

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE OCTOBER MONTHLY MEETING

HELD ON WEDNESDAY 1ST OCTOBER 2025 AT 7PM IN THE PAVILION



125/25 ATTENDANCE AND APOLOGIES

Present - Cllr C. Fee (Chair), Cllr A Hollett (Vice Chair), Cllr T Richards, Cllr K Oastler, Cllr M Kehoe, Cllr D Nabbs, and Roz Roberts, Clerk.

Cllr Peter Brazier - Buckinghamshire Council

5 members of the public were in attendance

Apologies:-

Cllr D Bevan – Holiday

Cllr L Firmin – Family commitment

Cllr Chris Poll, Buckinghamshire Council – Family emergency

Before the meeting commenced Cllr Hollett advised that his plans had changed, and he would remain on the Parish Council.

126/25 PUBLIC FORUM

5 members of the public including Mr Tim Hamper, raised their concerns about the Vistry Homes housing development behind Manor Pound/Gooseacre.

Cllr Fee advised that the Parish Council (PC) had met 3 times with representatives from Vistry Homes since 2022. Vistry had asked if the PC wanted the Old Allotments site included within their development site. The PC advised that it did not. On the 11th September 2025 Vistry advised that they were preparing a proposal and would like to meet with the PC again before the public consultation.

Cllr Fee advised that they would probably be proceeding with a planning application. This was outside the Cheddington Neighbourhood Plan.

Cllr Hollett advised that as the CNP was a policy document Vistry Homes would have to overcome this.

There was also a discussion about compulsory purchase, access, covenants, the Monument, Historical England, Buckinghamshire Council's new homes provision and Buckinghamshire Council's Local Plan consultation

Cllr Fee asked Cllr Brazier to provide some feedback regarding Cheddington's response to the Local Plan.

The members of the public were advised to attend the Vistry public consultation on the 24th October in the Village Hall, 3pm-6.30pm. Clerk would put reminders on the PC Facebook page and village FB pages.

127/25 DECLARATIONS OF INTEREST

There were no declarations made.

128/25 APPROVAL OF MINUTES

The minutes of the Parish Council's September Monthly meeting held on the 3rd September 2025 were approved and signed by the Chair.

129/25 TO RECEIVE ANY UPDATES FROM BUCKINGHAMSHIRE COUNCILLORS

Cllr Brazier

Cllr Brazier discussed the Local Plan consultation and how he wanted the Ivinghoe Freight Zone incorporated. New housing developments generate more freight!

Ivinghoe was already having issues with large lorries and traffic generated from the film site. He also commented that the Airfield Site should not be expanding operations that generate HGVs.

Station Road Parking – advised that the car park operator would not discuss reducing parking charges.

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE OCTOBER MONTHLY MEETING

HELD ON WEDNESDAY 1ST OCTOBER 2025 AT 7PM IN THE PAVILION

Cllr Brazier confirmed that West Midlands Trains – operator of services under the West Midlands Railway and London Northwestern Railway brands is set to transfer to public ownership on 1 February 2026. This announcement is part of the DfT's ongoing Public Ownership Programme.

There was a discussion about Cheddington being included in the Buckinghamshire Draft Local Plan 'new town' list. Cllr Brazier indicated that it was currently off the main list for new towns. Cllr Hollett and Cllr Oastler were concerned that 2 bodies were producing documents in respect of this and it was very confusing.

Cllr Fee asked that as the Kingsbrook, Aylesbury SANG (Suitable Alternative Natural Greenspace) had now been approved when would it become effective from in regard to determining planning applications?

Cllr Brazier would report back.

This new 250-acre nature reserve designed to be a recreational area for residents and visitors, which will also help protect the nearby Chiltern Beechwoods Special Area of Conservation by diverting visitors.

130/25 CLERK'S UPDATE REPORT - to note updates to ongoing matters:

- **Cheddington Neighbourhood plan** - Nothing to report.
- **Barratts - Land at Gooseacre - Tree** – Nothing to report.
- **Connecting Path Suggestion at Recreation Ground** – On hold.
- **Cheddington Roll of Honour plaque** – Nothing to report.
- **Youth Café** – With Committee to progress.
- **Speedhump at village hall** – Advised install will be in October.
- **Tennis Club Netting** – Nothing to report.
- **Play equipment for the Recreation Ground** – Nothing to report.
- **BBKV** – Clerk advised that all went very well. Clerk was asked to thank Cathy Craft (flowers) and the handyfolk (voucher).
- **N Power Streetlight Billing** – See finances.
- **MUGA Update** – Clerk contacted Mark Davis on 25th September and cc'd in Chair. Mr Davis responded and advised he would look at the documents.
Clerk will contact the Wingrave PC Clerk for details of their MUGA supplier/designer.
- **Café at Recreation Ground** – Meeting arranged for Thursday 16th October at 7.15 pm in the Pavilion.
- **Relining Recreation Ground Car Park** – Clerk met with Martin, T Clubb & Sons on 29th Sept. Waiting on quote.
- **Community Board Meeting with Michelle Parker** – Meeting set for 9th October, 11.30 am with Clerk and Chair.
- **Website Update** – Nothing to report.
- **Freight Strategy Consultation** – Clerk circulated proposed comments on 15th September to the Parish Council for comment, then emailed to Highways Consultations (as advised) on 18th September.
- **New SIDS** – Clerk advised Cllr Brazier that she had been advised to get the battery powered SIDS, not solar as there are a lot of trees in the possible locations where the SIDS will be moved to. They are not static. Clerk has been in touch with SWARCO re. the battery longevity.
- **Block Paving Pavilion Patio** – Clerk has had contractor out to inspect. Waiting on quote to relay the area of block paving that is uneven.
- **Theft of portaloo** – Agreed not to replace but if required Cllr Richards asked if the Tennis Club could ask private Pavilion users if it could have access to the toilets, via the back entrance. Obviously, this would need to be re-considered if it was a children's party.

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE OCTOBER MONTHLY MEETING

HELD ON WEDNESDAY 1ST OCTOBER 2025 AT 7PM IN THE PAVILION

Safeguarding issue was raised by Cllr Nabbs and how does the PC ensure that it is covered? Clerk to research BALC/NALC templates/other parish council's policies and prepare a safeguarding policy for approval.

- **Parish Council Insurance** - Renewed for Yr 25-26.
- **Data Protection Overview Sessions** – Booked for Clerk and Cllr Oastler.
- **Football Foundation Grant** – 1st works on the 11 a side pitch carried out by Elite Sports Turf.
- **Vistry Homes Update** – PC meeting with Vistry 14th October at 11am and Vistry Public consultation date set for Friday 24th, Cheddington Village Hall 3.30-6pm.

131/25 CORRESPONDENCE, CONSULTATIONS AND CIRCULARS

24.09.25 - Kim Key, Resident – email - Street Lighting along Station Road – Better lighting - Clerk to advise that the Parish Council was currently in the process of phasing in LED streetlights across the village and that the lights are compliant and are dimmed at that time of night for the comfort of residents and to reduce light pollution. The Parish Council has reviewed the lighting in that area and has determined that it is not currently practical or financially viable to install new lamp columns or to brighten the existing units.

Alleyway between The Barkham Close Garages and New Street - the PC would explore the possibility of installing solar lights. However, since the fence is not Parish Council property, it would need to obtain permission.

29.09.25 – PCSC Mike Coker, Wing Neighbourhood Police – email – ‘Have Your Say’ public meeting. Would Cheddington host this in Oct/Nov? – Agreed and offer pavilion as venue.

29.09.25 - Andrew Packard, resident/ Bridget Knight - Ivinghoe Clerk – emails - Red Roses/Zoe Harrison – Something being arranged at County level.

132/25 REPORTS FROM OUTSIDE ORGANISATIONS/MEETINGS ATTENDED

Nothing to report.

133/25 APPROVAL OF DOCUMENTS FOR PARISH COUNCIL/VILLAGE WEBSITE

Risk Assessment – agreed.

134/25 FINANCIAL MATTERS

i The October 2025 payments, in accordance with the financial report, were checked and signed off prior to the meeting by Cllr Fee and to be countersigned by Cllr Richards.

ii *i The below were approved for payment as agreed in the Yr 25-26 budget:*

- Village Hall – £2000 capital contribution and £40 for lighting
- St Giles Church – £750 contribution for churchyard and £40 lighting contribution
- Cheddington Methodist Church – £40 lighting contribution
- School Caretaker IRO Clock Winding – £100 contribution

iii Agreed to transfer the ‘out of contract’ unmetered supply streetlights contract with N Power Business Solutions (E-on) to SSE for a term of 3 years as recommended by Utility Aid.

iv Agreed to enter an annual service contract with Better Planet for the Pavilion Air Source Heat Pump and approve Year 25-26 service in the sum of £325 plus VAT.

v Agreed that the Clerk contact Morgan Fire Protection to get a quote and gave permission to approve, if under £500, for the Pavilion fire equipment annual service.

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE OCTOBER MONTHLY MEETING HELD ON WEDNESDAY 1ST OCTOBER 2025 AT 7PM IN THE PAVILION

135/25 TO AGREE ALLOTMENTS PLOT INCREASE AMOUNTS FROM 1ST OCTOBER 2027

RENTAL CHARGE CHEDDINGTON ALLOTMENTS		
	2024-25 – 25/26 (same)	2026-27 – 27/28 (same)
Full Plot	£37	£40
$\frac{3}{4}$ plot	£31	£34
$\frac{1}{2}$ plot	£26	£28
$\frac{1}{4}$ plot	£18	£20
Orchard 1	£7.60	£8.00
Orchard 2	£10.00	£10.50
Orchard 3	£7.60	£8.00
Orchard 4	£8.40	£9.20
Orchard 5	£7.20	£7.90
Orchard 6	£7.70	£8.40
Out of Parish - Full	£49	£52
$\frac{3}{4}$ plot	£42	£45
$\frac{1}{2}$ plot	£32	£34
$\frac{1}{4}$ plot	£20	£21

136/25 PLANNING MATTERS

To Consider Applications Received via Buckinghamshire Council: -

No applications received at time of publication

To Receive Determinations by Buckinghamshire Council: -

No applications received at time of publication

Other Planning Matters

Buckinghamshire Council Draft Local Plan Consultation – It was agreed to invite Slapton and Horton to any meeting in respect of Cheddington 'New Town' but Clerk to wait until Cllr Brazier advises on a suitable response to the consultation.

137/25 CONFIRMATION OF 2026 PARISH COUNCIL MONTHLY MEETING DATES

Agreed 1st Wednesday of the month.

138/25 APPROVAL OF UPDATED STANDING ORDERS AND FINANCIAL REGULATIONS

Agreed.

139/25 REPORT ON ANY URGENT MATTERS

Nothing reported.

140/25 DATE OF NEXT MEETING

The next Parish Council meeting will be the November monthly meeting on Wednesday 5th November 2025.

The meeting finished at 8.30 pm.