

Meeting of Buckland Parish Council
On Monday 11th December 2023
at Buckland Village Hall @ 7.00 pm
Issue date 6th December 2023

ATTENDING: Cllr Nigel Hayward (Chair), Cllr Jon Sainsbury, Cllr Carole Paternoster, Mrs Jane Lewis (Clerk).

Buckinghamshire Cllr Mike Collins.

23.214 Apologies

Apologies were received from Cllr Susan Gillingham and Cllr Fiona Livingston

23.215 Declarations of interest

There were no declarations of interest.

23.216 Open Forum

There were no members of the public in attendance.

23.217 Minutes

The minutes of the Parish Council meeting held on Monday 13th November 2023 were agreed and signed by the Chairman.

23.218 Clerk's Report

The Clerk reported that the graffiti on Canal bridge No 8 has been reported to Canal and Rivers Trust. It will be removed by a working party in due course. The matter has also reported to Thames Valley Police.

The Clerk has contacted Castle Water and Thames Water regarding the water meter on Tring Hill and is in discussions regarding who is using the water for which BPC has been charged and reclaiming monies already paid.

The Clerk confirmed that Parish Precept request for 9.9% increase has been made.

The Clerk is looking into Cemetery Training.

Parish Office will be closed between 21st December and 4th January. Clerk will be checking in on emails.

23.219 Finance

a. Payments and balances were agreed.

BACS Payments/Standing Orders November 2023

02/11/23	Nest Pension (October)	£38.48
02/11/23	HMRC – National Insurance	£218.80
06/11/23	Cloudy IT	£74.16
15/11/23	J Lewis – Bugler	£20.00
15/11/23	M Nicholls – The Limes	£841.87
15/11/23	M Nicholls Fence Repair	£200.00
15/11/23	Terrain Surveys – The Limes	£1554.00
20/11/23	SSE Electricity	£340.46
22/11/23	Nest Pension (November)	£38.48
23/11/23	Silverspades	£864.00
23/11/23	E Sharp	£91.82
27/11/23	Wybone – Dog Bin	£398.96
30/11/23	One Com	£58.34

30/11/23	BOST – Office Rent	£250.00
30/11/23	BOST – TW Public Meeting	£37.50
30/11/23	Clerk Salary	£1027.52
30/11/23	HMRC – National Insurance	£38.92
30/11/23	J Lewis – Compost	£99.99

Balances:

Opening Balance	£42631.24
Money In	0
Money Out	£6193.80
Closing Balance	£36437.94

Council approved repayment of £60.00 to Cllr Paternoster for replacement of Black poplars in Community Orchard

23.220 Parish Council Three year plan

The three year plan was presented to the council for discussion. This must be in line with Neighbourhood plan and will be published on website when finalised.

ACTION: Cllr Sainsbury and Cllr Paternoster to review and make changes.

23.221 Planning Applications/Matters

- Planning Application Consultation 23/03725/APP Lot 1 Grand Union Canal Model Row Buckland Buckinghamshire HP22 5JA Erection of agricultural building

Council objected to this planning application.

This application is for an 'agricultural building' to provide secure storage for equipment needed to maintain the property. The proposed agricultural building is 8m by 12.5m and 4m to ridge and is 'an agricultural building for the storage of light agricultural machinery required to service and maintain the land', which is 1.3 acres.

This appears to be a large building to maintain a small plot. The dimensions of a ride-on mower for up to 2 acres are: 6ft length by 4ft width by 4 ft height (2m by 1.2m by 1.2m). A trailer would have similar dimensions.

The proposed building is much larger than that required to store the equipment necessary to maintain the land.

A previous application for an agricultural building was submitted in 2022, ref 22/00085/AGN. This was for a similar, larger building, 15m by 10m by 4m to ridge, located in the middle of the site. This was refused. The AGN suffix means this was an agricultural notification, which is a form of permitted development rights for farmers. The application was refused on the grounds that this was not permitted agricultural development, which can only be used on land of a minimum of 5 ha. However, the officer's report states that the proposal was contrary to E9 and BE1 of VALP, BR14 and BP15 of the Buckland Neighbourhood Plan, and paras 174(b) and (d) and 167 and 194 of the NPPF. The reasons they gave were:

- Size not commensurate with the size of the holding
- Adverse impact on open countryside
- Harms the setting of a listed building, i.e. the canal bridge. No heritage statement accompanied the application.

The current application sites the building closer to the entrance to the site, but it is still a large building and will be prominent in the countryside as well as affecting the setting of the canal bridge, with no heritage assessment submitted with the application.

Suggested reasons for refusal: the application is contrary to:

VALP policies:

- E9 - (b) and (f) (size, and effect on open countryside)
- BE1 – Heritage – affecting the setting of a listed building.
- NE4 – visually intrusive in the open countryside by reason of its size

Buckland Neighbourhood Plan policy:

- BP14 – heritage – affecting the setting of the listed bridge

NPPF:

- Para 174 (b) – protection of the open countryside
- Para 194 – affecting the historic environment. No heritage assessment submitted with the application

- Planning Meeting with Bucks Council

Cllr Paternoster and Clerk Jane Lewis will be attending online meeting with Buckinghamshire Planning office to discuss proposed Thames Water Booster Station in January.

23.222 Thames Water Pumping Station

The Public Meeting held on 5th December was held with over 85 members of the public in attendance. BPC are still waiting for the presentation from Thames Water to share with local residents. BPC expressed their objections to the proposed site next to Hope Cottages and asked why the alternative location next to the A41 has not been considered. Cllr Hayward has arranged a meeting with Rob Butler Member of Parliament on 12th January.

Cllr Mike Collins received approval from BPC to arrange meeting with Thames Water and BPC to discuss the plans.

23.223 Consultations and Correspondence

None received

23.224 Roads and Transportation

- Tring Hill/ Buckland Wharf – Email has been sent to Richard Barker requesting dragon teeth and appropriate signage. No reply has been received.

ACTION: Clerk to follow up with Richard Barker.

- Truvelo strips Lower Icknield Way Report

TRUVELO SPEED DATA 40 MPH SPEED LIMIT - 13th – 20th November 2023

South Westbound (towards Aston Clinton)

Vehicles travelling at 40mph or less:

Monday	78.6%
Tuesday	75.2%
Wednesday	73.9%
Thursday	74.9%
Friday	72.2%
Saturday	74.9%
Sunday	67.7%

Weekdays: 85th percentile = 41.8 mph, mean average = 37.3mph, st deviation = 5.0mph

7 days: 85th percentile = 42.0 mph, mean average = 37.4mph, st deviation = 5.1mph

North Eastbound (towards the bypass)

Vehicles travelling at 40mph or less:

Monday	63.1%
Tuesday	61.2%
Wednesday	62.2%
Thursday	60.5%
Friday	58.8%
Saturday	61.0%
Sunday	54.4%

Weekdays: 85th percentile = 43.6mph, mean average = 38.8%, st deviation = 5.3mph

7 days: 85th percentile = 43.8mph, mean average = 38.9%, st deviation = 5.4mph

Community Speedwatch would be required to record vehicles travelling at 46mph or more

Council agreed that the data is not strong enough to warrant investment in further road signage, however a request for reduction to 30MPH could be considered. This can form part of the 3 year plan.

23.225 Maintenance of Land Holdings

a. Burial Ground maintenance

Discussion with Reverend Bottomer required regarding location of future cremation plots.

Hedge in Burial Ground needs to be cut during the winter months.

ACTION: Clerk to follow up with M Nicholls.

b. Lower Buckland/Community Orchard

Cllr Sainsbury and Clerk Jane Lewis met with J Lear to discuss damage caused by his cattle in community orchard. J Lear has agreed to replace the damaged hedging and fruit trees.

Clerk reported that 30 more fruit trees have now been planted, remaining trees to be delivered this week. This is all funded by Gib Lane Solar Farm.

Grant has been approved for £3638 for benches in the orchard.

Aston Clinton Horticultural Society have kindly donated £500 towards Community Orchard.

Council discussed the need for public pedestrian access to the community orchard. It was agreed to look into the possibility of a kissing gate that is accessible for all.

ACTION: Clerk to investigate costs and apply for funding from WCB.

23.226 Footpaths and Environment

a. Dog Waste bin for Buckland Wharf has been ordered and should be delivered in February 2024.

b. Salt Bin request has been turned down by Buckinghamshire Council. Parish Council can apply for one at cost of £450. This was rejected by Cllrs due to lack of funds.

c. Two street lights are still awaiting repair, BPC noted that the roads are becoming dangerous for pedestrians where lights are not working particularly with the growing number of deep potholes.

ACTION: Clerk to follow up with contractor.

Clerk has followed up with contractor issues relating to light on the corner opposite Peggs Lane. Cost to replace with LED bulb would be £310 but could not guarantee issue would be solved.

ACTION: Clerk to follow up with resident.

23.227 Website, Social Media and Communications

a. New page has been created on website for Thames Water Pumping Station to keep residents updated on information as it is received.

b. Broadband Update – BOST have received approval from Gigaclear for free Community Broadband in the village hall.

23.228 Grants

• Gib Lane Community Fund Grant Application for £3600 for benches in Community Orchard has been approved.

- Wendover Community Board Funding 23/24 deadline for grants is at the end of December. BPC will be applying for grants for dog waste bin, repairs to notice boards, sound and projector system for use in the village hall, plus a pedestrian access gate for the community orchard.

ACTION: Clerk to apply for funding for these items from the Community Board

23.229 Arla/Olleco

Clerk has followed up safety information from ARLA and is awaiting a summary report on lightning protection at the site. LNG site installation has not yet been confirmed and as such will not be commissioned until September 2024.

ACTION: Cllr to follow up at next ARLA community meeting.

23.230 Matters of Report

There were no matters of report.

23.231 Circulars

There were no circulars to discuss.

23.232 Date of next Parish Council Meeting Monday 10th January 2024 at 7.00pm in Buckland Village Hall.

The meeting closed at 8.15pm.

Signed

Date.....