to exchange	£120.00

14. [26/03/14]: Agenda items for next meeting

From Public Participation, Clerk's Report and Requested by Councillors

15. [26/03/15]: Date of next Meeting:

Monday 13 April 2026 at 8.00 pm in the Marsworth Millennium Hall
Preceded by Annual Parish Meeting from 6.15pm