BUCKLAND PARISH COUNCIL
Clerk: Mrs Jane Lewis,
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Buckland Parish Council meeting held on Tuesday 15th September in Buckland Village Hall.

MINUTES

PRESENT: Cllr Jon Sainsbury (Chair), Cllr Carole Paternoster (Vice Chair), Cllr Fiona Livingston, Cllr Heather McKenna and Cllr Rachel Critchell.
Mrs Jane Lewis (Clerk)

There were fifteen members of the public in attendance

26.1 Apologies
Apologies were accepted from Cllr Huseyin Caglayan, Buckinghamshire Cllr Steve Bowles and Buckinghamshire Cllr Mike Collins.

26.151 Declarations of Interest
There were no declarations of interest.

26.152 Open Forum
Members of the New Road resident's association attended the meeting to raise concerns relating to the planning application for development of land of New Road. Concern was raised regarding the change of use from Agricultural land to housing, location, size, placement outside of the settlement boundaries for Buckland and Aston Clinton, coalescence, removal of hedgerow, location of driveway onto New Road in Aston Clinton. The applicant also attended the meeting.
A resident attended to inform the parish council that they had submitted a planning application for a fence to be installed at the rear of their property. The fence was above the normal height allowed as they are trying to screen industrial buildings behind their property.

26.153 Minutes
The minutes of the Parish Council meeting held on Monday 10th August & Monday 17th August 2026 were agreed and signed by the Chair Cllr Jon Sainsbury.

26.154 Clerks Report
The Clerk reported:

- Clerk had recently attended AI Training hosted by BMALC and will be writing an AI policy for council approval.
- Digital AGAR will be available in 2027, and councils are encouraged to use before it is compulsory in 2028. Clerk has booked online training for March 2027.
- Poppy wreath has been ordered for Remembrance service.
- Request has been made for a bench at Buckland Wharf - Clerk will be discuss with LAT.
- Streetlight testing and other works have been carried out as requested by council.
- Clerk is attending Clerks Forum on 5th October.

26.155 Finance

- Payments for August 2026 were reviewed and approved.

Opening Balance:	£61083.95
Money In	£600
Money Out	£5298.79
Closing Balance	£56385.16

28/08/2026	MetroBank Fee	3	
28/08/2026	ONECOM LIMITED	50.46	
24/08/2026	PKF LITTLEJOHN AGAR BU0029 BPC	252	
21/08/2026	SSE ENERGY SUPPLY	173.53	
20/08/2026	Forde and McHugh Ltd 26417 Audit BPC	2112	
20/08/2026	B OLD SCHOOL TRUST BPC Hall Hire	27	
12/08/2026	ARTISA MEMOR LTD ALLEN MEMORIAL		200
11/08/2026	KYGreen		400
10/08/2026	Starboard Systems Ltd Scribe 19568	532.8	
10/08/2026	Amersham Town Council 15787	340.8	
10/08/2026	Hugo Fox	23.99	
06/08/2026	Cloudy IT	153.68	
05/08/2026	EMPIRE LANDSCAPES LTD 2165 Burial Ground	336	
05/08/2026	EMPIRE LANDSCAPES LTD 2164 All Saints	180	
05/08/2026	Jane Lewis Stationery	4.74	

- September precept payment of £21142 has been received.
- Council discussed application for Gib Lane Community Fund and agreed to apply for Bike rack.
- New defib pads have been ordered cost of £130 inc VAT

26.156 Policies for review:

- Communications Policy was reviewed and approved.
- Complaints Procedure was reviewed and approved.

26.157 Security Measures for councillors for IT

These have been set up.

26.158 Planning Applications/Matters

- PL/26/06680/KA Notification of proposed works to trees in a conservation area Chapel House , Main Road, Buckland, Buckinghamshire, HP22 5HU
  Reduce side of tree away from house as hard as possible by 3 meters, reduce up to 4 metres above chimney and remove 2 dead branches to 1 x Lime tree (T1), fell 1 x Cherry tree (T2) to ground level, reduce 3.5 meters off top and reduce all over by 2.5 meters to 1 x Hawthorne tree (T3) and fell 1 x Prunus tree (T4) – No Objections
- PL/26/06306/FA Full Planning Permission Pond Cottage , Dancers End Lane, Buckland, Buckinghamshire, HP23 6LA
  Single storey rear extension and side extension at first floor level to the west elevation and dormer windows to the north and south roof elevation. Changes to fenestration.
  No objection given as certificate of lawfulness issued by Buckinghamshire Council.

- PL/26/06218/FA Full Planning Permission Land Off, New Road, Buckland, Buckinghamshire, , Erection of one detached dwelling with detached garage, workshop and bin store outbuildings and formation of vehicular access.
  Council objects:

Current Planning Use: Agricultural land, forming an undeveloped green gap between Buckland and Aston Clinton parishes.
Contrary to the following development plan policies:
Contrary to Buckland Neighbourhood Plan policies: BP1, BP4, BP5, BP6
Contrary to Vale of Aylesbury Local Plan policies: S3, BE2, BE4

BP1: Settlement boundary, which states that 'appropriate infill development within the settlement boundary will be supported'.
The proposed site is agricultural land which lies outside the Buckland settlement boundary.
The applicant's planning statement para 5.2 states that the adopted Local Plan does not include a defined settlement boundary for Aston Clinton or Buckland. The Buckland settlement boundary policy is to be found in the Buckland Neighbourhood Plan, which, together with the Local Plan (VALP), forms part of the development plan for Buckland.
The applicant's planning statement para 5.6 states that the site is surrounded by residential development on three sides, so is infill. No, it forms part of the undeveloped green gap between Buckland and Aston Clinton and is not within the Buckland settlement boundary. Therefore it cannot be infill.
Para 5.9 of the same document states that 'the development represents a small extension to the settlement of Aston Clinton and would retain a 100m gap with Buckland'. The site is fully within Buckland Parish, and outside the settlement boundaries of both Aston Clinton and Buckland Neighbourhood Plans.
BP5 – No further coalescence, which states that 'development will not be supported that would lead to further coalescence with Aston Clinton.'
VALP policy S3 seeks to avoid coalescence between settlements. 'New development in the countryside should be avoided where it would compromise the character of the countryside between settlements.'
The proposed site forms part of an agricultural field which forms an undevelped green gap between Buckland and Aston Clinton. Changing the planning use of this land to residential would eliminate this gap and join the built-up areas of Buckland and Aston Clinton. The applicant states in the planning statement para 2.4 that the proposal would 'maintain clear separation between Aston Clinton and Buckland through the retention of an undeveloped buffer of approximately 100 metres.' The 'undeveloped buffer' would no longer be an agricultural field but a change of use to residential orchard and meadow. The applicant also states in para 3.1 that the detached dwelling would be 'on the edge of the settlement of Aston Clinton. Para 5.9 states that 'the development represents a small extension to the settlement of Aston Clinton'. The site is an undeveloped gap wholly within Buckland Parish.
BP4 – Local distinctiveness, which states that 'buildings should preserve local distinctiveness through design, use of materials, space around buildings, density and height. Housing density should respect the immediate character and pattern of development.'
VALP policy BE2: design of new development: 'All new development proposals shall respect and complement the following criteria:

a. Scale and context of the site and its setting
b. Local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials'

VALP policy BE4; density of new development: 'Proposed densities should reflect the densities of their surroundings'
The proposed dwelling is contrary to policies BP5 and VALP BE2 and BE4. Planning statement 5.22 states that the density of the prosed dwelling is 1.1dph. This is much less than the dph of all

the other properties in New Road, Buckland. Therefore, the proposal fails to reflect the densities of surrounding properties. Design and Access statement para 2.1 states that the 'style is compatible with the existing character of Buckland.' This is incorrect. The proposal is for a very large Georgian style two storey dwelling, unlike any other property in the local area of Buckland, due to the size of the building, massing, with several large outbuildings. It fails to reflect the local distinctiveness and vernacular character of the locality.
BP6 - New development which states; 'Infill sites will be supported as long as the proposed development reflects the characteristics and environment of the surrounding area'.
This proposal fails to do this.
The proposal also seeks a new entrance onto New Road, Buckland, which is not a public highway.

- To Consider any planning applications received since 9th September 2026 – None received.
- Bloor Homes development – no updates
- Bucks Local Plan – Comments submitted. Council thanked Cllr Paternoster and Clerk for time spent submitting comments.
- Bucks Planning Forum – Cllr Paternoster reported that Planning department are now working faster on validation of applications and increased speed of decision making. The National Scheme of Delegation will come into effect from 31/10/26 and is mandatory. The Government has changed guidance on what applications can go to committee and what must be decided by planning officers.
- NPPF August 2026 – National Policy now has greater influence over planning decisions. Councils must now identify conflicts when reviewing applications and state the reasons why. There will increased density around train stations. Bucks now has less than 3-year housing supply. **ACTION: BPC to ensure that Neighbourhood plan is in line with NPPF.**

26.159 Roads and Transportation
Updates on:
- Thames Water Road Closure through Buckland Road impact – Clerk meeting with LAT to discuss.
- Thorne Way Residents parking issues/Traffic Regulation Order – Clerk awaiting response from Bucks on costs of scheme/consultation.
- Tring Hill overgrown pathway – Work to start in next 6-8 weeks.
- Parking in Peggs Lane – All Saints Church requested approval for cars to park in green area when busy. This was declined by council. Council have written to local landowner to ask if field can be used. Awaiting response.
- Speed Awareness Campaign – Council agreed to take down road posters.
- Salt bins have been refilled throughout the parish.
- Cracks on road in Lower Buckland have been reported and repair work will be carried out in 6-8 weeks.

26.160 Maintenance of Land Holdings
To receive reports and agree any actions relating to the Parish Council's Land Holdings:
a. Community Orchard – Community payback scheme **ACTION: Clerk to apply to request help with watering and maintenance of Orchard.**
b. Cllr Livingston met with Horticultural Society to discuss impact of recent hot weather on Orchard. Lindengate have offered three replacement trees.

26.161 Burial Ground
- Bench for Green Lane has been ordered and will be installed in next month.
- Efforts to create wildflower area in Burial Ground have not worked. Council agreed to stop work on this and revert to mowing the area. Proposed: Cllr Sainsbury, Seconded: Cllr Critchell.

- Clerk has received requests from two residents to install benches, made of metal in burial ground. Council approved this.
- Clerk has completed full burial ground audit and created a database online.

26.162 Footpaths and Environment
To receive reports and agree any actions

- Footpaths & Bridleways Audit – No updates on reported issues

26.163 BOST Update

- Buckland Bones have been removed from Village Hall and are now with Buckinghamshire museum.
- Health & Safety Update – work is ongoing but nearly finished. No update on Ring doorbell. **ACTION: Cllr McKenna & Cllr Sainsbury to follow up.**

26.164 Arla/Olleco

a. Clerk has reported damaged sign to ARLA.

26.165 Matters of Report
There were no matters of report.

26.166 Correspondence and circulars
None

The meeting closed at 8pm

26.167 Date of next Parish Council Meeting –
Monday October 12th 2026, 6.30pm in Parish Office, Buckland Village Hall.