

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE SEPTEMBER MONTHLY MEETING

HELD ON WEDNESDAY 3rd SEPTEMBER 2025 AT 7PM IN THE PAVILION



113/25 ATTENDANCE AND APOLOGIES

Present - Cllr C. Fee, Cllr A Hollett (Chaired Meeting), Cllr D Bevan, Cllr T Richards, Cllr K Oastler, Cllr M Kehoe, Cllr D Nabbs and Cllr L Firmin.

Cllr Chris Poll – Buckinghamshire Council

Cllr Peter Brazier - Buckinghamshire Council

2 members of the public were in attendance

Apologies:-

Roz Roberts, Clerk – annual leave

114/25 PUBLIC FORUM

Mr Andrew Docherty and Mr Mick Waterhouse, residents raised the Freight Strategy Consultation. Both felt it was important that the Parish Council (PC) made a comment.

Mr Docherty's view is that a Local Access and Permit regime to enable enforcement of moving traffic offences would appear sensible providing that it is carefully controlled and enforced and that any persistent offenders' operators' licences be carefully considered when up to renewal.

Cllr Brazier had concerns about enforcement cameras being set up.

Cllr Nabbs asked how much of the data from the cameras would be for public inspection and to include this question in the PC's response. Clerk to send around the comments before submitting and was advised to put in bullet point format for ease of reference.

Cllr Hollett confirmed that the PC would comment, and Mr Docherty was asked to cc in the Clerk on his response to the Consultation and the PC would make similar comments.

115/25 DECLARATIONS OF INTEREST

There were no declarations made.

116/25 APPROVAL OF MINUTES

The minutes of the Parish Council's August Monthly meeting held on the 6th August 2025 were approved and signed by the Chair.

117/25 TO RECEIVE ANY UPDATES FROM BUCKINGHAMSHIRE COUNCILLORS

Cllr Poll

Cllr Poll asked if the PC could buy a solar charge controller for the new SID units as the batteries did not seem to last very long. Cllr Brazier to send Clerk links.

Cllr Brazier

Cllr Brazier advised that Buckinghamshire Council was in the process of preparing a new Local Plan that would identify where and how future development should take place up to 2045. The Council was now undertaking a public consultation on the draft Local Plan where Buckinghamshire Councils and residents could comment/complete a survey. This would be circulated the week beginning 15th September with the consultation period running from Wednesday 17 September to Wednesday 29 October 2025.

The draft Local Plan for Buckinghamshire has been prepared in two parts:

Part A: The Local Plan vision and objectives, the spatial strategies for housing and employment, including ways to meet travelling communities' accommodation needs.

Part B: Development Management Policies.

Target date for plan is December 2026.

Cllr Brazier highlighted page 18 of the Buckinghamshire Local Plan that showed the proposed breakdown of how @ 82,000-99,000 new houses could be achieved.

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Cllr Fee asked Cllr Brazier about the significance of SANGs (Suitable Alternative Natural Greenspace) in planning application no. 25/01756/AOP for up to 100 dwellings. She asked, as the application included two SANGs, whether any new development that took place in Cheddington would be expected to use these areas or whether Cheddington is still protected by the Chiltern Beechwood Special Area of Conservation? Cllr Brazier said these 2 particular SANGs related to the development in Pitstone alone and that Cheddington is still covered by the Beechwood Policy.

118/25 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.
- **Kissing Gate/other type of gate, off Station Road** – Installed.
- **Speedhump at village hall** – Waiting on installation date.
- **Tennis Club Netting** – Cllr Richards has referred it to the Committee and will put up spare netting.
- **Play equipment for the Recreation Ground** – S106 authorisation form submitted. Advised by Joe Houston that decision will not be until December 2025.
- **BBKV** – Village Hall booked for Saturday 20th September for teas/cake after presentation @ 3.30pm. Presentation of Tindall Cup @ 3.15pm.
- **Pavilion electricity contract renewal** – with EDF 3 years from 01.09.25 Broker Utility Aid as recommended by BMKALC.
- **N Power Streetlight Billing** – Clerk advised the Market-wide Half-Hourly Settlement (MHHS) was going live in September 2025 and has received invoices covering period from 1st March 2025 to 31 July 2025. Total mount of £6276.90 will be debited on 12th September 2025.
- **Freight Strategy** – See correspondence.
- **Poppy Appeal Wreath** – Ordered and wreath received.
- **AGAR and Internal Audit for Year 24-25** – AGAR completed, and external auditor report and certificate received. Matters arising – to ensure that the correct minute references are recorded as section 2 of the AGAR had been minute referenced incorrectly.
Invoice in the sum of £420 plus VAT had been received. Clerk to pay before 1st October.
- **MUGA Update** – Clerk still waiting on feedback from Mark Davis from Bernhards Sports Surfaces (Hugo Hardy's contact) regarding a multi-use MUGA and the surface type. Left message again on 27th August. Clerk to chase again and if no response then to contact Wingrave PC Clerk for details of their MUGA supplier/designer.
- **Café at Recreation Ground** – Clerk to re-arrange date as it was agreed that as many councillors as possible should be in attendance.
- **Relining Recreation Ground Car Park** – Clerk was not feeling very confident in the standard of service provided by CCL Surfacing so has cancelled the works. Will contact T Clubb & Sons.
- **Community Board Meeting with Michelle Parker** – Clerk has emailed Michelle Parker but no response re. dates. Councillors wanted to know what type of things CPC could apply for. Cllr Poll advised it was more re strategic planning.
- **Model Financial Regulations 25-26 and Standing Orders** - To Be Approved for 2025. Clerk will update both documents for the October meeting and approval.
- **Website Update** – Clerk updating council documents and other information as agreed. Aubergine currently 'building' the website.
Clerk has asked for a quote from Aubergine to transfer additional content from the current website and putting the village businesses and organisation into a 'business

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directory'. Cllr Fee has gone through the business and organisations and deleted those no longer operating.

There was a discussion about the inclusion of local village businesses in the 'Organisations & Businesses' menu of the website. A disclaimer was discussed but Cllr Nabbs felt that there should be no businesses on the website. All agreed. Cllr Nabbs to contact Aubergine in the Clerk's absence to advise them of this decision.

On the new site map the additional pages will be found under the sub-menus of: Information, Our Village, Organisations & Businesses, Parish Council Services & local Community Services and What's On.

Aubergine hoping to have the website up and live by end of October.

Draft required by the PC.

119/25 CORRESPONDENCE, CONSULTATIONS AND CIRCULARS

20.08.25 Chris Yates, Bowls Club – email - Mike Welham's damaged knees 19/8/25. Noted. The PC would look at the block paving area at the side of the grass and ask contractor if it could be lifted and flattened.

30.08.25 & 02.09.25 Andrew Docherty, Resident – email - Bucks CC Freight Zone Consultation. – Has the PC formulated their response to the current BCC Consultation on a proposed amendment to the Freight Zone Traffic Regulation Order – see public forum 114/25.

02.09.25 Tracy Ells, St Giles Church – email - Annual grant to St Giles Church - email asking if an additional amount to the annual grant could be given this year which would go towards the grass cutting expenditure. The Clerk advised that this was not possible this financial year as the budget had been set but it would be discussed at the 25-26 budget meeting.

119/25 REPORTS FROM OUTSIDE ORGANISATIONS/MEETINGS ATTENDED

Nothing to report.

120/25 APPROVAL OF STATUTORY DOCUMENTS FOR PARISH COUNCIL/VILLAGE

WEBSITE

Approved.

GDPR

Cllr Nabbs requested that the Clerk do an audit on GDPR against compliance e.g. blanking out residents' names on forwarded emails etc. Cllr Fee advised that residents were aware that any correspondence sent to the Clerk would be circulated to the Parish Council for inclusion in the minutes (correspondence) and for comment where necessary. This was stated in the PC's Newsletter update and in the Clerk's email signature line. All Parish Council correspondence should go through the Clerk and any correspondence received by the Councillors direct should be circulated to the Clerk for circulation. The PC must be transparent.

121/25 FINANCIAL MATTERS

i The September 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 one other Parish Councillor.

ii Quote from B&C Landscaping in the sum of £460.00 plus VAT to maintain area the at Mentmore Road (front of Orchard Manor) for September, October and November was agreed.

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE SEPTEMBER MONTHLY MEETING HELD ON WEDNESDAY 3rd SEPTEMBER 2025 AT 7PM IN THE PAVILION

122/25 PLANNING MATTERS

To Consider Applications Received via Buckinghamshire Council: -

No applications received at time of publication

To Receive Determinations by Buckinghamshire Council: -

25/02136/APP - Falcon House High Street, Cheddington, Buckinghamshire LU7 9AA -

Householder application for outbuilding – Withdrawn 01.08.25

Other Planning Matters:-

Cllr Fee advised that the planning portal now combined all the original authorities.

123/25 REPORT ON ANY URGENT MATTERS

Cllr Hollett – Terraced house on Station Road has a structure to the side and advised that this should be monitored.

Cllr Hollett advised that the September meeting would probably be his last meeting, and he thanked the councillors for their support.

Cllr Fee thanked Cllr Hollett for all the work he had undertaken in the village on behalf of the Parish Council.

124/25 DATE OF NEXT MEETING

The next Parish Council meeting will be the October monthly meeting on Wednesday 1st October 2025.

The meeting finished at 8.15 pm.

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FINANCIAL APPENDIX

MONTH 6

AS AT 01/09/2025

VCHR	DATE	PAYMENTS - CURRENT ACCOUNT	NET	VAT	TOTAL	PAVILION INCOME TO 01.09.25 FYI
DIRECT DEBIT PAYMENTS DEBITED						
DD099	20.08.25	Epson - Printer Subscription 18.08.25-17.09.25	£ 21.74	£ 4.35	£ 26.09	
DD100	21.08.25	BT re. wifi - Pavilion August 25	£ 45.87	£ 9.17	£ 55.04	
DD101	27.08.25	Anglian Water - Pavilion 12.05-11.08.25	£ 89.25	£ -	£ 89.25	
DD102	28.08.25	Nest - Clerk Pension August 25	£ 164.20	£ -	£ 164.20	
DD103	28.08.25	02 - Clerk's Mobile 13.08.25-12.09.25	£ 15.31	£ 3.06	£ 18.37	
DD104	01.09.25	Anglian Water - Allots 15.05-14.08.25	£ 331.30	£ -	£ 331.30	
		TOTAL DDs Made	£ 667.67	£ 16.58	£ 684.25	
DD PAYMENTS TO BE MADE						
		TOTAL DDs To Be Made/Clear	£ -	£ -	£ -	
ONLINE PAYMENTS MADE						
OL105	07.08.25	Theodore Gray - Google May-July 25	£ 168.67	£ -	£ 168.67	
OL106	18.08.25	Aubergine 262 Ltd Inv No AUB14514 (web site set up)	£ 1,198.00	£ 239.60	£ 1,437.60	
OL107	19.08.25	Mary Glendinning (Memorial Flowers 24-25)	£ 42.00	£ -	£ 42.00	
OL108	20.08.25	RBL Poppy Appeal CPC No D60527	£ 53.50	£ -	£ 53.50	
OL109	22.08.25	E R Roberts - Clerks Salary August 25	£ 1,888.75	£ -	£ 1,888.75	
OL110	22.08.25	HMRC (06.08-05.09.25)	£ 652.54	£ -	£ 652.54	
OL111	28.08.25	Lucy Lawson Inv No 026	£ 260.00	£ -	£ 260.00	
OL112	28.08.25	Simon Barrow - August 25 Grasscutting	£ 2,283.33	£ 456.67	£ 2,740.00	
OL113	28.08.25	Signomatic Ltd - lettering for notice board at Blenheim	£ 16.06	£ -	£ 16.06	
OL114	01.09.25	Keith Malcolm Inv No 038	£ 440.96	£ -	£ 440.96	
		TOTAL OL Payments Made	£ 7,003.81	£ 696.27	£ 7,700.08	
ONLINE PAYMENTS TO BE MADE						
OL115	08.09.25	E R Roberts - Expenses August 2025	£ 18.32	£ 2.26	£ 20.58	
		TOTAL OL Payments To Be Made	£ 18.32	£ 2.26	£ 20.58	
CURRENT ACCOUNT - Community						
R40	08.08.25	OFGEM RHI - Pavilion ASHP	£ 228.29	£ -	£ 228.29	£ 228.29
R41	08.08.25	H Holmes Inv No 2025 362	£ 46.67	£ 9.33	£ 56.00	£ 56.00
R42	08.08.25	Cheddington Tennis Club Inv No 2025 365	£ 169.17	£ 33.83	£ 203.00	£ 203.00
R43	14.08.25	Masons Minibus & Coach Inv No 2025 367	£ 105.00	£ 21.00	£ 126.00	£ 126.00
R44	22.08.25	OFGEM RHI - Pavilion ASHP	£ 46.59	£ -	£ 46.59	£ 46.59
T11	28.08.25	Transfer from Savings Account	£ 5,000.00	£ -	£ 5,000.00	
R45	28.08.25	Aubergine Refund AUB14514 (invoice based on larger PC charge)	£ 400.00	£ 80.00	£ 480.00	
			£ 5,995.72	£ 144.16	£ 6,139.88	£ 659.88
SAVINGS ACCOUNT - BMM						
T11	28.08.25	Transfer to Current Account	-£ 5,000.00	£ -	-£ 5,000.00	
			-£ 5,000.00	£ -	-£ 5,000.00	
BALANCES 01.09.25						
		Current A/c			£ 4,252.64	
		Savings A/c			£ 123,161.82	
		TOTAL			£ 127,414.46	
		Less DDs to be paid			£ -	
		Less Online Payments to be made			£ 20.58	
		CURRENT BALANCE			£ 127,393.88	