

EDGCOTT PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD
AT 6PM ON MONDAY 11 AUGUST 2025
IN EDGCOTT VILLAGE HALL

113/25 Attendance and apologies

Attendance:

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

In attendance:

Unitary Cllr Patrick Fealey
C Jackman, Clerk

Apologies:

None

Open Forum:

Chair welcomed Cllr Fealey to the meeting. During a general discussion Cllr Fealey confirmed that:

- Filming in Edgcott was a returning documentary about the criminal justice system and all the filming has now been completed with very low impact upon the village.
- Local large housing developments must have adequate water/sewage systems in place before any houses can be occupied.

114/25 Members Interests

None.

115/25 Minutes of the meeting held on Monday 30 June 2025

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

116/25 Matters Arising

There were no matters arising.

117/25 Planning (Planning applications/decisions are at Appendix 1)

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.

There still were no updates on the two planning applications outstanding relating to Ecology (24/03263/VRC) and Sustainable Drainage (22/D3098/DIS).

Chair had written to Bucks Council's Enforcement Team asking when the above will be addressed.

Action: Chair to chase Bucks Council for a response.

25/02253/CPE | Certificate of Lawfulness for existing use of a repair/rebuilding and enlargement of existing agricultural barn.

Barn to the north of Grendon Road, Edgcott Bucks HP18 0TN.

Councillors did not object to the application but requested that a condition of any approval is that it should remain an agricultural building.

Action: Clerk to submit comment to Bucks Council.

b) Appeals

Ministry of Justice (MoJ) Appeal against Buckinghamshire Council: Ref T22/00125/REF

Appearance and Landscaping

It was noted that the Parish Council had no objection to the reserved matters for Appearance and Landscaping.

Action: Chair to liaise with Grendon Underwood PC to prepare a response.

Construction Traffic Management Plan

It was noted that the MoJ has started to bring in large amounts of equipment to a field on Lawn Hill which looks as if they intend to use it as a compound for the construction site which is in contravention to what MoJ have advised.

There is also concern regarding the amount of prison related traffic that may travel through Edgcott once the new prison is complete.

Action: PC to write to Bucks Council to ensure that:

- **BC use their powers to direct this traffic away from Lawn Hill and instead use the existing Prison Drive until the new access road off Grendon Road is constructed.**
- **BC imposes a condition that all vehicles to the new prison will access the site from the A41 and into the new access road once the prison is complete.**

PC to copy all correspondence to Grendon Underwood PC.

Water/Foul water disposal

Thames Water had sent the PC a holding reply stating that at this stage they are not willing to do anything until reserved matters are approved. It was noted that Bucks Council will put a condition in place to prevent any occupation of the new prison until all the water and sewage systems are completed.

Correspondence with Greg Smith, MP

A letter had been sent to Greg Smith MP on 12 July seeking his support in resolving the above sewage issues, but a response had not been received.

118/25 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.

23/03875/APP by Statera Energy (the Applicant) Development of a battery energy storage system (BESS), connected directly to the national Grid with associated infrastructure including access, drainage and landscaping. Rookery Farm, Granborough, Buckinghamshire, MK18 3NJ.

An Appeal Hearing was held on 22 July.

No further information was 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

Councillors approved the draft objection which Chair had circulated prior to the meeting.

Action: Clerk to submit the objection to Bucks Council.

Rosefield Solar Farm

No updates were available.

National Grid Sub-Station Replacement

No updates were available.

119/25 Finance

a) **Payment and Receipts**

Payments of accounts and receipts at **Appendix 2** were noted.

b) **Electronic Banking**

Clerk now has access to Barclays on-line banking and had sent details to councillors to enable them to sign up.

c) **Clerk Pay Scales 2025-26**

NALC had issued new pay scales and councillors agreed Clerk's increase of £106.60 per annum.

120/25 Village Hall

Cllr Gassor noted the following items and events:

- 2 August: Pop up pub had been successful.
- 5 August: Bacon Butty morning had been successful.
- 17 August: Cream teas in conjunction with the church.
- A cleaner had been appointed and will clean the hall every half term.
- Bunting had been donated following a recent christening.
- Cllr Hawes had cleaned the back patio.
- Replacement of the tiles in the ladies toilet is in hand.
- A kitchen fan had been installed.
- Pipework in the kitchen is in hand.
- Churches Fire had been in touch regarding additional services they offer. It was noted that the annual fire safety inspection is due.

121/25 Highways and footways (including public footpaths)

a) **Roads and Footpaths**

The following were noted:

- Three grass cuts per year had been confirmed with additional cuts at vision splays as required.
- Councillors will meet the new Local Area Technician on Friday 15 August to discuss outstanding work at the pond. HS2 had confirmed that they did not have the funding to help with the work.
- The bird boxes still had not arrived.

Action: Clerk to chase.

122/25 Speedwatch

It was noted that the police had carried out a survey\monitoring in the village. No further updates were available.

123/25 Street Lighting

There were no updates to report.

124/25 HS2

a) **MVAS**

Results of the HS2 safety fund survey still have not been announced.

Action: Chair to chase for an update.

125/25 East West Rail (EWR)

No updates were available.

126/25 Community Board and sub-groups

a) **Community Board**

Chair had attended an online meeting on 15 July at which all parish and town councils within the new North Bucks Community Board area had been invited. The following is an extract from the minutes of the meeting:

New Ways of Working: The North Bucks Community Board had been formed from the merger of the Buckingham & Villages and Winslow & Villages Community Boards. Since the election, Community

Boards have been moving to a model of working with partners, particularly Town and Parish Councils and community groups, to identify local issues of concern. Guided by ward priorities, Boards will work to bring together key stakeholders and interested parties to help address particular challenges. Boards are working more closely with other Council teams to ensure that other matters will be picked up by the appropriate departments. There will no longer be a Community Board funding application process, but Boards will help partners to access sources of external funding for local projects – a list of grant funders will be shared. Boards will not be in a position to commission highways projects but can provide details of the necessary processes and contacts.

Discussion under the following headings also took place:

- **Community Engagement**
- **Escalation and Support**
- **Fix My Street Issues**
- **Priority Setting**
- **Growth and Integration**
- **Environmental Issues in Planning**
- **Local Needs**

Following the meeting it was agreed to hold meetings with individual Wards, rather than the whole of the Community Board Area.

b) Greatmoor EFW – Community Liaison Group

The last meeting was held on 8 July, and the following are extracts from the minutes regarding the application for a new access off Lawn Hill. Cllr Webster (RW), who attended the meeting said that the Parish Council would object to this application. The second extract relates to a Solar Farm Planning Application.

*Greatmoor EFW – Community Liaison Group
8th July 2025 @ 18:00hrs- 19:05hrs*

Planning permission is being sought to enable staff and emergency service access to Greatmoor and Landfill. This is to upgrade the existing farm track to metalled surface over the field to join Lawn Hill. This would also enable the required cycle route to be established. RW stated that using Lawn Hill would be an issue for Edgcott. HMP/MOJ and HS2 are sending large vehicles along Lawn Hill and it is not suitable. SR confirmed this would only be for staff vehicles and emergency service access. FM stated that Planning Permission could have a stipulation that it is staff vehicles only. RW stated it would be the tip of the iceberg and that Edgcott PC would object.

Solar Farm Planning Application: FM asked whether the Planning Application for this had been submitted. SR believed so but Infinis were not progressing it at the rate FCC expected. PG asked if this is the same application that was submitted 2 years ago?

127/25 Street Furniture/Pond

This item can be removed from the agenda.

128/25 Quarterly Newsletter

The summer edition is in progress.

129/25 Correspondence, Circulars and Consultations

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

130/25 Any Other Business

a) HMP

Contraband activity in Edgcott: It was noted that a resident had written to Unitary Cllr Fealey and Greg Smith, MP complaining that there appeared to be a lot of activity within the area where contraband was being left. Cllr Fealey copied the Parish Council into his response to the resident. Clerk had forwarded correspondence between the council and HMP Springhill explaining that it was doing all it could to resolve the issues, but the resident had not acknowledged the email. Greg Smith's assistant also had been in touch with the council asking for a phone call with the Chair, but he (Greg's assistant) had not followed this up.

Staffing problems: An email had been sent from HMP Grendon and Springhill to local parishes stating that Grendon and Springhill have a number of vacancies for staff and would like to encourage local people to apply. They also asked if there is a way they could share some links or join the local Facebook groups to share them. A response was sent saying that we had no objection to this.

b) Broadband

It was noted that Gigaclear had recently held a drop-in session in Grendon Underwood, but the event was badly advertised and it is believed that no one visited it.

131/25 Date, time, and venue of next meeting

The next Parish Council meeting will be held in Edgcott Village Hall on Monday 22 September 2025.

The meeting closed at 7.35pm.

Signed (Chairman) _____ Date _____

STATUS OF PLANNING APPLICATIONS (includes 2020-22 awaiting a decision)

Reference	Address	Status
20/02927/APP	Clover Meadow Marsh Gibbon Road Edgcott Buckinghamshire HP18 0TA	Awaiting decision
22/01899/APP	Hm Prison Grendon Springhill Road Grendon Underwood Buckinghamshire HP18 0TL	Awaiting decision
22/01900/ALB	Hm Prison Grendon Springhill Road Grendon Underwood Buckinghamshire HP18 0TL	Awaiting decision
22/03384/AOP	Littleton Manor Farm Bicester Road North-West Of Waddesdon HP18 0JR	Awaiting decision
24/03263/VRC	Land Adjacent To Lawn Hill Edgcott Buckinghamshire	Awaiting decision
25/00268/PIP	May House Buckingham Road Edgcott Buckinghamshire HP18 0TR	Approved
25/00937/APP	Land Adj Old Manor Farm Buckingham Road Edgcott Buckinghamshire	Awaiting decision
25/01297/APP	Land North Of East Claydon Substation East Claydon Road East Claydon Buckinghamshire	Awaiting decision
25/02253/CPE	Barn To North Of Grendon Road Grendon Road Edgcott Bucks HP18 0TN	Awaiting decision

Appendix 2

Income and Receipts					
Date	Description		Payment	Income	Ref
07/07/2025	Valda Energy	Inv 01376638: VH electricity - 19/06/2025 to 18/07/2025	33.13		DD7
10/07/2025	Castle Water	Inv 1000708399: vh water 1 June to 30 June 2025	16.88		101254
15/07/2025	Bucks Council	lottery		51.00	
25/07/2025	Hugo Fox	Inv 16343: Domain 10 email	20.99		DD8
05/08/2025	Peter Golding	Inv GSE-EPC-2025-123: fit fan in vh kitchen	125.00		101255
05/08/2025	C Jackman	ClerkSalary July M4	222.81		101256
04/08/2025	HMRC	Clerk PAYE July M4	55.60		Faster Payment 4
04/08/2025	VH	Contribution to utility payments		409.49	
06/08/2025	Valda Energy	Inv 01420092: vh electricity: 19 Aug to 18 Sept 2025	31.52		DD9
06/08/2025	Bucks Council	lottery		34.50	
04/08/2025	Bucks Council	email 16 July: uncontested election (waiting for invoice before issuing cheque)	79.00		101257
11/08/2025	Edgcott PCC	50% contribution Bucks Lottery 24-25 FY	242.00		101258
11/08/2025	Castle Water	Inv 10007378022: vh water 1 July to 31 July 2025	13.10		101259