

EDGCOTT PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD
AT 6PM ON MONDAY 3 NOVEMBER 2025
IN EDGCOTT VILLAGE HALL

151/25 Attendance and apologies

Attendance:

Cllr P Harper (Chairman)
Cllr R Webster
Cllr B Kay
Cllr A Hawes

In attendance:

Unitary Cllr Patrick Fealey
C Jackman, Clerk
1 member of the public

Apologies:

Cllr S Gassor

Open Forum:

Chair welcomed Cllr Fealey to the meeting. Cllr Fealey reported on the following:

- **Suitable Alternative Natural Greenspace (SANG)**

The following is an extract from Bucks Council's website relating to SANG

(<https://www.buckinghamshire.gov.uk/planning-and-building-control/building-or-improving-your-property/chiltern-beechwoods-special-area-of-conservation-faqs/#chiltern-beechwoods-sac-mitigation-strategy>) *Suitable Alternative Natural Greenspace (SANG) is the name given to arrangements for the addition of recreational space that allows residents of new homes to avoid additional ecological disturbance to Special Areas of Conservation.*

Kingsbrook Meadows

A Strategic SANG, Kingsbrook Meadows at Aylesbury, has now been approved and allows us to start reviewing applications which have requested and would qualify for mitigation using SANG credit from this SANG.

The applications that qualify include either:

- *applications for 9 or less dwellings within the 12.6km Zone of Influence*
- *applications for 10 or more dwellings within a 5km catchment area of the Kingsbrook Meadow SANG*
- *Planning case officers will contact applicants that qualify for credit allocations to the approved SANG at Kingsbrook Meadows. The SANG is to be delivered in 3 phases*
- The consultation on the **Bucks Draft Local Plan** had closed. Chair noted that the questionnaire had not been user friendly and that as some of the content was now out of date, the Parish Council had not responded to the questionnaire.
- A **VIP contact telephone number** is available for Parish Councils.
- A big push is being made to rename Parish Councils to **Community Councils** to encourage younger people to become councillors.
- **Helping Hands** is available, which includes financial help and food banks. Food banks are available in Grendon Underwood, Twyford and Steeple Claydon. Any help can be received anonymously.
- Funding and training is available for **Carers**.
- **Warm Room** meeting places are available.

Chair mentioned that the following had been approved: **25/02292/ADP - HM Prison Grendon - Submission of Reserved Matters (appearance and landscaping) pursuant to Outline Planning Permission 21/02851/AOP**

UC Fealey queried this as he had not been informed.

Following a lengthy discussion UC Fealey agreed that he would assist the Parish Council in planning applications for Conditions and that he would be willing to Call In any of these applications from the MoJ if necessary.

Repositioning of the bus shelter at the entrance to Springhill and the issues of flooding were highlighted.
6.35pm UC Cllr Fealey left the meeting.

152/25 Members Interests

None.

153/25 Minutes of the meeting held on Monday 22 September 2025

The Council agreed that the minutes of the above meeting were correct, and the Chairman signed them.

154/25 Matters Arising

There were no matters arising.

155/25 Planning (Planning applications/decisions can be found on the Bucks Planning portal:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/building-or-improving-your-property/view-and-comment-on-a-planning-application/>)

a) Applications

24/03263/VRC | Variation of condition 2i)f (biodiversity net gain report) relating to application 22/03098/APP (allowed on appeal 23/00079/REF) (Change of use of land for the creation of 4no Gypsy/Traveller Pitches for residential use, including the siting of 4no mobile home, 4no touring caravan and the erection of a dayroom (Retrospective) | Land Adjacent To Lawn Hill Edgcott Buckinghamshire.

This condition has now been 'satisfied'.

Applications to satisfy other Conditions have not been submitted except for one outstanding application in respect of the Condition regarding drainage, lighting and surfaces finishes.

b) Appeals

i) **Ministry of Justice (MoJ) Appeal against Buckinghamshire Council: Ref T22/00125/REF Appearance and Landscaping (approved).** See note above.

- The **Joint Working Group of Edgcott and Grendon Underwood PCs met with the Planning Officer and Highways Officer on 29 September 2025**. Also in attendance were Greg Smith MP and his PA together with UC Fealey, UC Mahon and the Chair of Gawcott and Lenborough PC. The Bucks Council representatives were informed of the necessary changes required to the **CTMP** but would not commit to any changes at the meeting. However, it is encouraging that following on from this meeting the Highways Officer has sent a written objection to the Planning Officer which appears to cover all of our concerns.
- Following a meeting with the **MoJ on 13 October 2025**, it was noted that:
The MOJ are considering producing two CTMPs (possibly for the initial phase and construction phase) which has been queried. The MoJ will let the Working Group have sight of their draft CTMPs. The **MoJ and Thames Water** accept that the local foul drainage system does not have the capacity to cope with the new prison and Thames Water has been given 30 months to produce a plan to resolve the issue. In the meantime, it was noted that the MoJ will use bowzers to bring water onto the site and dispose of sewage if necessary during construction.
- MoJ is willing to contribute towards funding for **traffic calming** (traffic lights or roundabout) at the junction of the Broadway and the A41 depending on cost.
- An application has recently been submitted by the **MoJ for a non-material change** to the surface water drainage condition which has been queried.

ii) **Planning Reference: 24/03735/APP | Appeal Reference: 25/00039/REF**

Appeal Decision Type: Refusal of Planning | **Address:** Yew Tree Farm, Grendon Road, Edgcott
Proposal: Erection of 2 dwellings | **Appeal Decision:** Dismissed

c) **Draft Local Plan**

See comments above.

156/25 Major Local Infrastructure projects

25/01297/APP | Construction of a greener grid park comprising energy storage and grid balancing equipment and associated infrastructure including access, drainage, landscaping and other incidental works | Land North Of East Claydon Substation East Claydon Road East Claydon Buckinghamshire.
No updates were available.

25/01865/APP | Erection of a solar farm and creation of new vehicular access, new footpath, substation compound, customer substation, inverters, CCTV Tower, storage containers, perimeter fencing, car parking and associated ancillary development. Wings Farm, Marston Road, Granborough Buckinghamshire MK18 3JX. No updates were available.

Rosefield Solar Farm

It was noted that the Development Consent Order (DCO) has been submitted. This stage of the DCO process is led by the Planning Inspectorate.

The Application is now at the pre-examination stage. During this period, anyone can register to participate and be kept informed about the progress of the application by becoming an 'Interested Party'. This includes the opportunity to submit your views about the application in writing (known as a 'Relevant Representation'). Relevant Representations inform what will be considered by the Planning Inspectorate during the examination.

The period you can register to be an Interested Party and submit a Relevant Representation is between **5 November** and **11:59pm on 12 December 2025**.

National Grid Sub-Station Replacement

No updates were available.

157/25 Finance

a) **Payment and Receipts**

Payments of accounts and receipts at **Appendix 1** were noted

b) **Precept**

It was noted that the deadline for the submission of the 2026-27 precept request to Bucks Council is 31 January 2026.

Action: Before the next meeting Cllrs to review accounts to enable a budget and precept to be set.

158/25 Village Hall

It was noted that:

- The recent pop-up pub was enjoyable but poorly attended.
- The Bacon Butty morning on 4 November had been cancelled.
- The Annual Fire Safety check had been carried out.
- New pads for the defibrillator had been purchased and will be inserted later.

159/25 Highways and footways (including public footpaths)

a) **Roads and Footpaths**

- A response to our request for an update on cultivation licenses had not been received.

Action: Clerk to chase for a response.

- The temporary lights at the prison are still in use.
- The work highlighted during the walk-about with the Local Area Technician (LAT) had not been addressed.

Action: Chair to follow up with the LAT and request that the pond area is given priority as it is hoped to have the bird boxes erected before the Spring.

- Cllr Hawes had arranged for the daffodil bulbs to be planted with the help of the scouts and some residents.
- The drainage problems reported by Cllr Webster seem to have been resolved.

- Cllrs did not volunteer to be part of a FixMyStreet study by Bucks Council.
- Chair noted that following a trial in Ivinghoe, the Waddesdon Freight Zone will not be going ahead.

160/25 Speedwatch

There were no updates to report.

161/25 Street Lighting

- a) The quote to repair the faulty light near Pond Cottages had been accepted and the contractor asked to make the repair.

Action: Clerk to chase the repair to be made.

- b) The street lighting electricity contract expires in January 2026.

Action: Clerk to get quotes for a new contract.

162/25 HS2

- a) **MVAS: HS2 Road Safety Fund application**

The council's application to the HS2 road safety fund for the MVAS has been successful and we are waiting the "next steps".

Action: Chair to chase for an update on when the MVAS will be installed.

- b) **HS2 Visitor Centre**

It was noted that HS2 will be holding Visitor Centres on Tuesday 18 November:

- 10am to 12.30pm in Edgcott Village Hall Car Park.
- 1pm to 3.30 pm in Grendon Underwood Village Hall Car Park.

163/25 East West Rail (EWR)

Nothing to report.

164/25 Community Board and sub-groups

- a) **Community Board**

Chair had attended the recent Community Board meeting and noted that the new arrangement does not have any funding to issue. Attendees were presented with the Board's suggestions of priorities: Ageing Well, Environment and Social Integration. Priorities for the parish councils in the Grendon Underwood and Claydons Ward were Infrastructure and Potholes.

- b) **Greatmoor EFW – Community Liaison Group**

Cllr Webster was unable to attend the latest EFW Community Liaison Group meeting, but had asked why there was a massive heap of soil near the incinerator, but no one knew. Cllr Webster noted from the minutes that representatives from the Landfill site were not present.

165/25 Quarterly Newsletter

The next newsletter will be produced after Christmas.

166/25 Correspondence, Circulars and Consultations

All correspondence, circulars and consultations had been forwarded to councillors by email.

167/25 Any Other Business

- a) **Control of Dogs**

Councillors had no objections to a note on Facebook asking that owners should keep their dogs under control when walking in fields where there is live stock.

168/25 Date, time, and venue of next meeting

The next Parish Council meeting will be held in Edgcott Village Hall on Monday 15 December 2025.

The meeting closed at 7.45pm.

Signed (Chairman) _____ **Date** _____

Income and Receipts					
18/09/2025	HugoFox	Inv 18194: Domain 10 Email	20.99		43
02/10/2025	Community Heartbe	Inv 27835: Adult Pads Auto/AED DDP-100	65.94		44
02/10/2025	C Jackman	Clerk salary September 2025	229.90		45
02/10/2025	HMRC	Clerk PAYE September 2025	57.40		46
07/10/2025	Valda Energy	Inv 01508740: VH electricity 19 September to 18 Oc	40.59		47
07/10/2025	Castle Water	Inv 2210143: CH Water 1 Aug to 31 Aug 2025	88.87		48
14/10/2025	Churches Fire	Inv S125-0089599:Fire extinguisher service	231.18		49
08/10/2025	Bucks Council	lottery		49.00	
14/10/2025	Castle Water	Inv 10007965275: VH water 1 Sept top 30 Sept	42.14		50
14/10/2025	Angela Hawes	Boston Bulbs inv 034161: daffodil bulbs	121.99		51
14/10/2025	Community Heartbe	Inv 28079: defibrillator battery	264.00		52
20/10/2025	HugoFox	Inv 18194: Domain 10 Email	20.99		53
31/10/2025	SSE	Inv 3606835: street lighting electricity 1 Aug 2025 t	193.07		54
31/10/2025	C Jackman	Clerk Salary October 2025	229.30		55
31/10/2025	HMRC	Clerk PAYE October	57.40		56