

EDGCOTT PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD
AT 6PM ON MONDAY 24 February 2025
IN EDGCOTT VILLAGE HALL

20/25 Attendance and apologies

Attendance:

Cllr P Harper (Chairman)

Cllr R Webster

Cllr B Kay

Cllr S Gassor

Cllr A Hawes

In attendance:

Unitary Cllr Frank Mahon

1 Member of the Public

C Jackman, Clerk

Apologies:

None

21/25 Members Interests

None.

22/25 Minutes of the meeting held on Monday 13 January 2025

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

23/25 Matters Arising

There were no matters arising.

24/25 Planning (2021-24 Planning applications/decisions are at Appendix 1)

a) Applications

25/00268/PIP | Application for permission in principle for the erection of a minimum of one and maximum of two dwellings | May House Buckingham Road Edgcott Buckinghamshire HP18 0TR –

Decision: No objection subject to foul drainage being complied with.

Action: Clerk to inform Bucks Council (Aylesbury Area).

24/03262/PIP: Root Power South: Erection of Battery Energy Storage System (BESS) (99MW) with associated access, landscaping, and ancillary work Land to South of Hogshaw Road, Granborough, Bucks.

The Parish Council had submitted an objection to this planning application.

24/03263/VRC | Variation of condition 2i)f (biodiversity net gain report) relating to application 22/03098/APP (allowed on appeal 23/00079/REF) (Change of use of land for the creation of 4no Gypsy/Traveller Pitches for residential use, including the siting of 4no mobile home, 4no touring caravan and the erection of a dayroom (Retrospective) | Land Adjacent To Lawn Hill Edgcott Buckinghamshire.

- The following conditions have not been fully met: 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 G) (slab levels) relating to Planning Permission 22/03098/APP (allowed on appeal 23/00079/REF). Only condition 2 E) (arboricultural method statement) has been approved.
- Condition 2 F) (Biodiversity net gain) is still outstanding. Although biodiversity payments are in line with National Planning Policy Framework and Vale of Aylesbury Local Plan.
- Some conditions are now outside the prescribed timeframe.
- Information regarding a new entrance had not been submitted.

- SUD Officer is not happy as insufficient information has been submitted for the Local Planning Authority to establish whether the site would be adequately drained, and that the proposal would not increase risk of flooding or contamination of soil or water.

Documents relating to above can be found at: <https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SM2PXQCLN5800>

And

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Concern had been expressed regarding recent deliveries of hard core to the site and Chair read a response from Bucks Council Enforcement Officer explaining that the site has been inspected and there are some areas of concern which will be monitored by Bucks Council.

Action: Councillors to monitor this application and to encourage the Enforcement Officer to ensure that all conditions are met.

6.35pm: Before leaving the meeting, Unitary Cllr Mahon noted that the Bucks Council's Energy Doctor would be in Steeple Claydon village hall between 1pm and 4pm on Saturday 1 March. He then left the meeting.

b) Appeals

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

The Parish Council had sent a letter to the CEO of Thames Water regarding its concerns with the proposed drainage at the new prison.

A stakeholder engagement meeting was held on 17 January with little to report. The next meeting will be on 4 April.

The Parish Council continues to correspond with Thames Water to get some clarity on the proposed foul drainage. As soon as Thames Water have answered all the questions, a document will be put together and sent to Greg Smith, MP, for support. It also was agreed that the Parish Council needs to keep pressure on the planning authority to ensure that conditions, especially the construction route, are met.

25/25 Major Local Infrastructure projects

a) Rosefield Solar Farm

No updates were available.

b) National Grid Sub-Station Enlargement

No updates were available.

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.

It was noted that this application was refused at the Strategic Planning Meeting on 19 December. It was not known if Statera would appeal. *[Clerk's Note: it has now been confirmed that Statera have lodged an appeal.]*

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.

Statkraft have organized a public meeting in East Claydon Village Hall on 19 March 2025.

26/25 Finance

a) Payment and Receipts

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

b) Electronic Banking

Clerk is looking into setting up electronic banking.

27/25 Village Hall

Cllr Gassor reported that the committee met recently and noted that:

- Yoga classes have been booked for a six week period.
- Arrangements have been made to replace faulty light sensors in the toilet area.
- Kitchen hatch doors will be replaced with blinds.
- 4 March: Bacon Butty Morning.
- 26 April: Pop-Up Pub
- May: The hall will be decorated in May for VE Day and a Bacon Butty morning held.
- Work to repair the pipe in the kitchen still is outstanding

Cllr Gassor noted also that the village hall committee would be helping the church with the following events:

- 8 March: Bring and Buy Sale
- 5 April: Teddy Bear event.

Action: Cllr Hawes agreed to supply teddy bears on behalf of the Parish Council and to inform Rev. David Hiscock.

- 24 May: Bingo evening (Church and the Village Hall will share the profit).
- 14 June: Plant Sale (it was noted that the plant table on Buckingham Road will be moved to inside the fence at the village hall).

28/25 Highways and footways (including public footpaths)

a) Roads and Footpaths

Bucks Council had informed the Parish Council that the Senior Highway Inspector For Aylesbury North & South, Buckinghamshire Highways, would be covering the Grendon Underwood Ward while the current Local Area Technician (LAT) was on sick leave. Although the Parish Council has not been formally informed of the LAT's return, she did write to Chair to enquire what work had been completed. It was agreed to write to the Senior Highway Inspector if the LAT did not get back to us within two weeks. In addition to the issues already raised, the following will be added to the list:

- Removal of brambles opposite the bus shelter on Stone Road.
- Erosion of verge opposite May House.

Actions:

Chair to report the broken gully opposite May House to FixMyStreet.

b) Air Quality

Bucks Council had informed the Parish Council that we do not meet the criteria set for air quality monitoring although they accept that "HS2 traffic will have no doubt worsened the air quality in the village".

Action: Chair to ask the resident if she would like the Parish Council to consider other avenues to get the air quality monitored although Bucks Council appear to suggest that air quality standards are unlikely to be breached in Edgcott.

29/25 Speedwatch

It was noted that:

- The recent vandalism to the MVAS has been reported to the PCSO.
- Cllr Gassor will take a reading from the MVAS.
- An announcement on the funding for the additional MVAS still has not been announced. If an announcement is not made soon, the MVAS located on Buckingham Road will be moved to Grendon Road.
- A Unitary Councillor standing at another Ward at the next election will be pushing for 20mph through Bucks villages.

30/25 Street Lighting

There were no updates to report.

31/25 HS2

Following the response from Bucks Council regarding air quality surveys (see 28/25 b) above) enquiries will be made to HS2 to ask if they are able to carry out a survey in Edgcott, emphasizing that figures are needed prior to the construction of the MEGA prison.

Before leaving the meeting, UC Mahon noted that a temporary road may be constructed from the Calvert bridge to the Steeple Claydon compound.

32/25 East West Rail (EWR)

The latest consultation has now closed.

33/25 Community Board and sub-groups

a) Community Board

The next Community Board meeting is planned for 11 March.

b) Energy from Waste Meeting

It was noted that the solar panel application at Greatmoor had not been decided and that the whole area should have been reinstated. No other updates were available.

34/25 Street Furniture/Pond

a) Bus Shelter

It was noted that:

- Some repair work at the bus shelter still is needed.

Action: Chair and Cllr Kay to speak to A Benfield to get the above work completed.

- An invoice had been sent to HS2 to cover the cost of the plaque to commemorate the work at the bus shelter.

Action: Chair to take photograph of the plaque, when it has been fitted, to be sent to HS2.

b) Pond

No updates were available.

c) Bird Boxes

HMP Springhill had not yet confirmed when the bird boxes would be available.

Action: Clerk to contact HMP for update.

35/25 Quarterly Newsletter

The next Newsletter will be issued in late March or early April.

36/25 .gov.uk emails

It was agreed that the new email format would be councillors' full name, i.e.

peterharper@edgcottpc.gov.uk

Action: Clerk to confirm with HugoFox.

37/25 Correspondence, Circulars and Consultations

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

38/25 Any Other Business

a) Litter Pick

It was confirmed that the Beavers would carry out a litter pick on 25 March.

Action: Clerk to speak to the Leader to confirm arrangements.

b) Parish Council elections

It was noted that details of the forthcoming parish council elections had been advertised.

39/25 Date, time, and venue of next meeting

The next Parish Council meeting will be held in Edgcott Village Hall at 6pm on Monday 7 April 2025.

The meeting closed at 7.55pm.

Signed (Chairman) _____ Date _____

STATUS OF PLANNING APPLICATIONS (includes 2020-23 awaiting a decision)

Reference	Address	Status
20/02927/APP	Clover Meadow Marsh Gibbon Road Edgcott Buckinghamshire	Awaiting decision
22/01899/APP	Hm Prison Grendon Springhill Road Grendon Underwood	Awaiting decision
22/01900/ALB	Hm Prison Grendon Springhill Road Grendon Underwood	Awaiting decision
22/03384/AOP	Littleton Manor Farm Bicester Road North-West Of Waddesdon	Awaiting decision
23/C1151/DIS	Hm Prison Grendon Springhill Road Grendon Underwood Buckinghamshire HP18 OTL	Does not satisfy requirements
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	Withdrawn/Not Proceeded With
24/01994/APP	Rectory Barn Church Lane Edgcott Buckinghamshire HP18 OTU	Refused
24/01995/ALB	Rectory Barn Church Lane Edgcott Buckinghamshire HP18 OTU	Consent Granted
24/02241/TDC	Lea House Lawn Hill Edgcott Buckinghamshire HP18 OTT	Approved
24/03263/VRC	Land Adjacent To Lawn Hill Edgcott Buckinghamshire	Awaiting decision
24/03420/APP	Dunmead Farm Marsh Gibbon Road Edgcott Buckinghamshire	Awaiting decision
24/03735/APP	Yew Tree Farm Grendon Road Edgcott Buckinghamshire HP18 OTN	Awaiting decision
24/03864/APP	2 Leonards Close Edgcott Buckinghamshire HP18 OTZ	Awaiting decision
24/02241/TDC	Lea House Lawn Hill Edgcott Buckinghamshire HP18 OTT	Approved
24/03262/APP	Land To South Of Hogshaw Road Granborough Bucks	Awaiting decision
24/03263/VRC	Land Adjacent To Lawn Hill Edgcott Buckinghamshire	Awaiting decision
24/03420/APP	Dunmead Farm Marsh Gibbon Road Edgcott Buckinghamshire HP18 OTA	Awaiting decision
24/03735/APP	Yew Tree Farm Grendon Road Edgcott Buckinghamshire HP18 OTN	Awaiting decision
24/03864/APP	2 Leonards Close Edgcott Buckinghamshire HP18 OTZ	Awaiting decision
25/00268/PIP	May House Buckingham Road Edgcott Buckinghamshire HP18 OTR	Awaiting decision

Income and Receipts					
Date	Description		Payment	Income	Ref
04/02/2025	Bucks Council	Lottery		£34.00	
06/02/2025	Valda Energy	Inv 01164367: VH electricity 18 Jan to 19 Feb 2025	£43.22		DD17
07/02/2025	castle Water	Inv 10005495909: VH Water 1 Jan to 31 Jan 25	£12.12		101209