

Minutes of meeting held on 14 July 2025 in Millennium Hall, Marsworth at 8.00 pm

- 25/07/01 Present:** Cllrs R Kennedy (Chairman), G Monks (GM); R Brown (RB), R John (RJ), S Smith (SGS) and Clerk to Parish Caroline Smith
Apologies: C King (CK)
Others present: Cllrs Peter Brazier and Chris Poll, Helen Gracie
- 25/07/02 Declarations of Interest:** None.
- 25/07/03 Public Participation:** The monthly opportunity for members of the public to put questions to or provide information to the Parish Council. None
- 25/07/04 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) **Resident request for update on yellow lines request at corner of Watery Lane/Lower Icknield Way.** Buckinghamshire Council is not able to provide yellow lines and the Local Area Technician will be organising for White Lines to be painted.
 - d) **SAC and SANG update.** Kingsbrook SANG should be approved in August and then the planning applications that have been on hold, including the White Lion, will be considered.
 - e) **Neighbourhood Plan Funding** has been withdrawn.
 - f) **Ivinghoe Freight Zone** Statutory consultation to take place and the ANPR comparison results will then be shared.
 - g) **Community Board Chair** is now Cllr Chris Poll. It will have a totally different remit and will no longer provide funding but advice on connecting organisations together who can offer expertise or funding.
- 25/07/05 Minutes of Parish Council meeting held on 10 June 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.
- 25/07/06 Clerk's Report: This section provides updates on on-going issues. Resolutions cannot be passed on items in this section.**
- a) **Garages at The Crescent** Fairhive replaced the faulty garage doors on 17 June 2025. All work completed.
 - b) **Recreation Ground Flooding** – Clerk has written to Canal and River Trust with probable proof of CRT ownership and it is now with CRT's legal team. Case No enquiry 1454736 Apr 25. Clerk chased 16 Jul 25.
 - c) **Railings at Startops** – damaged around 12 March 24. Clerk to chase. **5977740 15 May 24.** Cllr Brazier advised railings will be installed in August 2025.
 - d) **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.
 - e) **Asset of Community Value (AVC) – Red Lion.** Clerk to apply on behalf of MPC.
 - f) **LED lighting** – Clerk to obtain quotes Jul 25.
 - g) **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.
 - h) **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.
 - i) **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
 - j) **Resident complaint re parking at corner of Watery Lane/Lower Icknield Way.** See 25/07/04 (c) above.
 - k) **Complaint re parking on Lukes Lea** by one house owner of several vehicles without tax or MOT. TVP has spoken to resident and all vehicles have now been cleared. Jul 25.
 - l) **Lukes Lea** Blackberry area to be cleared back/tidied after fruiting and trees to be tidied.
 - m) **Complaint re parking at Marsworth Wharf Triangle** and also request for curb edge to be repaired as now a 10cm drop. Clerk has written to TVP and contacted FixMyStreet. 7854692 10 Jul 25.
 - n) **Complaint re trip hazards on the canal along the Marsworth Fun Run route.** Clerk reported to CRT 16 Jul 25.
 - o) **BALC Town and Parish Council Planning Forum 26 June** – Clerk attended.
 - p) **Community Board – Clerks Meeting – 30 June.** Clerk attended.
- 25/07/07 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) **Iain Puddephatt (IP)** the Chairman of the VHC had been to meet the Clerk to discuss the implications and requirements of the Operating Agreement between the VHC and MPC. IP to provide a wish list to MPC of works required at the Village Hall with an anticipated timetable. IP was aware of the types of items that would require MPC approval and which items may be funded through Sec 106 monies, through the MPC.
- 25/07/08 a) Plans for consideration** – To consider planning policies, applications and appeals received and resolve to submit comments where appropriate. –

25/01756/AOP | 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 | Land North Of Glebe Close Pitstone Buckinghamshire. **App 9 Jun 25**. Clerk to draft objection in relation to access, schools, transport, etc.

25/02096/AGN | Erection of agriculture storage building | Manor House Farm Stud Lower Icknield Way Marsworth Buckinghamshire HP23 4LN **App 8 July 25**. **Reply by 22 Jul 25**. MPC no comment but would remind the owners of their obligations to keep the rights of way repaired and cleared.

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. Reply from Council: *As part of the assessment (and in readiness for the when the mitigation is agreed) the Council is required to ensure the 'appropriate assessment' is completed and that this is sent over to Natural England (NE) as a statutory consultee*

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 | 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 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 Grand 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

(c) Permission Approved/refused/withdrawn:

25/00994 Startup Farm Lower Icknield Way Marsworth Tring Hertfordshire HP23 4LL

Permitted development application /APA|Conversion of agricultural buildings into 9 residential dwellings.

MPC were concerned that this application sought to replace almost all farm buildings by residences. The implication being that the buildings were redundant for farm use. There was a concern that farms might be able to continuously swap buildings from agricultural to residential and replace them with new agricultural which would surely be perverse. Cllr Brazier to enquire. **Application withdrawn Jun 25**.

25/01032/APP | 79 Lower Icknield Way Marsworth HP23 4LW Householder application for proposed demolition of existing single storey storage area, construction of two storey side extension and formation of vehicular crossover. | App 1 Apr 25. Reply 25 May 25. **MPC no objections. Approved 19 Jun 25**.

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 24** **SAC**

mitigation required 2 Jul 24. **Ward Councillors have asked that if this application be approved it should be called in as unsustainable. 19 Jan 25. Application withdrawn 18 Jun 25.**

24/03322/AEL | Manor House Farm Stud Lower Icknield Way Marsworth Buckinghamshire HP23 4LN
Electricity Act 1989: Overhead Lines (Exemption)(England and Wales) Regulations 2009UK Power Networks are proposing to divert part of the high voltage overhead electricity network at the above location. **App 30 Oct 24. MPC No comments. No objection 10 Dec 24.**

24/03567/ALB - Manor Farm Ship Lane Marsworth Buckinghamshire HP23 4NA
Listed building application for insertion of insulation between the interior reinstated plastering, exterior infill's and above the existing ceilings in the roof space **App 6 Dec 24. Reply by 3 Jan 24. MPC no objection. Consent granted 14 April 25.**

25/07/09 Police report June.

Nothing of note.

25/07/10 Streets, Footpaths and Recreation Ground

- a) **Recreation Ground: Equipment inspection** RJ reported no issues except for the seized piece of equipment. Clerk to chase DWD to move picnic bench back to the playground area. Clerk to send DWD link to order replacement parts for gym equipment. GM to report at August meeting.

25/07/11 Items for Information/Discussion

- a) **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 October to ensure funding is secured.
- b) **Section 106 funding and its stipulations.** Cllrs Poll and Brazier to pass on RK's concerns regarding the very tight stipulations for section 106 funding.
- c) Complaint re one householder with multiple vans being parked on grass verges at Cooks Wharf. Clerk has contacted TVP, but little can be done as not an obstruction but resident asks if it would be possible to have a 30 mph sign opposite the cottages to remind drivers not to speed up to 'beat the lights'. Cllrs Poll and Brazier to speak to LAT to organise for hedgerow to be cut back opposite the cottages which is obscuring signage including weight restriction and speed.
- d) CPRE is campaigning for an urgent change in the **revised National Planning Policy Framework (NPPF)** and the definition of grey belt. Request to sign their petition. Details in Marsworth News.
- e) **Home to School Transport.** An article had gone out in the August edition of Marsworth News. 'For most families in Marsworth, the nearest suitable school is John Colet School. However, Marsworth falls outside John Colet's catchment area, and the school is currently oversubscribed, meaning it's very unlikely your child will be offered a place there. Marsworth is in the catchment area for Cottesloe School. If you would like your child to attend Cottesloe School, you should list Cottesloe as your first preference. However, it is essential that you also include John Colet as one of your preferences because if you don't include John Colet, you will not be eligible for free school transport to Cottesloe.'
- f) **Footpath between Marsworth and Pitstone.** DWD has cut the grass pathway from the top of the hill towards Pitstone. Cllrs Poll and Brazier to ascertain from LAT at what time of year the 1 cut would take place so this did not overlap with DWD. Grass to be cut early June each year to prevent risk of fire from steam engines on their way to the Marsworth Steam Rally.
- g) **External Banner at Village Hall for Pre-School** – new image was approved.
- h) **First Aider** our local postman – Bobby - has just completed a 4-day first aid course.

25/07/12 Items to Consider for Resolution

- a) **Section 106 funding. It was resolved to approve for Section 106 funding to be applied for 2 benches for the Village Hall Courtyard.**
- b) **Noticeboards – Cork matting.** It was resolved to approve cork matting to be applied to the noticeboards as the wood was now too hard for drawing pins. Cost circa £100.
- c) **Appointment of Parish Councillor.** It was resolved to Co-opt Helen Gracie to fill the vacant seat following the elections on 1 May. Acceptance of Office and Declaration of Interests to be completed.

25/07/13 Finance: Monthly Finance Statement as at 30 June 2025

25/07/14

Cheques			
Cheque 1997	Mrs C A Smith June £321.68 plus £13.92 postage)	£345.60	
Cheque 1998	HMRC June	£80.40	
Cheque 1999	DWD June inc footpath cut and village hall spray	£350	
Cheque 2000	Buckinghamshire Council 1 x dog waste & 1 x litter bin (reimbursable from Community Board funding)	£526.00	
Receipts			
	Interest		£39.49
Direct Debit payments:			
	Ionos Outlook May	£8.40	
	SSE for May	£122.39	
Current a/c:			£0.00
Business Reserve a/c:	(includes accrual of £10,200 for proposed LED lighting)		£41,556.83

25/07/15 Date of next Meeting:

Monday 11 August 2025 at 8.00 pm in the Marsworth Millennium Hall.

The meeting closed at 9.00 pm.

