

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE MARCH MONTHLY MEETING

HELD ON WEDNESDAY 5TH MARCH 2025 AT 7PM IN THE PAVILION



027/25 PUBLIC FORUM

A resident raised concerns about Planning Application No. 23/01796/APP - 1 Church Lane. The resident was concerned that the boundary wall was being built further out than the plans showed. From the original plans it appeared that there was to be a gap, albeit a slight one, between the brick boundary wall and the fence. It was agreed to wait until the works were completed before making any comment.

It was also noted that the building products had been dumped on the public verge, just not the scaffold, as requested.

The issue regarding the condition of the **public** footpath (not bridleway) off Station Road being used to access the farmer's field was raised again as the horses were not using the correct Right of Way but crossing through the middle of the field which was obviously irritating to the landowner.

It was suggested to reinstate the 'kissing gate' that had been there. Cllr Brazier and the Clerk would investigate the ownership of the land as ultimately it was down to the landowner to look after the public footpath.

028/25 ATTENDANCE AND APOLOGIES

Present - Cllr C. Fee in the Chair, Cllr A Hollett Vice Chair, Cllr D Bevan, Cllr K Oastler, Cllr M Kehoe, Cllr D Nabbs and Roz Roberts, Clerk

Cllr C Poll – Buckinghamshire Council

Cllr D Town - Buckinghamshire Council

Cllr P Brazier - Buckinghamshire Council

2 members of the Public in attendance.

Apologies:-

Cllr T Richards – Prior Arranged Appointment

Cllr T Daly – Work Commitment

029/25 DECLARATIONS OF INTEREST

There were none.

030/25 APPROVAL OF MINUTES

The Minutes of the Parish Council's February Monthly meeting held on the 5th February 2025 were approved and signed by the Chair.

031/25 TO RECEIVE ANY UPDATES FROM BUCKINGHAMSHIRE COUNCILLORS

Cllr Poll

Martin Tett circular

There was a discussion about the Bucks Plan which was, according to Mel Woof at BALC, now due for publication in 2029. Cllr Fee stated again that the reason why the Parish Council was holding off updating the Neighbourhood Plan was because of this.

Cllr Hollett commented that it was good that there was a neighbourhood plan in place. The main issue, when considering the current government's housing policy, is that the village has a train station which will result in an influx of planning applications. Cllr Hollett was becoming increasingly frustrated as he felt the village was currently being left 'in no man's land' as we do not know what is going on re. planning.

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Cllr Poll discussed the problem of the provision of services in Buckinghamshire and that it was becoming evident that Buckinghamshire will be the 'overspill' county for houses from the areas further down south that have no room for further development.

Cllr Town

Clerk had circulated the monthly Councillors report.
Westcott Venture Park– employment opportunities.

032/25 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 until any decision regarding the MUGA was made.
- **Cheddington s106 Pedestrian and Cycling Improvements Scheme** – i.e. New MVAS/SIDs x3 update:-
 - Installation** – Advised end of March. Hinged posts have arrived.
 - Actual units** – To contact Clerk re. delivery date once security brackets installed.
- **Tidying up of vegetation behind Pavilion/Bowls Club** – Bowls Club have cut hedge.
- **Amp'd Up estimate for outside lights at Chapel** – Agreed to take one of the bulbs out.
- **Notice board at the Green** – New knob installed and public side of the notice board ready for use.
- **Cheddington Roll of Honour plaque** – Nothing to report.
- **Recreation Ground Picnic Benches** – Plaque installed. Clerk to take photo and let Cllr Finch's partner know.
- **Recreation Ground Leisure Building Discussion** – Meeting arranged for Thursday 20th March, 7.30pm.
- **Water Billing Increase at the Pavilion** – Handyfolk carried out water checks. No leaks. Bills had been estimated until 15th August 2024 but an accurate reading had been taken in February and all was up to date as a credit had been received.
Clerk asked Handyfolk to take quarterly readings when an estimated invoice was received so she can send in an accurate reading every quarter.
 - Request from Cllr Richards, in her absence, if the Tennis Club could use the pavilion outside water tap to clean the courts. Potential date the 13th & 14th March from 7.45am – Agreed. Clerk would take a water reading before and after the clean. Clerk has suggested that once this clean was carried out and there was an idea of water usage that the PC would bill for last year's usage at last year's rate.
- **Planting Barrels** – Handyfolk have weed killed the mossy area to the front which just needs scraped away/tidied up then the barrels can go there.
- **Overgrown vegetation Hillside and streetlight** – Vegetation all cleared.
- **Clerks & Council's Direct** – Clerk had submitted the wording about Cllr Kehoe being the youngest councillor but had missed the March date. Next edition is in May so Clerk asked if they could hold off as the local elections are to be held on the 1st May 2025.
- **Youth café in Pitstone** – Cllr Oastler and Cllr Nabbs agreed to visit.
- **Buckinghamshire Best Kept Village 2025** – Clerk advised must apply by 30th April and having won last year Cheddington has to enter for the Tindall Cup – Agreed.
- **Letter to Planning Enforcement Officer as per the Feb Public forum** – Clerk emailed Cllr Hollett on 6th Feb for timescale info.
- **Car Insurance** - Handyfolk confirmed both have the appropriate car insurance.

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- **Outstanding Planning Applications Letter to Head of Planning Buckinghamshire Council** – Clerk emailed Mark Aughterlony and cc'd in the local councillors on 17th February as agreed. Re the 2 outstanding planning applications. Out of office on.
 - i. Outstanding since 07.12.2021
21/04688/AOP Church Hill Farmhouse Station Road Cheddington Buckinghamshire LU7 0SG
 - ii. Outstanding since 03.09.2020
20/02947/APP Land At Church Hill And Mentmore Road Cheddington Buckinghamshire
- **AGAR and Internal Audit for Year 24-25** - Clerk has contacted Mr King who has agreed to carry out the internal audit for the Parish Council.
- **Allotments Update** – only 2 vacant plots.
Meeting on Monday 17th March at 1.pm which Clerk and Cllr Fee will attend.
- **Cobbles at Gooseacre** – all cleaned.
- **Devolved Services Agreement for Year 25-26** - Agreement received. Agreed that Cllr Fee and Clerk sign off as usual. It was noted that the contribution has been reduced due to the verge cutting maps being updated and the areas outside the 30mph speed limit had been removed.
- **New village website** – Cllr Nabbs agreed to look into this. Clerk would ask other clerks who designed their web sites.

033/25 CORRESPONDENCE, CONSULTATIONS AND CIRCULARS

03.03.25 - Sheila Pugh, Resident – email - Regarding the newly cleared field corner of Station Road, near Scout Hut – Asking if the Parish Council can replace the fence - Clerk advised that it could not as it was private land.

03.03.25 - Ellie Higginson, Falcon House – email - Hole in fence - dog getting through again into her paddock - Handyfolk went back and checked for holes.

03.03.25 - Cllr Fee - email Planning Application Consultation 23/01796/APP - 1 Church Lane – see public forum.

05.03.25 – John Smith, Cheddington History Society - 8 May VE Day Exhibition – Clerk confirmed that the bunting, flag and streetlights disks had been delivered.

034/25 REPORTS FROM OUTSIDE ORGANISATIONS/MEETINGS ATTENDED

No meetings had been attended.

Clerk to forward Community Board Meeting link to Cllr Kehoe.

035/25 FINANCIAL MATTERS

The March 2025 payments, in accordance with the financial report, were checked and signed off prior to the meeting by Cllr Fee and by Cllr Bevan.

Other financial matters: -

1. To note that travel expenses in the sum of £13.59 had been added to the MKPA play session confirmed for 27th August (1.30pm-3.30pm).
2. To note that the original quote of £570 plus VAT for vegetation clearance at Hillside had increased by an extra £290.00 plus VAT to remove more vegetation than first quoted for.
Agreed by Clerk on 12th February to proceed.
3. To note Clerk had to purchase a new battery for the Chapel defibrillator which was losing battery power. In the sum of £279.54 (inc VAT).

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036/25 PLANNING MATTERS

To Consider Applications Received via Buckinghamshire Council: -

25/00277/APP - 6 Town Farm Cheddington Buckinghamshire LU7 0TT - Householder application for proposed outbuilding – No objections.

To Receive Determinations by Buckinghamshire Council: -

No determinations.

Other Planning Matters

No other planning matters to discuss

037/25 STREETLIGHTS UPDATE

Cllr Fee advised that 14 streetlights were currently out. This had never happened before. There were a lot of works going on in the village by UKPN so this could be the reason why or perhaps it was a batch of faulty bulbs. Clerk would ask Lamps & Tubes Illuminations (L&TI), the village contractor.

Cllr Fee and Clerk met with Dave Roberts from L&TI Ltd on 12th February to discuss the transfer to LEDS. Cllr Fee suggested Station Road, High Street and Mentmore Road for phase 1. Mr Roberts also suggested to start swapping over any lights that continue to fail.

Lamps and Tubes Carried out a survey with the lighting manufacturer, ASD, on 19th Feb.

Quoted for the Highway Diamond Micro with 16 LED lamps

The cost to supply and install light fittings as discussed will be £387.75 + vat. There has been a slight increase in the costs from the supplier, as the PC had been previously quoted £367.60 + vat.

For Station Road due to the height and spacing of the streetlights it was recommend to install 28 LED lamps at £459.59 per lamp.

Cllr Fee had asked for Lamps and Tubes to quote for a replacement light fitting on the damaged streetlight at Hillside. Quoted £387.75 plus VAT– All costings and phasing of transfer to LEDS over 3 years was agreed.

038/25 MUGA UPDATE

Clerk wrote to the Planning Officer on 31st January detailing the Parish Council's reasoning behind the original location of the MUGA and the possibility of an appeal - planning application 24/00667/APP.

Anna Souter from Buckinghamshire Planning responded on Mon, Feb 10, 2025 correctly pointing out that that Planning application 24/00667/APP had been withdrawn following agreement from the PC's agent on 22nd October. Therefore, no formal determination of the application had been made, so no appeal can be made. The PC would need to submit a new application for the proposal in order to proceed.

Ms Souter advised that it would be highly unlikely that the Council would overturn an objection from Sports England as they are a statutory consultee on planning applications which result in the loss of playing pitches.

Subsequently the Clerk had received an email from Sport England Active Places regarding updating their sports facilities database for Cheddington Recreation Ground which indicated 1 adult football pitch, and one junior 11v11 football pitch (where the PC wishes the MUGA to be).

Clerk to contact Sports England for their evidence of the junior football pitch. Cllr Poll did a search and found that on 31st Dec 1945 a cricket pitch was possibly evident but not a football pitch.

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039/25 REPORT ON ANY URGENT MATTERS

Felled Trees in Orchard Area

Cllr Hollett – Since the last meeting Buckinghamshire Council tree enforcement had been in contact. Cllr Hollett reiterated that he had been previously advised that it was not in the public interest to prosecute the landowner after investigating the damage of the 1st tree. Now another tree had been damaged in the latest clearance. A formal complaint had been made but no response. Cllr Hollett contacted the council and had spoken to a lady. He would try to get a name for Cllr Poll.

040/25 DATE OF NEXT MEETING

The next Parish Council meeting, which will be the April monthly meeting, will be held on Wednesday 2nd April 2025.

The meeting finished at 9 pm.