

**EDGCOTT PARISH COUNCIL**  
**MINUTES OF THE PARISH COUNCIL MEETING HELD**  
**AT 6PM ON MONDAY 28 OCTOBER 2024**  
**IN EDGCOTT VILLAGE HALL**

**148/24 Attendance and apologies**

**Attendance:**

Cllr P Harper (Chairman)

Cllr R Webster

Cllr B Kay

Cllr S Gassor

Cllr A Hawes

**In attendance:**

Unitary Cllr Angela Macpherson (AM)

Unitary Cllr Frank Mahon (FM)

C Jackman (Clerk)

3 Members of the Public

**Apologies:**

None

**149/24 Members Interests**

None.

**150/24 Minutes of the meeting held on Monday 16 September 2024**

The minutes of the Parish Council Meeting were agreed by those present and signed by the Chairman.

**151/24 Matters Arising**

There were no matters arising.

**152/24 Planning (2021-24 Planning applications/decisions are at Appendix 1)**

**Note:** *Unitary Cllr Mahon declared an interest in the planning issues as he sits on the Bucks Planning Committee and offered to leave the meeting if anything that would go to Committee was to be discussed.*

**a) Applications**

**22/01899/APP:** HM Prison Grendon, Springhill Road, Grendon Underwood, HP18 0TL.

Demolish existing boiler house, proposed development of two new houseblocks, training centre, staff offices, kitchen storage building and associated car parking and landscaping, alternation and reinstating existing wall.

**22/01900/ALB:** HM Prison Grendon, Springhill Road, Grendon Underwood, HP18 0TL.

Listed Building application for demolish existing boiler house. Proposed development of two new houseblocks, training centre, staff offices, kitchen storage building and associated car parking and landscaping, alternation and reinstating existing wall.

The above applications have been reissued due to a small change to the layout of the car park to enable a tree to be retained.

**Action: Clerk to inform Bucks Council (AVDC Area) that the council's objections submitted in 2022 remain unaltered.**

**22/B3098/DIS** | Submission of details pursuant to Condition 2 A) (hard and soft landscaping) 2 B) (surface water drainage) 2 C) (foul water drainage) 2 D) (lighting) 2 E) (arboricultural method statement) 2 G) (slab levels) relating to Planning Permission **22/03098/APP** (allowed on appeal 23/00079/REF) | Land Adjacent To Lawn Hill Edgcott Buckinghamshire.

It was noted that there are other Conditions to be met and the deadline for submission was 13 August 2024.

Following Bucks Council's unacceptable clarification regarding the deadline submission for the Conditions, a further letter had been sent to the Planners, via UC AM, but they had not responded.

**Action: UC AM will follow up with the Planners to get some answers.**

It was noted that:

- Any electricity power connected to the site should be carried out before the planned road resurfacing.
- The Travellers had paid the Berks, Bucks & Oxon Wild Life Trust £42,200 + VAT to offset biodiversity in Edgcott. Although of no benefit to Edgcott, UC AM noted that this is a national policy.

**Action: UC AM will try to get some clarification from the Planners.**

#### b) Appeals

##### **Ministry of Justice Appeal (MoJ) against Buckinghamshire Council: Ref T22/00125/REF**

The MoJ had held a drop in session in Grendon Underwood on 23 October followed by a 'Stakeholder Engagement Group' meeting on 24 October.

During the Stakeholder meeting, Chair raised the following issues:

**Sewage System:** He emphasised the importance of addressing the sewage issues. UC FM noted that the current work at the Grendon Underwood sewage plant was for maintenance and not an upgrade to the system.

Chair explained the current system, but it was noted that more details were needed. He also noted that a report submitted to Bucks Council's Planners states that the current system can cope with the addition of the new prison.

**Action: Chair/Clerk to contact Thames Water to emphasise that the current system will not cope when the new prison is connected as there have been recent problems with the current sewage systems.**

**Construction Company:** The MoJ stated that the construction company going into liquidation had caused a slight delay and they (MoJ) currently had no time scales for surveys etc.

**Site Compound:** There are concerns that the compound for construction materials generating a large number of vehicles will be off Lawn Hill. At this stage, the MoJ are saying that the compound will be within the existing red line boundary of the new prison.

It was noted that Bucks Council will have to approve the construction route and should be held to account to ensure that the traffic does not go through Edgcott.

UC FM reported that the MoJ had offered to 'pump money into Bucks Council' to offset some of the problems that will be encountered.

UC AM stated that she has put in a bid to Bucks Council for someone to oversee the proposed local infrastructure projects.

It also was noted that the MoJ hope to hold the January meeting via Teams, which isn't satisfactory.

#### **153/24 Major Local Infrastructure projects**

##### a) **Rosefield Solar Farm**

It was noted that:

- Public events had been held by Rosefield.
- Claydon Solar Action Group has two presentations planned for 8<sup>th</sup> and 9<sup>th</sup> November at Botolph Claydon.
- Revised plans had been submitted and the deadline for comment had been extended to 14 November 2024.
- The recommended construction traffic route from the A41 is via Station Road, Quainton but it was a concern that, when the Calvert bridge is opened, traffic may come through Edgcott.

##### **Actions:**

**Cllr Gassor to put a note on Facebook and in the forthcoming Newsletter encouraging residents to submit concerns regarding construction traffic and to emphasise the preferred construction traffic route along Station Road.**

**Clerk to submit a comment to Rosefield stating that the Parish Council expects it to adhere to the proposed traffic route.**

b) **National Grid Sub-Station Enlargement**

It was noted that:

- There will be a Stakeholder meeting in East Claydon on 8 November 2024.
- The National Grid is actively encouraging battery energy storage system (BESS) to locate to the area.
- There are concerns about the fire risk from BESS.

**Action: Councillors to continue to monitor the progress of the application.**

c) **Statera BESS**

**23/03875/APP:** Statera Energy Development of a battery energy storage system (BESS), connected directly to the National Grid with associated infrastructure including access, drainage, and landscaping at Rookery Farm, Granborough.

The Parish Council has submitted an objection.

d) **Statkraft**

A proposal from Statkraft for “a new Greener Grid Park near East Claydon substation” had been issued. This will be adjacent to the Statera application at Tuckey Farm. No further details were available.

**154/24 Finance**

a) **Payment and Receipts**

Payments of accounts and receipts at **Appendix 2** were noted

b) **Banking**

It was agreed to investigate setting up electronic banking.

**Action: Clerk to follow up with Barclays Bank.**

c) **Clerk's Salary**

Cllrs approved the new NALC pay scale backdated to 1 April 2024.

d) **Email**

It was agreed to liaise with HugoFox (our website provider) to issue all councillors and clerk a .gov.uk email address.

**Action: Clerk to follow up with HugoFox.**

**155/24 Village Hall**

Cllr Gassor reported that:

- The next meeting will be held on Wednesday 30 October.
- Bacon Butty/sausage morning will be held on Tuesday 5 November.
- It is hoped to hold a pop-up pub before Christmas.
- New floor cleaner is working (it is removing the black marks caused by the dancers).
- It was not known if Carols Around the Christmas Tree could be arranged.
- The sink trap in the men's toilet is leaking. Repair is in hand.
- Pipe in kitchen still needs replacing. Repair is in hand.

**156/24 Highways and footways (including public footpaths)**

a) **Roads and Footpaths**

It was noted that Chair and Cllr Hawes will meet the Local Area Technician and will raise the following issues:

- Speeding on Lawn Hill.
- Maintenance of footpaths.
- Traffic calming on Buckingham Road still needs repair and the debris left from the recent accident needs to be removed.
- Stone Road hedge cutting.
- Pond cleaning.

At this point UC FM mentioned that the Probation Service HMP Springhill could arrange for voluntary work to be carried out – e.g., fence repairs and painting.

**b) HS2 Weekend Work**

It was noted that HS2 HGV's had been travelling through the village at the weekend. Roger Behagg (RB) had made enquiries and been informed that HS2 had received permission for 50 deliveries on Saturday and 35 on Sunday to take place to deliver materials to repair the haul route for 3 x weekends.

**Actions:**

**RB to follow up with HS2 to ask who gave permission and to ensure that local residents are informed of any future weekend work. He also will ask why they cannot use the haul road for the deliveries.**

**UC FM will query why the Charndon bridge traffic lights had been removed.**

Unitary Cllrs left the meeting

Cllr Hawes left the meeting

**c) Litter Pick**

HS2 volunteers had been thanked for carrying out a litter pick.

**d) MVAS Buckingham Road**

One of the residents present, complained about the speeding traffic. Cllr Gassor noted that the results from the MVAS had shown that most readings were close to 30 mph but there was the occasional driver massively exceeding the speed limit.

**157/24 Speedwatch**

Chair continues to liaise with a Unitary Cllr who is pushing Bucks Council to introduce 20mph through villages. The result of the application for three additional MVAS is imminent according to the Community Board.

**158/24 Street Lighting**

There were no updates to report.

**159/24 HS2**

Roger Behagg (RB) reported that at the recent CALM meeting it was noted that when HS2 moves from the civil to the main contractor, HGV movements through the village will reduce considerably because materials will be delivered by rail.

In response to a question from a resident about Air Quality Testing, RB reported that the results of all air quality testing carried out thus far have been within the guidelines. However, it was noted that more residents are reporting respiratory problems, and it was hoped that local medical professionals would report on this.

**Action: Chair to ask Bucks Council to monitor the air quality.**

**160/24 Community Board and sub-groups**

It was noted that it had been confirmed that the Community Boards will reduce from 16 to 8 and that Edgcott will be in the new Buckingham & Winslow Community Board area totalling 51 villages from May 2025.

**161/24 Street Furniture/Pond**

**a) Bus Shelter**

Cllr Hawes has completed the painting of the bus shelter adjacent to the pond. RB will ask HS2 (who paid for the refurbishment work) if they would like to supply a plaque commemorating their donation and the artwork by Cllr Hawes.

It is believed that the leak in one corner of the of the shelter has been resolved.

**Action: Chair and RB to liaise with HS2 to get the plaque in place.**

b) **Pond**

The original date for the pond to be cleared by Bucks Council was mid to late October, however, it is not known when the work will be completed. The hedge needs cutting back.

**Action: Chair to contact local contractor to cut back the hedge and the LAT for a date when the pond will be cleared.**

**162/24 Quarterly Newsletter**

The next Newsletter will be produced in mid-November in time to include the Church Bazaar and the deadline for comment to the Rosefield Solar Farm Consultation.

**Action: Chair and Cllr Gassor to produce the content.**

**163/24 Correspondence, Circulars and Consultations**

All correspondence, circulars and consultations had been forwarded to councillors by email.

**164/24 Any Other Business**

a) **Energy from Waste Meeting**

It was noted that the Energy from Waste Meeting scheduled for 14 October had been cancelled. It also was noted that some recent reports had suggested that energy from waste sites were not as 'clean' as originally thought.

b) **Police & Crime Commissioner Presentation**

Chair reported that he had attended the Police & Crime Commissioner Presentation on Wednesday 25 September with Chair of Grendon Underwood Parish Council.

c) **Bus Shelters**

Cllr Gassor had organised the cleaning of the Buckingham Road and Grendon Road Bus Shelters and would put a note on Facebook highlighting this.

d) **Boundary Change**

As a result of the Bucks Council boundary changes, we will now have two not three Ward Councillors from May 2025.

e) **Consultation National Planning Policy Framework (NPPF)**

Bucks Council had submitted its response to the NPPF Consultation. The main areas the council has raised concerns over in its response are:

- The proposed changes to the way in which local housing need is to be calculated, which would lead to a 42% increase in the figure for Buckinghamshire.
- The proposed changes to Green Belt policy, particularly a new definition of 'grey belt' land which has the potential to lead to large-scale sporadic developments across a wide area of the Buckinghamshire Green Belt.
- The proposed changes to the requirements relating to maintaining a five year supply of housing land which are likely to lead to more speculative planning applications being granted permission, and
- The lack of a strategic approach to funding and providing essential local infrastructure when existing facilities are already overwhelmed.

**165/24 Date, time, and venue of next meeting**

The next Parish Council meeting will be held in Edgcott Village Hall at 6pm on Monday 2 December 2024.

**The meeting closed at 8.11pm.**

**Signed (Chairman)** \_\_\_\_\_ **Date** \_\_\_\_\_

**STATUS OF PLANNING APPLICATIONS (includes 2022-23 awaiting a decision)****Appendix 2**

Reference	Address	Status
22/03384/AOP	Littleton Manor Farm Bicester Road North-West Of Waddesdon HP18 OJR	Awaiting decision
22/C3098/DIS	Land Adjacent To Lawn Hill Edgcott Buckinghamshire	Awaiting decision
23/03875/APP	Rookery Farm Granborough Buckinghamshire MK18 3NJ	Awaiting decision
24/00338/APP	Perry Hill Farm Perry Hill Edgcott Buckinghamshire HP18 OTS	Approved
24/00911/COUAR	Ash Tree Farm Lawn Hill Edgcott Buckinghamshire HP18 OTT	Approved
24/01711/PIP	May House Buckingham Road Edgcott Buckinghamshire HP18 OTR	Refused
24/01744/COUAF	Dunmead Farm Marsh Gibbon Road Edgcott Buckinghamshire HP18 OTA	Approved
24/01748/APP	Dunmead Farm Marsh Gibbon Road Edgcott Buckinghamshire HP18 OTA	Withdrawn/Not Proceeded With
24/01994/APP	Rectory Barn Church Lane Edgcott Buckinghamshire HP18 OTU	Awaiting decision
24/01995/ALB	Rectory Barn Church Lane Edgcott Buckinghamshire HP18 OTU	Awaiting decision
24/02241/TDC	Lea House Lawn Hill Edgcott Buckinghamshire HP18 OTT	Awaiting decision

**Appendix 2**

Income and Receipts					
Date	Description		Payment	Income	Ref
07/10/2024	Valda Energy	Inv 01003005: VH Elec 19 Sept to 18 Oct 24	26.04		DD13
08/10/2024	C Jackman	Core Clean Inv: 0030: Bus Shelter cleaning	100.00		101199
09/10/2024	Castle Water	Inv 10003750879: VH Water 1 Sept to 30 Sept	11.73		101200
06/11/2024	Valda Energy	Inv 01042452: vh electricity 19 Oct to 18 Nov 2024	54.73		DD14