



EDLESBOROUGH PARISH COUNCIL

Minutes of the ordinary meeting of Edlesborough Parish Council held on 20th July 2023 in Edlesborough Pavilion.

Open Forum

Council received a request for the trees to be cut back at the start of the right of way from the bottom of Summerleys leading into the field.

Action: The Clerk will write to the landowner requesting the trees are pruned.

Cllr Wilkinson explained to the parishioners in attendance that the:

- proposed build out on the High Street, Edlesborough just past the junction with Good Intent is a stipulation of the planning inspector.
- The Buckinghamshire Council Highways Authority will have the decision over whether the build out will be installed.
- There is a consultation on the Buckinghamshire Council website about the build out.
- Parishioners were encouraged to respond to the consultation about the build out.
- Parishioners were also encouraged to respond to the new application for 18 new homes on the land at the bottom of Good Intent.

Cllr Wilkinson explained that:

- The development of the land cannot be stopped.
- Parishioners and EPC can object to the type and number of homes.
- Parishioners and EPC can object to the build out and request that the developers find an alternative solution to the poor visibility for vehicles exiting Good Intent.

Cllr Wilkinson informed the parishioners that at the appeal for the previous application, EPC had suggested a mini roundabout opposed to a build out. EPC were informed that this was not possible as the number of vehicles exiting Good Intent was not high enough to warrant a mini roundabout.

Consideration could be given to the developer purchasing part of the garden belonging to the bungalow at the junction. This would allow for the fence line to be moved back increasing visibility for drivers.

When the Edlesborough Neighbourhood Plan was made the intention was for the traffic to enter and exit the new development through the Damson Way development. This is now not possible as Buckinghamshire Council have not adopted the Damson Way development.

Parishioners explained to the Council that since the Damson Way homes had been build their gardens are considerably wetter and there is significant concern as to how this will be managed when the land at the bottom of Good Intent is developed.

Cllr Wilkinson explained that EPC have also drawn the planner's attention to the sewers and allotment water supply on the site – this will be a matter for Anglian Water to address not the planning department. They will also decide the best route for the sewers.

Cllr Wilkinson also explained EPC's response to the proposed parking provision and that this does not meet the Edlesborough Neighbourhood Plan policies.

Buckinghamshire Cllr Chris Poll informed EPC and the Parishioners that he is in receipt of a high level of communication on this matter. He has spoken to Buckinghamshire Highways.

- The intention of the build out is to solve the visibility issues.
- The build out is a condition imposed by the planning inspector and is subsequently very difficult to change.
- He advised parishioners to object to the proposed build out and ask that the Council and developers seek an alternative solution. There needs to be overwhelming evidence that the build out will not work.

Cllr Booth informed the parishioners in attendance that EPC will be leafletting all homes in the Edlesborough informing them about the planning application for 18 homes at the end of Good Intent and the proposed build out. The information will also be shared on EPC's website and Facebook page.

She thanked the parishioners for attending and closed the Open Forum.

Nine parishioners left the meeting at this point.

Cllr Booth formally opened the meeting at 7.56pm.

Present

Cllr Booth, Cllr Williams, Cllr Nevard, Cllr Cubbage, Cllr Wilkinson, Cllr Hurst, Cllr Harpley, Cllr Wells, Buckinghamshire Councillor Chris Poll, Penny Pataky (the Clerk) and three parishioners.

Apologies

Cllr Owen

Declaration of Interests

None were declared.

Minutes of the Ordinary Meeting of Edlesborough Parish Council held on Thursday 15th June 2023

Council agreed the minutes of the Ordinary Meeting of Edlesborough Parish Council held on 15th June 2023 with no amendments.

Matters Arising from the Minutes (not covered in the agenda)

None.

Buckinghamshire Council Report

Including Community Board for Ivinghoe and Wing Ward.

Cllr Poll was in attendance he explained to EPC that there is currently a focus on:

- Health and Social Care
- Growth and Infrastructure

With possible implication for the future of all healthcare. He advised Council to be respond to any consultations as there will be a review in early Autumn.

A written report from the Buckinghamshire Councillors is available on the EPC website alongside these minutes.

Planning

Led by Cllr Wilkinson.

The following applications were considered, and it was agreed to submit the following responses to Buckinghamshire Council Local Planning Authority

Application No.	Address	Description	Parish Council Response
23/02130/APP 14 th July 2023	Land North of Good Intent Edlesborough	Re-development of site to provide 18 dwellings (Previous approval was for just 14 dwellings)	OPPOSE

The following decisions had been notified by Buckinghamshire Council Local Planning Authority:

Application No.	Address	Description	Parish Council Response	LPA Decision
22/02467/APP 23 rd August 2022	The Old Oaken Cottage Leighton Road Northall	Change of use of land to residential and erection of stable outbuilding	OPPOSE	REFUSED
23/00692/APP 9 th March 2023	Ashridge Farm Ringshall Road Dagnall	Demolition of existing dwelling and garage and erection of replacement dwelling, garage and swimming pool	No objections. Subject to confirmation that VALP Policy S4 not contravened	Withdrawn
23/01028/APP 4 th April 2023	1 Jacksons Close Edlesborough	Single storey rear & side extensions and first floor front extension above part of existing integral garage.	No objections	Permitted
23/01077/APP 5 th April 2023	Chiltern View Farm Leighton Road Edlesborough	Replacement roof to an existing outbuilding and replacement of another outbuilding in its entirety.	OPPOSE Conflicts with Policy EP1 of Neighbourhood Plan	Permitted
23/01388/APP 3 rd May 2023	36 Pebblemoor Edlesborough	Single storey rear extension	No objections.	Permitted
23/01503/APP 12 th May 2023	Arkleigh 15 Tring Road Edlesborough	Two storey side extension.	No objections	Permitted

THE OLD OAKEN COTTAGE

A Councillor informed EPC that the build has already happened. It was agreed that EPC will inform BC Enforcement.

Action: Councillor to forward photographic evidence to the Clerk to enable her to inform the enforcement team.

LAND AT GOOD INTENT, EDLESBOROUGH

Council ratified their response to Jarvis Homes in respect of the proposed application for 18 homes on the site.

PROPOSED BUILD OUT ON HIGH STREET, EDLESBOROUGH

Buckinghamshire Council are holding a proposed consultation for a proposed build out on High Street, Edlesborough.

More information can be viewed at [High Street, Edlesborough traffic-calming proposal - Your Voice Bucks - Citizen Space](#)

Prior to the meeting Cllr Wilkinson and the Clerk had produced a flyer informing parishioners about the planning application for the land at Good Intent and the proposed build out.

Council agreed to have this flyer professionally printed and delivered to all homes and businesses in Edlesborough. The flyer will also be posted on EPC's website and Facebook page.

Action: Clerk to display flyer and have copies printed. Distribute flyers to Councillors for delivery in Edlesborough.

Prior to the meeting Cllr Wilkinson had circulated a proposed objection to the proposed build out on High Street, Edlesborough. Council agreed to submit this response to BC.

Action: Objection to the proposed build out on High Street, Edlesborough to be submitted to BC and displayed on website alongside minutes of this meeting.

17/02539/AOP - LAND OFF SLICKETTS LANE AND DOVE HOUSE CLOSE EDLESBOROUGH

Council ratified their response of “EPC Improvements to Pavilion and/or the Village Green and/or the Recreation Ground at The Green, Edlesborough.” to the notification from Buckinghamshire Council stating that “If the above application is approved and commences it will generate a Sport and Leisure Contribution of around £138,000 (exact amount dependent upon final approved bedroom per dwelling mix)”.

LUTON RISING – RESPONSE TO GROWTH PLAN

Council have received an invitation to the preliminary meeting about the Application by London Luton Airport Limited for an Order Granting Development Consent for the London Luton Airport Expansion Project.

It was agreed that EPC had submitted their response to the Growth Plan and that it would continue to monitor the matter but that it would not attend the preliminary meeting.

Edlesborough Pavilion

Led by Cllr Cubbage

Prior to the meeting Cllr Cubbage had circulated information to the full Council updating them on the progress and finances of the Pavilion snagging issues.

Cllr Cubbage led the Council through a power point presentation explaining the findings of the water ingress investigation at Edlesborough Pavilion.

He explained the identified issues, and proposed solutions.

He impressed upon the Council the importance of rectifying this issue as quickly as possible to ensure that the building is not subjected to any further damage.

It was agreed that Council now needs to obtain quotations from builders that demonstrate that they fully understand the issues and proposed solutions.

He explained that it may be necessary to close the clubroom and maybe even the building when the repairs are carried out. Richard Diggle will liaise with ECSC CIO over this with the intention of minimising disruption to the day to day running of the building.

Cllr Cubbage proposed the following:

- Finalise specifications and working arrangements to minimise impact on ECSC operations.
- Place purchase order on Mr R Diggle (£1,200 +VAT) for Project Management Services.
- Obtain three quotations from suitable builders.
- Select a builder and place order for the works to be completed.
- Approve payment of Ben Mason (David Smith Associates) invoice £250 +VAT.

Cllr Williams seconded Cllr Cubbage’s proposals

It was agreed that upon receipt of a quote from Mr Richard Diggle the Clerk would place the purchase order for his work in relation to the water ingress issue on the balcony of the pavilion.

Actions: Cllr Cubbage to obtain a quote from Mr Richard Diggle.

Clerk to raise a purchase order against Mr Richard Diggle’s quote.

Pay Ben Mason of David Smith Associates invoice of £250 + VAT.

Ken Holloway to forward email from Mr Diggle to the Clerk.

Villages

ANN THOMPSON CUP

The Clerk informed the Council that she has written to the local schools, beavers, cubs and scouts asking for nominations for a suitable recipient of the Cup. To date no response has been received from any of the organisations, except for EB Lions whose nomination had been rejected by EPC as the nominee resided in Dunstable.

Action: Cllr Williams will put together a proposal for the future use of the cup.

EDLESBOROUGH

The Clerk has responded accordingly to complaints about overgrown hedges – particularly the top of Pebblemoor/Cocks Close, Slicketts Lane and the road leading to the Ford.

Cllr Williams raised concern about the removal of part of The Pastures hedge on The Green and the building materials on the grass verge. The Clerk advised the Council that she has spoken to the homeowner, and they will make good the hedge and verge once their building work is completed.

Removal of hedge on Pebblemoor. The Clerk reported that there is still no response to the Council's request for confirmation as to when the hedge will be reinstated.

Action: Clerk to ask council contractor for a quote to remove the fence and to reinstate a replacement hedge. Write again to the property owner informing them that should EPC need to carry out the quoted works the homeowner will be invoiced for them.

DAGNALL

Nothing to report.

NORTHALL

The new litter bin to replace the broken one on South End Lane, near NVH has been installed.

Projects

SOUTH END LANE, NORTHALL TRAFFIC CALMING – LED BY CLLR HARPLEY

The Clerk, Cllr Harpley and Cllr Booth met via TEAMS with John Pateman a BC Team Leader - Commissioning and Contracts, on Monday 17th July.

Cllr Harpley summarised the meeting and explained the reasons for Buckinghamshire Highways informing EPC that a request for a 20mph limit on South End Lane, Northall will not be supported by TVP and would be refused by Buckinghamshire Highways.

Mr Pateman had stated that many other Parish Councils would be envious of a road having a mean speed of 18mph. BC dismissed EPC's view that over 40% of vehicles exceeding 20-mph was justification for the request.

Cllr Harpley informed EPC that following the meeting and given that considering John Pateman's advice he believes he has lost the support of most of the Councillors for the pursuit of the 20mph limit. He stated that he will no longer dedicate any more time to the project except for informing the residents in the vicinity of the road of BC and EPC's decision.

Cllr Booth thanked Cllr Harpley for all he had done for the project.

It was agreed that Cllr Harpley would draft and circulate a statement for Council approval to be delivered to all the homes on South End Lane informing them of the outcome.

Action: Cllr Harpley to draft a statement for approval. Cllr Harpley to deliver the statement to the relevant homes.

EDLESBOROUGH GREEN CHILDREN'S PLAY AREA – LED BY CLLR BOOTH

Cllr Booth informed the Council that she is still waiting for a confirmed installation date. She has been advised that this will be in early August.

MVAS DATA

Led by Cllr Cubbage & Cllr Wilkinson

Cllr Wilkinson gave a brief update on the data so far. He and Cllr Cubbage will continue to analyse it and look for how the information can be shared with parishioners.

Cllr Cubbage suggested that the devices be moved or rotated monthly.

Traffic Calming

SPEEDWATCH – LED BY CLLR WILLIAMS

Cllr Williams will be printing and delivering flyers shortly. He hopes to organise a training session for September.

Brian Daniels is no longer the keeper of the sentinel equipment due to the high demand to use it by other parishes.

WHEELIE BIN STICKERS

These are no longer provided by the police or BC. Clerks and the police recommend EPC purchases from [30mph Wheelie bin stickers speed awareness \(smartwheelie.co.uk\)](https://www.smartwheelie.co.uk)

Following advice from PC 3146 Lee Turnham, Community Speedwatch Co-ordinator the Clerk will ask the company of the stickers can be produced with a black circle opposed to a red one.

If this is possible the Clerk will raise a purchase order for two stickers per home for the following roads:

- | | |
|-------------------|-------------------|
| • Brook Street | • Dunstable Road |
| • Brownlow Avenue | • Main Road North |
| • Church End | • Main Road South |
| • High Street | • Studham Lane |
| • Moor End | • Eaton Bray Road |
| • Pebblemoor | • Leighton Road |
| • The Green | |

Plus “Twenty is Plenty” for South End Lane

EDaN Updates

Led by Cllr Williams

FRIENDS OF THE CHURCH ON THE HILL

- Another theatre group will be using the church for a production in August.
- The Shakespeare group are rehearsing for their performance in September.

EDAN BEAUTIFICATION TEAM

- Nothing to report.

COMMUNITY CAR SHARE SCHEME

Cllr Williams informed the Council that this is lightly used. It would benefit from more volunteers.

Parish Amenities

BUCKINGHAMSHIRE COUNCIL DEVOLVED SERVICES.

The Clerk has had 3-4 Fix-My-Streets reports sent to her by BH. Mostly about overgrown hedges. One the Clerk contacted the owner who responded stating they would act. The others have been sent back to BH as they are on national speed limit roads and are outside the jurisdiction of EPC.

Simon Garwood a Senior Policy Officer has informed the Clerk that:

“Hopefully there will be a further update on devolved services. I know Rosie was interviewing the other day and I think as soon as the new officer is in post they will be looking at running a workshop to discuss the way forward. I think they were looking for a representative panel of around 10-12 parishes to be involved rather than everyone so if someone from Edlesborough would like to be involved then make sure they throw their hat in the ring early. However, as long as we have a good mix, e.g. small, medium and large parishes, rural and urban etc then I’m sure the workshop / working group will cover most of the ground and we can make sure that everyone knows who is on the working group so that your concerns can be raised.”

Cllr Booth informed the Council that she would be willing to participate.

Action: Clerk will inform Simon Garwood accordingly.

AED’S & CFR’S

Two free AED and CPR workshops are booked for September. These will take place in Edlesborough Pavilion and will be advertised shortly.

EMH

The regular Friday evening and Sunday morning Bible Class booking has ended. The group need a larger venue. They thanked the Clerk for making them feel welcome and for allowing them to use the hall.

THE GREEN AND PLAY AREA

Swing Repairs

Ongoing.

Annual Inspections

Ongoing.

Carnival

The event was successful. The Clerk is unaware of any issues.

MKPA Event

This is now publicised in the July edition of Focus, on the EPC website and Facebook page.

The Clerk, Cllr Booth and Cllr Hurst will be in attendance.

SPORTS CLUBS

EPC has granted permission for EB Lions to use The Green for some coaches training sessions in August.

The ETC finals day is on 9th September.

EDLESBOROUGH PAVILION

Craft Fair

ECSC will hold another craft fair under the balcony on 10th September from 12-4pm.

Balcony Glass

The insurance company will not confirm whether a claim will have any impact on the EPC policy or not.

ECSC CIO are seeking more quotes for the glass replacement.

Display Boards

These are now up and in use.

Susan Hill thanks EPC for their generosity in providing this facility.

ALLOTMENTS

Adopt - Policy for establishing Allotment Income/Expenditure & Rental Charges

Council adopted the Policy for establishing the Allotment Income/Expenditure and Rental Charges circulated to all by Cllr Wilkinson prior to the meeting.

Allotment Inspections

Inspections have taken place at all sites except Northall. The Clerk is currently arranging this one.

No issues at The Green or Cow Lane sites.

The Clerk has written to ten tenants at the Dagnall site re unworked plots.

Dagnall

A further inspection will take place in August following up on the plots that received unworked letters.

Cow Lane

Nothing to report.

Northall

Nothing to report.

The Green

Nothing to report.

CEMETERY

One interments of ashes is scheduled for the 31st August.

CHURCHYARD

Nothing to report.

BRIDLEPATH

Nothing to report.

WAR MEMORIAL

Nothing to report.

BUS SHELTERS

Nothing to report.

CAR PARKS, LITTER, RECYCLING AND DOG BINS

Malcolm Calloway has informed the Clerk that he believes the relocation of the recycling bin is proving successful.

STREETLIGHTS

Nothing to report.

BUCKINGHAMSHIRE HIGHWAYS ISSUES

- The children's play area sign near the Green allotments has been repaired.
- Broken style at bottom of Cow Lane is still broken.

WEBSITE

Nothing to report.

Facebook

Nothing to report.

Website Accessibility and GDPR

Nothing to report.

ACCOUNTS FOR THE MONTH ENDED 30TH JUNE 2023

Council approved the accounts for month ended 30th June 2023.

Council agreed that the £468 for the MKPA Free Play Event will be charged to Open Spaces.

AUTHORISATION OF PAYMENTS

Council approved the July 2023 payments.

Councillor Resignation

Cllr Nevard resigned from the Council. Cllr Booth thanked him on behalf of the full Council for all his time and dedication to the Council and parishioners. The Clerk thanks him for his outstanding support to her in relation to the Councils financial matters.

Action: Clerk to inform BC and advertise the vacancy.

CORRESPONDENCE

- BMKALC - The View from our Window w/e 23 June 2023, LCAS, Civility and Respect, Case Studies and Sparkling Endeavours!
- CB Funding Application for feedback.
- TVP Community Safety Newsletter [#122261124]
- Jarvis Homes - Land at Good Intent, Edlesborough.
- BMKALC: BC Planning Forum 18 July 2023

Items for future meetings when more information is available:

- *Parish Path Maps*
- *Re-wilding – Led by Cllrs Owen and Wells*
- *EMH Status and refurbishment - led by Cllr Wilkinson*

Items for the agenda for EPC meeting to be held on 21st September 2023 in Edlesborough Pavilion

The meeting closed at 10.05pm

Key to abbreviations:

EPC – Edlesborough Parish Council

BC – Buckinghamshire Council

Cllr – Councillor

EBPC – Eaton Bray Parish Council

WI – Women's Institute

ECC – Edlesborough Cricket Club

ETC – Edlesborough Tennis Club

ECSC – Edlesborough Community Sports Club CIO

FOTCOTHE – Friends of the Church on the Hill

MVAS – Mobile Vehicle Activated Signs

EDaN Beautification Team – Edlesborough, Dagnall & Northall Beautification Team

The CCT – The Churches Conservation Trust

The PCC – The Parochial Church

TVP – Thames Valley Police

BH - Buckinghamshire Highways formerly known as **TfB** – Transport for Bucks

LAT – Local Area Technician

BBLP - Balfour Beatty Living Places