



BUCKLAND PARISH COUNCIL

Clerk: Mrs Jane Lewis,

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Buckland Parish Council meeting
held on Monday 11th August 2025
at 6.30pm in Buckland Village Hall.

Minutes

PRESENT: Cllr Carole Paternoster(Acting Chair), Cllr Fiona Livingston, Cllr Heather McKenna, Cllr Rachel Critchell and Clerk Jane Lewis.

Buckinghamshire Cllr Steve Bowles, Aston Clinton Cllr Jeremy Hodge.

There were 4 members of the public present.

25.127 Apologies

Cllr Jon Sainsbury (Chair), Cllr Huseyin Caglayan, Buckinghamshire Cllr Mike Collins.

25.128 Declarations of Interest

There were no declarations of interest.

25.129 Open Forum

Churchwarden Peter Elwin attended the meeting on behalf of All Saints Church, Buckland to request a grant from the council of £2900 towards repairs of the boundary wall adjacent to Church Leys. A recent inspection recommended that the church continue to remove ivy from the wall. Removal of the Ivy had shown the wall to be in a bad state of repair. A quote had been obtained, and costs could be up to £13000 or more. An application for a grant has been submitted to Grantscape as well.

Resident of March Cottage asked for advice on whether he could extend the opening to his driveway to allow more car parking. This would remove cars from parking on the road in Peggs Lane. The resident was advised he would need to apply to Buckinghamshire Council for planning permission as the property is within a conservation area and next to the Grade 2* listed church. BPC saw no issue with the proposal.

Two residents from Aston Clinton raised the issue of planning application 25/02250/AOP, in College Road South, Aston Clinton. Concern was raised by the residents on overdevelopment of the area, coalesce with Buckland, further strain on infrastructure and areas such as schools, doctors' surgeries etc. The residents thanked the Parish Council for addressing this issue as part of the agenda when it also fell under Aston Clinton planning issues and welcomed the possibility of the councils working more closely together on issues such as planning.

Residents also raised concern about the removal by Bucks Council of yellow planning site notices.

25.130 Minutes

The minutes of the Parish Council meeting held on Monday 14th July 2025 were agreed and signed by the acting chair Cllr Carole Paternoster.

25.131 Clerks Report

- BOST Update – 2 new trustees have been appointed to the trust - Andrew Swaby and Noelle Morgan (hall user).
 - The Charity Commission have agreed changes to the BOST schedule. This includes updated, code of conduct, safeguarding, no of trustees, meetings etc.
 - BOST had requested that details of their upcoming celebrations, Buckland Blast, on September 13th be shared on the Parish Council website. This was approved by all.
- Clerk will order the poppy wreath for Remembrance Sunday shortly.
- Clerk has emailed Paul Foot LAT who replaced Lewis Minney regarding replacement the village gate sign at Buckland Wharf.
- Clerk will be attending the ICCM Cemetery Management and Compliance – Online 2 part training in September.
- The clerk passed on a message of thanks from a member of the public for all the hard work the councillors do for the Parish of Buckland. This was much appreciated.

25.132 Finance

- The payments and balances for May, June, July 2025 were agreed by all and signed by the acting chair and the Clerk/RFO.
- Grants – Gib Lane Community Fund application deadline is 8th October, The clerk had investigated costs for benches as requested for Green Lane by the church. Quotes for benches similar to those in the community orchard, which do not require annual maintenance were £825 less VAT, a backless version of the benches was £275. Cllrs requested Clerk investigate a bug house and also more hose pipes for the watering. **ACTION: Clerk to investigate**
- Local Election Fee – The clerk reported that the fee was £239 as the election was uncontested and payment is due in August. Payment was approved by all.
- Request from All Saints Church for grant re wall – To be discussed at September meeting when full council will be present.
- Energy Renewal contract – Clerk advised that an improved quote had been received at £791.49 per annum, fixed for three years. Council approved this expenditure and change of supplier.

25.133 Planning Applications/Matters

- 25/01952/APP - 226 London Road Aston Clinton Buckinghamshire HP22 5LE
Householder application for first floor side and single storey rear extensions including raising existing ground floor flat roof – No objection.
- 25/02250/AOP College Road South, Aston Clinton- Outline planning application with all matters reserved (aside from means of access), for the demolition of existing structures, and erection of up to 66 dwellings, new vehicular access, car parking, pedestrian routes, sustainable urban drainage, landscaping and accessible onsite open space.
It was agreed that Buckland Parish Council should object to this proposal on the following grounds:
 - The application site lies outside the Aston Clinton settlement boundary and is therefore contrary to policy H1 of the Aston Clinton Neighbourhood Plan.
 - The proposed new development does not reflect the existing development on the eastern side of College Road South and therefore fails to respect the context and local distinctiveness of this area, as well as causing an intrusion into the open countryside. The proposal is contrary to VALP policy BE2
 - At 18 dph this proposal fails to reflect the densities of the surrounding area on the eastern side of College Road South, contrary to VALP BE4.

- The loss of this open area will destroy the strategic open gap between Aston Clinton and the forthcoming Woodlands development on the A41 bypass, leading to the coalescence of Aston Clinton with Aylesbury. If the proposed development goes ahead then the gap will be reduced to a mere 200m.
- The proposed site is not a sustainable location, being up to 2 km away from Aston Clinton services, i.e. schools, doctors' and dentists' surgeries, post office, etc. People will not walk that distance and so the proposal will be heavily car dependent.
- The local social infrastructure is already at or above capacity. Aston Clinton has recently taken over 700 dwellings which were not included in the Local Plan and without any corresponding upgrade in the social infrastructure, which is also shared by residents of Buckland Parish. Without significant upgrades in its social infrastructure Aston Clinton cannot take further opportunistic development.
- Planning application 17/02388/AOP on this site, but with 89 dwellings, was refused by the Local Planning Authority due to its impact on a greenfield site beyond Aston Clinton's settlement boundary, harming Aston Clinton's character and rural setting. It intrudes onto the open land between the dwellings in College Road South and the A41, the function of which is to avoid coalescence with Woodlands (Aylesbury). It also lacks the provision of sustainable transport. These same reasons for refusal apply today.
For the reasons stated above Buckland Parish Council urges the Local Planning Authority to reject application no. 25/02250/AOP.
- Occupation of Canal Plot in Lower Buckland – Further evidence shows that someone is residing in a caravan at this location. Further evidence will be collected and then submitted to planning enforcement at Buckinghamshire Council. Planning use of this site is agricultural.
- Hunters Lodge – reports had been received suggesting that the height of the property may be higher than planning approval. It was agreed that until the roof was in place this was difficult to decide. Council will view once roof in place and then decide upon a course of action.
- Removal of Planning notices – Several complaints have been received regarding the decision by Buckinghamshire Council to remove yellow planning site notices. Cllrs questioned whether Bucks plan to display notices for major developments. Cllr Steve Bowles will enquire on behalf of BPC. Cllrs agreed that clerk should display planning application details on council notice boards in a bright coloured paper and notify residents via website, newsletters and social media. **ACTION: Clerk to action.**

25.134 Consultations

No consultations had been received.

25.135 Roads and Transportation

- Buckland Road Truvello Data – recent Bucks Council data received via Aston Clinton Parish Council showed a decrease in traffic in Aston Clinton after traffic calming had been installed but a 39% increase in the amount of traffic now using Buckland Road. The speed of vehicles has also increased during this time. **ACTION: Clerk to write to Director of transport to request traffic calming measures on Buckland Road as part of the Aston Clinton traffic calming project.**

25.136 Maintenance of Land Holdings

- a. Burial Ground– Chiltern Society volunteers had recently removed the dock from the wildflower area in the burial ground. The wildflower area has now been cut. It was agreed in 2026 to erect some small posts and rope to identify the wildflower area in early grass cutting season. It was agreed to sow yellow rattle again this autumn with the assistance of The Chiltern Society. **ACTION: Clerk to apply to Chiltern Society for grant and then purchase yellow rattle if successful.**

b. Lower Buckland – The community orchard grass has now been cut, apart from a few small areas where leverets had been sighted. Some of the trees had unfortunately died due to the heat. Cllrs agreed to start watering the trees again immediately.

c. Primrose Copse and Allotments – a quote of £300 had been received to remove the foliage from Primrose Copse overhanging Wharf row garages. Council agreed for this work to take place.
ACTION: Clerk to organise.

25.137 Footpaths and Environment

To receive reports and agree any actions :

- Devolved Services – Lower Icknield Way – Reports had been made to Buckinghamshire Council regarding the height of the grass on the verge by Dean Way. The local LAT had arranged for this area to be cut as an emergency measure, however the issue highlighted that grass on Lower Icknield Way had not been cut by Buckinghamshire Council and had been removed from the grass cutting maps. **ACTION: Clerk to feedback when information received from LAT.**
- LED Street lights – Three streetlights now contain LED bulbs. Clerk had reviewed original quote to replace all bulbs in one go and obtained a comparison quote. Original quote was still more favourable. Council agreed to continue to replace bulbs with LED bulbs as and when the current bulbs fail.
- Footpaths & bridleways – Cllr Livingston reported that she has once again contacted Buckinghamshire Council regarding broken stiles and replacing sleepers over a deep ditch but had not received a response. One issue is four years old. **ACTION: Clerk to find out if there is a Director of Footpaths and bridleways who could be contacted.**
- Update on horse chestnut tree outside Gable Cottages in Lower Buckland – Buckinghamshire Council continue to say that the tree outside 1 Gable Cottages is the residents' responsibility. **ACTION: Clerk to ask for boundary plans for the properties.**

25.138 Business Continuity Plan – Carried over for September

25.139 Arla/Olleco

a. Reports of Odours – There has been an increase in Odours and smells from the ARLA/Olleco sit which have been reported to the Environment Agency. The EA had recently visited the site following the reports and believe offsite odour may have been linked to a temporary cleaning operation Olleco undertook recently of their food waste reception area. Clerk has put up new notices regarding reporting to EA, which can now be done online.

b. The clerk reminded everyone of the meeting 10th September @ 4pm. A query was raised from Aston Clinton Councillor regarding this as ACPC have been advised the meeting is in October. **ACTION: Clerk to follow up and feedback.**

25.140 Matters of Report

There were no matters of report.

25.141 Correspondence and circulars

Circulars will be available at the meeting but will not be discussed unless required.

25.142 Date of next Parish Council Meeting on 8th September at 6.30pm in Parish Office, Buckland Village Hall.

The meeting finished at 8.20pm.

