

Meeting of Buckland Parish Council
On Monday 11th March 2024
at Buckland Village Hall @ 7.00 pm

PRESENT: Cllr Nigel Hayward, Cllr Carole Paternoster, Cllr Fiona Livingston, Clerk Mrs Jane Lewis.
There were two members of the public in attendance.

24.40 Apologies

Apologies were received from Cllr Jon Sainsbury.

24.41 Declarations of interest

There were no declarations of interest.

Statement by the Chairman

Councillor Susan Gillingham has resigned from her position. The chair thanked her for her work over the years. She has brought a wealth of knowledge, history and expertise to the council and has worked tirelessly for the community.

24.42 Open Forum

A member of the public attended the meeting to raise the issue of speeding drivers on New Road. The road is becoming a cut through for many delivery drivers and also during the school run. Council agreed to look into signage for the unadopted road. **ACTION: Clerk to investigate possible speed signs.**

24.43 Minutes

The minutes of the Parish Council meeting held on Monday 12th February 2024 were agreed and signed by the Chair Cllr Nigel Hayward.

24.44 Clerk's Report

The clerk reported that a response had been received from Cllr Steve Broadbent regarding the resurfacing of road in Lower Buckland. The scheme formed part of a 4 year countywide capital resurfacing programme.

Clerk reminded councillors of the need to use council email addresses when conducting council business and not personal ones.

A resident had informed Buckland Parish Council that rats were coming into gardens at Buckland Wharf behind the Mela restaurant. **ACTION: Clerk to contact environmental health department.**

24.45 Finance

a. Payments and bank balances for February were approved.

2/2/2024	Pension	£38.48
7/2/2024	Cloudy IT	£182.16
8/2/2024	Hugo Fox	£23.99
22/2/2024	Zoro	£18.98
22/2/2024	E Sharp Ltd	£111.77
27/2/2024	SSE	£24.37
27/2/2024	SSE	£329.55
29/2/2024	Clerk Salary	£1027.52
29/2/2024	BOST	£250.00
29/2/2024	One Com	£59.95

Bank Balances

Opening Balance	£35266.31
Money Out	£2066.77

Closing Balance

£33199.54

- b. Asset Register was presented and reviewed by the council. **ACTION: Clerk to review some items**
- c. Savings Account – The Metro bank account with high interest rates is no longer available. Cynergy offer a 4% account. **ACTION: Clerk to review and set up.**

24.46 Planning Applications/Matters

- Planning Application Consultation 23/03923/APP - 200 London Road Aston Clinton Buckinghamshire HP22 5LE Demolition of the existing detached C3 dwelling and all ancillary buildings and replacement with proposed new build C3 detached dwellinghouse

Buckland Parish Council objects to this application for the following reasons:

Although the whole application site lies within the Parish of Buckland the applicant has failed to take into consideration the planning policies contained in the Buckland Neighbourhood Plan. The application site lies on rising ground, one metre higher than the neighbouring property at 198 London Road.

The siting of the proposed new dwelling will have a severe negative effect on the residential amenity of 198 London Road because the front of the new build is placed directly in line with the rear wall of the single storey rear extension of 198 London Road. This means that the first floor windows will look directly into the rear bedroom window of 198 London Road as well as directly into the rear extension living accommodation which has a glazed roof.

The south eastern elevation of the proposed dwelling incorporates a very large landing window which overlooks the private rear gardens of all properties from 202 London Road onwards.

The rear first floor windows will overlook the private rear gardens of properties in Blackmore Gate, Buckland Road.

The proposed six bedroom dwelling, by virtue of its location on rising ground, has a greater ridge height than neighbouring properties, creating an effect of bulk and massing, and is out of keeping with neighbouring dwellings. No street scene drawing has been submitted by the applicant.

No details have been given showing a net gain in biodiversity as required by the Buckland Neighbourhood Plan.

This planning application is contrary to the following planning policies and should be refused: Buckland Neighbourhood Plan policies:

BP4 Local distinctiveness: in all parts of the Parish new buildings must preserve local distinctiveness through design, use of materials, density, space around buildings and height. Buildings should not be more than two storeys high, unless special circumstances can be proved. Housing density should respect the immediate character and pattern of development.

BP6 New development: Within the Plan area infill sites will be supported, as long as the proposed development respects the characteristics and environment of the surrounding area, and the design and layout of development schemes respects the local distinctiveness. . . .

BP7 Meeting Local Housing Needs: Specific regard should be given for the provision of low cost market housing, extensions and smaller properties for elderly downsizers . . .

Vale of Aylesbury Local Plan policies:

BE2 (a) : scale and context of the site and its setting

(b): local distinctiveness and vernacular character of the locality

BE3 residential amenity: Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and would not achieve a satisfactory level of amenity for future residents.

For the reasons stated above, this planning application must be refused.

Buckland Parish Council understands that the current property at 200 London Road may contain asbestos.

- Land ownership detail – Bridleway continues to be used inappropriately by motorised vehicles. Council to investigate ownership of various plots of land north of the canal and write to the individual owners detailing road access. The £45 cost of acquiring land registry documents was approved by Members. **ACTION: Clerk to action**
- Bucks Council Planning Forum for Parish and Town Councils Update – Cllr Paternoster attended the Planning Forum meeting. Portal will allow councils to view feedback on enforcement issues. December 2023 NPPF changes strengthened the position of Neighbourhood Plans with regard to the need for a 5 year housing land supply. Buckland's Neighbourhood Plan is less than 2 years old. An agreement on the Beechwood SAC moratorium is expected very shortly.
- Information on the Planning tracker on the BPC website is out of date. – **ACTION: Clerk to investigate.**

24.47 Thames Water Pumping Station

- Petition to Parliament has been created and residents are currently signing. Clerk to deliver to Rob Butler MP at end of the week.

24.48 Consultations and Correspondence

- Aston Clinton Scout Hall have requested assistance from Wendover Community Board with planning issues.

24.49 Roads and Transportation

Updates on:

- Tring Hill/ Buckland Wharf – Residents have been sending information to BPC on road traffic accidents. These are mainly at the junction on Tring Hill with the Upper Icknield Way. FOI requests are producing few results. Aston Clinton Parish Council MVAS data shows drivers still speeding at Wenwell Close indicating they are not slowing down at Buckland Wharf when entering the 30mph zone. Meeting took place with a local resident to discuss these issues. Further information needs to be obtained before the Clerk can respond to Bucks Council's Director of Highways, Richard Barker. The highway authority is confusing accidents at the Tring Hill junction with speeding traffic at Buckland Wharf. These are two separate issues.

24.50 Maintenance of Land Holdings

a. Burial Ground maintenance

BPC has received an inquiry regarding a future cremation plot in the burial ground. The cremation area in the burial ground needs to be marked out and plans drawn up showing future cremation plots. Prior to the Annual General Meeting in May, BPC will meet on site to decide the exact location to be marked out using paving slabs and to approve the plans.

b. Lower Buckland/Community Orchard

Water pipe has been padlocked to prevent inappropriate use by third parties. Signs to be erected regarding parking?????

24.51 Footpaths and Environment

To receive reports and agree any actions:

- Tring Hill Footway – Footway has now been cleared by Buckinghamshire Highways and trees cut back. This was requested in September 2022.
- Dog Waste bin at Buckland Wharf has been installed. This has been funded by Wendover Community Board. BPC will be responsible for emptying fees.
- Bridleway to Puttenham Lower Buckland – Padlocks and bollards have once again been removed. Highways Officer refusing to replace until perpetrators identified.
- Litter Bin request – A request for a litter bin at bus stop opposite Crow's Nest, Tring Hill has been made. **ACTION: Clerk to investigate costs.**

24.52 Website, Social Media and Communications

- Parish Newsletter – Clerk to produce newsletter to go to all BPC residents. Volunteers needed for distribution. Eventually aim for digital copy.
- Broadband – Gigaclear failed to install the required external cabling on the agreed date. **Clerk to investigate alternative broadband provision.**

24.53 Grants

- Wendover Community Board has approved funding for dog bin at Buckland Wharf- £400 and sound system for the Hall - £415. Approval still awaited for Community Orchard Gates and Noticeboards in the village and at Buckland Road.

24.54 Arla/Olleco

Work being carried out on Energy Centre at ARLA during current week. There maybe noise between working hour 9am – 5pm. **ACTION: Clerk to ask for LNG meeting**

24.55 Matters of Report

Thames Valley Flood Alleviation Scheme document shows Berton/Hulcott area has been removed from proposals for a flood basin.

24.56 Circulars

None

24.57 Date of next meeting

The next meeting of Buckland Parish Council will be held on Monday 8th April 2024 @ 7pm
The Annual Parish Meeting will be held at 6.30pm.

The Meeting closed at 9.15pm

Signed

Date: