

# PITSTONE PARISH COUNCIL

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## Minutes of the Planning Committee Meeting held on 2 January 2025 at Pitstone Pavilion commencing at 19.00.

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Between 5pm and 7pm AA Environmental Ltd acting on behalf of Clark Contracting Ltd had hosted a drop-in consultation event for the public regarding the restoration of Pitstone Quarry.

### PC11/24 ATTENDANCE AND APOLOGIES

1. Council present:

Cllr Weber (Chairman), Cllr Saintey, Cllr Mrs Crutchfield, Cllr Mrs Nash, Cllr Hawkins, Cllr Dr Fearson and Cllr Nicholls plus the Parish Clerk Mrs Eagling.

2. Apologies:

Cllr McCarthy, Cllr Blunt and Cllr Mrs Bates.

3. Others present:

Matthew Lawman of AA Environmental Ltd. Tim Clark of Clark Contract Ltd. 12 members of the public.

### PC12/24 DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

Cllrs Mrs Nash, Nicholls and Weber all declared that they were ordinary members of National Trust. The restoration and redevelopment of the quarry is obviously a matter of general local importance, and no councillors are affected to any greater or lesser extent than any other member of the parish.

No other interests were declared.

### PC13/24 PRESENTATION TO THE PUBLIC AND COUNCIL BY AA ENVIRONMENTAL LTD ON BEHALF OF CLARK CONTRACTING LTD REGARDING THE QUARRY APPLICATION DETAILED BELOW

Matthew Lawman of AA Environmental Ltd provided a detailed presentation and explanation of the application; the various planning authorities and other involved third parties; why this particular proposal had been deemed the optimum one; the various timescales involved; the Biodiversity Net Gain; the ecological and water monitoring requirements both before, during, and after restoration; the vehicle movements arising; the SANG; the various legal agreements and bonds and the involvement of all other conservation groups etc. The presentation will be uploaded to the parish council website for the benefit of residents that could not attend.

There followed a lengthy question and answer session, with questions tabled by both public and council, regarding: the need for phase II; funding for the SANG; guarantees of completion; where the inert materials imported would be coming from; the location of the site entrance; concerns re pedestrian access, visitor car volumes and the potential impact on surrounding roads for parking; proposed visitor facilities; security/out-of-hours access; mitigation for wildlife as already a Habitat of Principal Importance; the monitoring body and who overseeing to ensure compliance and BNG are delivered; and National Trusts proposed management/parking/access.

Mr Lawman was thanked for his insightful and helpful presentation and discussion.

7 members of the public sought further information from the display stands/AA Environmental Ltd and then departed the meeting.

### PC14/24 MINUTES OF THE MEETING held on 6/6/24

It was **RESOLVED** that the minutes of the Planning Committee Meeting held on 6 June 2024 were a true and accurate record. The Chairman was duly authorised to sign them on behalf of the council.

### PC15/24 CORRESPONDENCE

The correspondence received was noted.

### PC16/24 MINERALS AND WASTE PLANNING APPLICATION CONSULTATIONS FROM BUCKINGHAMSHIRE COUNCIL AND HERTFORDSHIRE COUNCIL

On the Buckinghamshire Council website (<http://publicaccess.buckscc.gov.uk/online-applications/>)

- Pitstone Quarry Upper Icknield Way Pitstone Buckinghamshire LU7 9GL; CM/0020/24; The importation of inert material and the revised working of permitted chalk reserves

for use in the restoration of Pitstone Quarry with enhanced landscaping and biodiversity measures, and to create a new outdoor recreation resource, with a network of footpaths, open water swimming lake, welfare units and car parking facilities, for use in part as a Suitable Alternative Natural Green Space (SANG).

And the same application on the Hertfordshire Council website (<https://planning.hertfordshire.gov.uk/>):

- Pitstone Quarry Upper Icknield Way Pitstone Buckinghamshire LU7 9HA; PL/0426/24; The importation of inert material to enable improved restoration of Pitstone Quarry with enhanced landscaping and biodiversity measures, and to create a new outdoor recreation resource, with a network of footpaths, open water swimming lake, welfare units and car parking facilities, for use as a Suitable Alternative Natural Green Space (SANG).

It was **RESOLVED** to advise both Buckinghamshire Council and Hertfordshire County Council that the parish council was in **SUPPORT** of this application, subject to the following comments being taken into consideration:

- Safe pedestrian access to the site (including the crossing of the Upper Icknield Way) required from both Vicarage Road and Westfield Road to serve Pitstone and Ivinghoe residents. Method to be determined by Buckinghamshire Council as Highways Authority and conditioned within the planning agreement.
- Buckinghamshire Council to review road safety considerations arising from the uplift in traffic generated by 140,000 visitors to the SANG per annum, predominantly at weekends, including any potential parking restrictions that may be required on the Upper Icknield Way/Vicarage Road and improvements to the Vicarage Road junction to improve safety. Any capital improvements deemed necessary to be conditioned within the grant of planning.
- Both planning authorities to give consideration to site security within their boundaries, to prevent out-of-hours trespass access to the lagoon for wild water swimming, and ensure suitable measures are included within the consent.
- Both planning authorities to satisfy themselves, in conjunction with the other ecological bodies involved, as to the protection of biodiversity, and reinstatement of habitat, to ensure the target biodiversity and habitat gains are delivered. This should include detailed monitoring before, during and after reinstatement. Both monitoring and deliverables should be conditioned within the grant.

It was noted that council's response should be copied to our Buckinghamshire Councillors (to assist with the items listed above) and neighbouring parishes for information.

#### **PC17/24 DECISIONS NOTIFIED BY BUCKINGHAMSHIRE COUNCIL**

None.

#### **PC18/24 APPLICATIONS OUTSTANDING WITH BUCKINGHAMSHIRE COUNCIL**

Land to The South of Marsworth Road and The West of Vicarage Way (restaurant/pub site only), Land Adjacent to Allotment Gardens (nursery site only), Land to the rear of 87 Marsworth Road (5 dwellings), Portland House on Westfield Road (6 industrial starter units), 12 Queen Street (3 dwellings), Land to the rear of 12 Marsworth Road (1 dwelling), Plot C on Westfield Road (amendment to business units).

#### **PC19/24 OTHER**

No other matters.

#### **PC20/24 CLOSURE OF MEETING**

There being no further business to be transacted, the Chairman thanked those present for their attendance and closed the meeting at 21.06..

Signed: *K M Weber*

Date: 10/7/25

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Chairman