

Minutes of meeting of Buckland Parish Council
On Monday 13th January 2025
at Buckland Village Hall @ 7.00 pm

PRESENT:

Cllr Nigel Hayward (Chair), Cllr Jon Sainsbury (Vice Chair), Cllr Carole Paternoster, Cllr Fiona Livingston, Cllr Heather Mckenna.

Mrs Jane Lewis (Clerk)

Buckinghamshire Cllrs Mike Collins and Steve Bowles were also present.

There were two members of the public in attendance.

25.01 Apologies:

None

25.02 Declarations of interest

There were no declarations of interest.

25.03 Open Forum

Residents from Blackmore Gate attended the meeting to discuss the planning application of 8 Blackmore Gate - 24/03607/APP Householder application for erection of detached double garage, conversion of existing garage to habitable space, and front and rear single storey extension. At December 2024 BPC meeting the council had recorded no objection to the development. Residents asked BPC to reconsider this decision based on the impact of the development on light and the 45 degree rule. Residents also commented on late notice of the planning application by Buckinghamshire Council and lack of formal notices.

ACTION: Clerk to send further comments relating to planning application.

25.04 Minutes

The Parish Council approved the minutes of the meeting held on Monday 9th December 2024, and these were signed by the Chair Cllr Nigel Hayward.

25.05 Clerk's Report

- Clerk attended Wendover Community Board Clerks Forum which was very informative.
 - WCB has £60k of funds remaining for current year, and further applications should be received by end of January;
 - Next years pot is likely to be 50% less than 2024, and there will be increased number of Parishes able to apply for funds;
 - Going to arrange informal session with other clerks on finances, budgeting etc.
- Clerk will attend election training at end of January.
- Aston Clinton Society have raised funds to install a new litter bin at the bus stop opposite The Crows Nest restaurant. BPC thanked ACS for this.
- The Village Gate sign on Tring Hill has fallen over due to rotten posts. Bucks Council technician will arrange a new one, this will be plastic, but it may take a few weeks until installation.
- Over the next few weeks the Clerk will be updating the website and carrying out alterations to layout.
- Clerk is planning to produce a Parish Newsletter at end of the month.
- Clerk will start putting agenda on Facebook page as well as website along with minutes

25.06 Finance

- Payments and Balances for December 2024 were approved.

2/12/24	BOST – Office Rental	£250
3/12/24	Chiltern Society Membership	£30
4/12/24	Cloudy IT	£84
5/12/24	Castle Water Refund	£122.31
5/12/24	Lindengate	£600
5/12/24	Buckinghamshire Council – Truvello Data	£1178
5/12/24	Buckinghamshire Council – Dog Waste Collection	£312
6/12/24	Horticultural Soc Donation	£500
9/12/24	Hugo Fox	£23.99
12/12/24	S Webb – Bench Installation	£600
12/12/24	Wendover Shed	£500
30/12/24	BOST – Office Rental	£250

- The Clerk presented proposed Parish Precept and Budget for 2025/26 with an increase of 8% on the precept. It was noted that funds in the bank were now back in line with recommendations of 9-12 months of precept. It was also noted that the proposed budget was still limited in terms of expenditure for the Parish Council due to external rising costs.
- The council agreed the precept increase of 8%.

25.07 Planning Applications/Matters

- 24/03699/ALB Listed building application for replacement garage Queensmeade – Council objects based on comments from the heritage officer.
- 24/03698/APP Listed building application for replacement garage Queensmeade - Council objects based on comments from the heritage officer.
- 24/03702/APP - BUCKLAND 2 Buckland Road Buckland Buckinghamshire HP22 5LP Householder application for new lime render to front elevation and new pitched roof to porch. Partial cladding and render to side elevation. Replace existing single storey extensions with new single storey extension and green growing valley roof and fenestration alterations. Re clad and extend existing rear garden building and modernise with a green roof and solar panels – Council has no objection
- 25/00008/APP - BUCKLAND 1A Dean Way Aston Clinton Buckinghamshire HP22 5GB Householder application for replacement garage – Council has no objection.
- Thames Water Update – Members of BPC met with representatives from Thames Water via zoom in December 2024. Thames Water reported that little progress had been made on the proposed Pumping Station due to external factors further along the route. A further updated is expected at the end of March 2025.

Cllr Paternoster reported on the key changes made to the NPPF in December 2024-

Mandatory Housing Targets -Local authorities will be required to meet mandatory annual housing targets rather than treat them as advisory, as was the case under the previous NPPF.

Brownfield, Grey Belt - Local authorities are urged to concentrate on previously developed (brownfield) sites first. However, where targets cannot be met solely on brownfield land, authorities will need to consider opportunities in what the NPPF now defines as 'Grey Belt' before turning to the Green Belt.

The 'Grey Belt' is defined as land that has previously been developed or that performs poorly against several Green Belt purposes. Proposals must adhere to new 'Golden Rules' ensuring that any Green Belt release delivers high levels of affordable housing, associated infrastructure, and open space.

While this potentially opens the door to more Green Belt release, the NPPF still prioritises brownfield development as the default route to meeting housing targets.

Local Plans - The December 2024 NPPF gives the government more power to ensure councils have up-to-date local plans in place. Local authorities now have 12 weeks to commit to a timetable to ensure their new local plans comply with the revised NPPF. From 12 March 2025, the new requirements will be enforced.

Authorities will also be required to update older local plans. For those relying on old or recently adopted plans based on the former targets, from July 2026 onwards, a six-year housing land supply—rather than the customary five—must be demonstrated.

Neighbourhood Plans - currently there are no changes to Neighbourhood Plans. However, when Bucks adopts its new Local Plan (which won't be for some time now because they need to start from scratch with the new figures the Government has just given them) then we will have to review our Neighbourhood Plan to ensure it is in line with the new Local Plan.

25.08 Consultations and Correspondence

There were none.

25.09 Roads and Transportation

- Monks Court Access – Residents at Monks Court are experiencing problems with deliveries of gas due to the weight of the canal bridge. This has been referred to Buckinghamshire Council and Canal and Rivers Trust.
- Buckland Road Truvello Data - 08/11/2024 To 15/11/2024

HOPE COTTAGES 40mph limit

Southbound:

Over the 7-day period the 85th percentile figure lies between 34.8mph and 35.6mph, both within the 40mph limit.

The number of vehicles travelling at 40+ mph during the whole 7-day period was 56, of which 15 were travelling between 45mph and 55mph

Northbound:

Over the 7-day period the 85th percentile figure lies between 34.2mph and 35.6mph, again within the 40mph limit

The number of vehicles travelling at 40+ mph during this period was 74, of which 14 were travelling between 45mph and 50mph

The total number of vehicles recorded during this 7-day period was 4,412

BUCKLAND ROAD (between house nos 37 and 39) 30mph speed limit

Southbound:

Over the 7-day period the 85th percentile figure lies between 35.4mph and 36.8mph, both above the speed limit.

The number of vehicles travelling at 30mph and above were as follows:

55 – 60mph	2
50 – 55mph	5
45 – 50mph	15
40 – 45mph	112
35 – 40mph	350

30 – 35 mph 759

Therefore 50.8% were travelling at 30mph or more

- 31.0% were travelling at 30 – 35mph
- 19.8% were travelling at 35+mph

The total number of vehicles southbound was 2448

Northbound:

Over the 7-day period the 85th percentile figure lies between 35.1mph and 36.8mph, both above the speed limit.

The number of vehicles travelling at 30mph and above were as follows:

55 – 60mph 1

50 – 55mph 9

45 – 50mph 25

40 – 45mph 78

35 – 40mph 251

30 – 35 mph 523

Therefore 44.8% were travelling at 30mph or more

- 26.4% were travelling at 30 – 35mph
- 18.4% were travelling at 35+mph

The total number of vehicles northbound was 1980

Total number of vehicles recorded during this 7-day period was 4,428

Councillors agreed next steps should be to contact Buckinghamshire Council for advice on how to slow vehicles on this road. **ACTION: Clerk to contact Buckinghamshire Cabinet Member Cllr Steve Broadbent.**

- Tring Hill and Buckland Wharf - Clerk to contact Richard Barker as no response has been received from letter sent in May 2024.
- Buckinghamshire Cllr Mike Collins asked for transport issues to be shared with himself prior to meeting with Highways Manager at end of January. **Clerk to action.**

25.10 Devolution update/Grass Cutting Contract

Councillors agreed to accept the quote from Amersham Town Council for cutting of the verges at £526 per cut for the period of 2025-2026. **ACTION: Clerk to ask if ATC would be interested in cutting of Burial Ground.**

Councillors also agreed to accept devolution for 2025-2026.

25.11 Maintenance of Land Holdings

- Community Orchard – Three benches and kissing gate were installed in December. These were all funded by Gib Lane Community Fund. 15 trees have been purchased using £500 donation from Aston Clinton, Buckland & Drayton Beauchamp Horticultural Society. These will be planted shortly. Due to Kissing Gate being cheaper than originally planned, Gib Lane Community Fund have agreed to use the difference to fund this planting. BPC will pay the remaining £90. Wildflower seeds and hedging (funded by The Chiltern Society) to be ordered.

ACTION: Clerk to order sign asking for dogs to be kept on leads.

- Buckland Burial Ground/All Saints Churchyard – Nothing to report.
- Primrose Copse/Allotments/Grass Keep - Grass cutting to take place shortly.

25.12 Footpaths and Environment

- Roadside Hedgerows – Buckinghamshire Council have written to local land owners regarding verges and ditches. Some have responded and cut back. Follow up letters will be issued. Verge by Church Farm has been reported on Fix My Street.
- Footpaths – there has been no progress on any of these issues. **ACTION: Cllr Livingston to follow up.**

25.13 Arla/Olleco

- Verges have been cut by ARLA and Olleco.

25.14 Matters of Report

There were no matters of report.

25.15 Circulars

There were no circulars.

25.16 Date of next meeting

The next meeting of Buckland Parish Council will be held on Monday 10th February 2025.

The meeting closed at 8.10pm.