

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE NOVEMBER MONTHLY MEETING

HELD ON WEDNESDAY 5th NOVEMBER 2025 AT 7PM IN THE PAVILION



141/25 ATTENDANCE AND APOLOGIES

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

Cllr Chris Poll, Buckinghamshire Council

Cllr Peter Brazier - Buckinghamshire Council

5 members of the public were in attendance.

Apologies:-

Cllr T Richards – Family Commitment

142/25 PUBLIC FORUM

Derek Town, resident, raised 2 issues: condition of the pavements and the potential housing development by Vistry Homes. See below.

Pavements

Cllr Brazier agreed to raise the issue and ask that it be a priority at the next meeting with Paul Foot, the Local Area Technician.

Cllr Hollett also advised that the Parish Council (PC) would contact Buckinghamshire Council, outlining the pavement condition and would request a review survey.

Vistry Homes

Regarding the Vistry Homes development Cllr Fee and Cllr Hollett both advised to wait until the planning application is submitted. The Clerk would then advise residents when the application was 'live', and that residents could make comment. It was noted that the PC would be objecting and that as a consultee their comments would be available to see. Residents' comments were no longer available to view.

Cllr Fee also added that because Cheddington has a Neighbourhood plan as far as the PC was concerned this must be considered as CNP is a policy document that Vistry will have to overcome. There were obvious concerns because at Government level there had been a change in methodology and the presumption was that it was now in favour of development.

Mr Tim Hamper, resident – acknowledged that the PC had held a meeting with Vistry, then a public consultation has been held on 24th October but he enquired if the PC had heard anything about when the planning application would be submitted to Buckinghamshire Council planning? Cllr Fee advised that the PC had not heard anything specific only that it may be submitted early 2026.

There was a general discussion.

Buckinghamshire Draft Local Plan - Public member asked - How can the public see responses to Bucks local plan? Cllr Fee advised that this would not be possible.

Residents from Orchard Manor had 2 questions:-

1. Update on Orchard Manor adoption. Cllr Brazier would enquire about this on behalf of the residents.

2. Dog bins in Orchard manor. Highlighted the fact that a lot of residents, not just from Orchard Manor, were using the Orchard Manor bins which resulted in them overflowing and poo bags being left at the base of the bins which was not only very unpleasant but a health hazard.

What can the PC do? Cllr Hollett advised the residents to contact the current management company who manage the site with their grievances. If they cannot assist, then go to Buckinghamshire Council.

Cllr Poll had a private discussion with the residents and took away actions.

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE NOVEMBER MONTHLY MEETING HELD ON WEDNESDAY 5TH NOVEMBER 2025 AT 7PM IN THE PAVILION

Resident also enquired about the abandoned car at the Recreation Ground and what was going to happen to it? Cllr Fee advised that the police had been informed. Clerk would check procedure with Mike Coker, the local PCSO, who had already been advised at the 'Have Your Say' meeting on the 4th November.

Cllr Brazier recommended Aylesbury Scrap Metal if arrangements had to be made for its removal.

143/25 DECLARATIONS OF INTEREST

There were no declarations made.

144/25 APPROVAL OF MINUTES

The minutes of the Parish Council's October Monthly meeting held on the 1st October 2025 were approved and signed by the Chair.

145/25 TO RECEIVE ANY UPDATES FROM BUCKINGHAMSHIRE COUNCILLORS

Cllr Poll

Cllr Poll raised the issue of responsible dog ownership and that it was now a Community Board objective. Clerk advised that she had attended an online meeting with other clerks regarding this and that all parishes had the same issues. Cllr Poll hoped that this would become a county wide initiative.

Cllr Brazier

Will ask Buckinghamshire Highways for an update about the adoption of Orchard Manor.

Will ask Paul foot (Local Area Technician) about footpaths specifically Church Lane, New Street, High Street at school, around The Green and Manor Road.

146/25 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 as Clerk/Chair need to visit Buckinghamshire Council archives.
- **Speedhump at village hall** – Installed.
- **Tennis Club Netting** – Cllr Richards not at meeting to update. Clerk to write to Chair of Tennis Club and ask for an update and timescale for replacement.
- **Play equipment for the Recreation Ground** – Nothing to report.
- **Streetlighting** – Now transferred from N Power to SSE, 3-year contract from 01.10.25 as arranged by Utility Aid.
Cllr Fee advised that currently there were 2 lights failing so she had asked the Clerk to get a quote to replace to LEDs. Clerk would circulate for comment once received.
- **MUGA Update** – Clerk meeting on site with Darren Spittles from Caloo Limited, based in Stoke Mandeville, on Thursday 19th November. Recommended by Weston Turville Clerk.
- **Relining Recreation Ground Car Park** – Relined. A 'give way' line at Village Hall as you turn out onto Church Lane was also ordered.
- **Website Update** – Aubergine working on transferring old website information across. Drone footage and professional/amateur photos sent across.
- **New SIDS** – Clerk to ask Cllr Poll to assist with moving the units.
- **Block Paving Pavilion Patio** – See finances.
- **Richy Dennehy's memorial picnic bench at The Green** – Ordered. Waiting on delivery date. Clerk will check how the current picnic benches are concreted in at The Green. Cllr Hollett offered to help to install.
- **Allotments Update** – Clerk advised that Kathryn Doubleday had resigned her position as Allotment Warden. Clerk to advertise for a Warden. Annual invoices sent. 17 vacant

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE NOVEMBER MONTHLY MEETING HELD ON WEDNESDAY 5TH NOVEMBER 2025 AT 7PM IN THE PAVILION

plots. Will advertise on FB and in December newsletter. Clerk and Chair had a walk around the site. Clerk to request that all polytunnels are to be removed ASAP.

- **Buckinghamshire Council Draft Local Plan Consultation** – PC comments submitted on Monday 27th October.
- **Grounds and Hedge Maintenance tender 01.03.26-28.02.29** – Tender document ready to be sent out to contractors with ALL grass areas included and any extra 'bits' not included in last tender document.

147/25 CORRESPONDENCE, CONSULTATIONS AND CIRCULARS

14.10.25 - Janet Banham, Cheddington Methodist Church – email - Water butt financial request of £100 for church – Parish Council would supply a water butt.

23.10.25 - Adam Doherty, resident – email - Coffee shop at Methodist Church - advising PC of his plans – Noted.

24.10.25 - Karen Price, St Giles Church – email - Nine Lessons and Carols – enquiring if a PC councillor would read a lesson? – Clerk to respond unfortunately no.

31.10.15 / 03/11/25 - Natalie Mattlane, Resident – email - Poo Bag Dispensers request? – Request was discussed and although the PC thought it would be a good idea for areas like Ashridge, the Parish Council felt that dog owners should be carrying their own dog poo bags. They also discussed who would be paying for and restocking the equipment etc.

03.11.25 – Hanah Mays-Chandler – Cheddington Allotments and Pond – Clerk to advise that the Parish Council discussed all the contents of the email and were pleased that the $\frac{3}{4}$ plot would be worked on in the Spring but it was agreed that the pond had to be removed as it was against the tenancy rules of Cheddington Allotments. There was concern over the health and safety aspect and the PC should have been approached in the first instance to request permission.

04.11.25 – Clare Cleland – Fete 2026 – advertising contribution request – PC has agreed to pay for an advert in the Village Newsletter and that it would advertise the event on the new Parish Council website. Clerk could also print off and laminate up to size A3 posters. The fete committee will have to fund any large railing banners.

Clerk to recommend that the event is held at the Recreation Ground and not The Green as there is simply not enough room on The Green now with the playground equipment and picnic benches (another one to be added soon) and it was agreed that for an event of this size the High Street would possibly need to be closed off. Clerk to ask Clare to advise the PC of the date as soon as conveniently possible.

148/25 REPORTS FROM OUTSIDE ORGANISATIONS/MEETINGS ATTENDED

Community Board Meeting with Michelle Parker – 9th October, 11.30 am with Cllr Fee, Chair and Clerk – A discussion about priorities for Cheddington -

Community Board Priorities Meeting – Wednesday 15th October - Cllr David Nabbs & Cllr Matthew Kehoe attended – Discussion about priorities for parishes. Took some positives from the meeting primarily co-operation between parish councils, not just the Clerks. List of councillors, clerks and contractors was a main request.

After the 'Have your say' drop in at The Pavilion on Thursday 6th November Cllr Hollett asked the Clerk to invite PCSO Mike Coker to a PC meeting to provide a general overview of crime/vandalism in the parish.

149/25 APPROVAL OF DOCUMENTS FOR PARISH COUNCIL/VILLAGE WEBSITE

Safeguarding Policy, Accessibility Statement for Website and Biodiversity Policy – All approved.

CHEDDINGTON PARISH COUNCIL

MINUTES OF THE NOVEMBER MONTHLY MEETING HELD ON WEDNESDAY 5TH NOVEMBER 2025 AT 7PM IN THE PAVILION

It was agreed that Cllr Nabbs and Cllr Firmin would be the 2 Designated Safeguarding Officers as they had the appropriate qualifications. Clerk to update policy document to reflect this.

150/25 YOUTH CAFÉ UPDATE

Cllr Oastler – will arrange a meeting.

151/25 CAFÉ CONTAINER

- i. It was agreed that New Forest Containers (NFC) be appointed as preferred contractor.
- ii. It was agreed that NFC carry out the planning application submission in the sum of £1500.
- iii. It was agreed to pay a deposit of 5% (£1365.25) to begin the project.
- iv. It was agreed that the Clerk contact local contractors and RPL Construction in respect of the ground/utility works.

152/25 FINANCIAL MATTERS

- i The November 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 Bevan.
- ii. GK Construction Quote in the sum of £348 (Village Hall bench base) and levelling an area of block paving at The Pavilion £180 – Agreed.
- iii Date for precept/annual budget meeting - Thursday 15th January 7.15pm.

153/25 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

Vistry Public Consultation held on Friday 24th October in Village Hall -

All agreed that nothing could be done until the planning application was uploaded on the Buckinghamshire Council planning web site. Clerk would keep residents advised accordingly.

154/25 REPORT ON ANY URGENT MATTERS

Nothing reported.

155/25 DATE OF NEXT MEETING

The next Parish Council meeting will be the December monthly meeting on Wednesday 3rd December 2025.

The meeting finished at 8.30 pm.