

DRAFT MINUTES

2025/22

CUDDINGTON PARISH COUNCIL **DRAFT Minutes of the Parish Council Meeting held in the Bernard Hall** **WEDNESDAY 27th AUGUST 2025 at 7pm**

PRESENT: Ken Brown (**KB**), Louise Butler (**LB**), Andrew Hughes (**AH**), Lorraine Stevens (**LS**), Ravern Stevens (**RS**), Malcolm Thomas (**MT**), Venetia Davies (**Clerk and RFO**).
Buckinghamshire Councillor Greg Smith was also present.

Parishioners: There were five Parishioners present.

NB: Action points highlighted.

A resident raised concerns re planning application 25/02424/VRC. Previous negotiations had led to a mono pitched roof. The new proposed roof is too high to the listed building; a lower profile dual pitch would work just as well. The subservience achieved by the mono pitch will now be lost. The plans also don't appear to show or have a point from where measurements are taken from.

Parishioners Question Time.

1. **Apologies**
Eman Parker (**EP**).
2. **Declaration of Interest, in accordance with Sections 30(3) and 235(2) of the Localism Act 2011, Councillors to declare any personal, prejudicial or pecuniary interests pertaining to the agenda.** AH declared an interest in Item 8 Planning:25/02424/VRC and 25/01948/APP.
3. **Approval of Draft Minutes.** The Draft Minutes of the July meeting were **agreed and signed** as a true record by LS, Chair.
4. **Matters Arising**
 - **Assets of Community Value:** Expiry dates: Crown PH (15.09.25).
 - **Mobile Phone Signal.** **ACTION: AH and Greg Smith MP to meet to discuss.**
 - **Councillors' emails (pc.gov.uk).** **ACTION: RS, MT and LB to arrange with ARG Compulink.**
 - **Bucks Local Plan and Cuddington Neighbourhood Plan (CNP).** Key consultation Autumn 2025 (growth strategy). Specific sites and allocations consultation will be July/August 2026. The HELAA methodology and site assessment report will be published at the end of 2025. The Bucks Local Plan is due for adoption in 2027, with consultation and examination process in 2025 and 2026. Preliminary work on review of CNP could start once the Draft Local Plan has been submitted for Examination in December 2026 although there is no legal requirement to update a Neighbourhood Plan.
 - **Closure of the official footpath leading from Cuddington to Cheersley at Cuddington Mill.** Completion extended to end August.
 - **Trees/Saplings.** It was agreed to await trees from HS2 rather than apply to the Woodland Trust.
 - **Damage to verge (Sainsbury).** **ACTION: EM to follow-up for gesture of goodwill.**
 - **Defibrillators.** **ACTION: RS to complete necessary checks.**

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- **Wild cherry trees** on the path towards Nether Winchendon. **ACTION: CLERK** to write to RSB with the PC's concerns that the trees are in poor condition.
- **Parish forum/community conversations.** A Dementia Awareness Talk will take place on Saturday 22nd November. **ACTION: CLERK** to book Bernard Hall and liaise with Angela Sanderson.

5. **Contributions from Buckinghamshire Council Councillors – Greg Smith, Haddenham and Stone ward.** It is hoped that the Ivinghoe consultation might re generate the Freight Strategy here.

6. Village Maintenance

LS/MT/CLERK has met with Alison Poland, Local Area Technician to discuss priorities as follows:

- **Blocked gullies.** Alison Poland to arrange follow-up works following high-pressure jetting undertaken.
- **Vehicle Activated Signs (VAS).** VAS locations plotted and reported on Fix My Street.
- **Dragons' teeth markings on approaches to village.** Below intervention level with Highways Inspection Policy.
- **Replacement Nameplates.** Holly Tree Lane, Lower Church Street and The Green are defective and will be replaced.
- **Dadbrook road sign.** **ACTION: CLERK** to raise on Fix My Street.
- **Unsafe 30mph sign in Lower Church Street,** reported on Fix My Street.
- **Planting of trees on grass verges in Bernard Close.** Road managed and maintained by Buckinghamshire Council and requires permission for trees to be planted on Council land. Alison Poland will provide utilities mapping.
- **Hedges causing hindrance/obstruction to highway or footway.** Bridgeway.
- **Bernard Hall.** **ACTION: CLERK** to request order be raised for a white line marking entrance of Bernard Hall.
- **White Lining.** **ACTION: CLERK** to request refreshing of white lines where appropriate on Fix My Street.

7. Planning

- **PL/25/2696/VRC - The Lodge, The Green, Cuddington, HP18 0AN**
Proposal: Variation of condition 2 (materials) 6 (tree protection plan) 9 (ecological enhancement) 12 (plans) relating to application 24/03017/APP (Demolition of redundant garage and erection of detached chalet house for self/custom build). **Comments by: 2nd September 2025.** **ACTION: CLERK** to return **NO OBJECTIONS** to Buckinghamshire Council.
- **25/02424/VRC - Barn South Of Holymans Farm, Frog Lane, Cuddington HP18 0AU**
Variation of condition 23 (plans) relating to application 25/01005/VRC (Variation of condition 23 (plans) relating to application 23/03387/APP (Demolition of existing barns and erection of dwelling with garden, parking area, and associated works. (Alternative development to permitted dwelling 23/00944/COUAR). **Comments by: 8 September 2025.** **ACTION: CLERK** to return **OPPOSES** the application to Buckinghamshire Council and comment as follows:

This is now the 4th planning submission for this location, and we appear to be no nearer to a final proposal as the building materials are yet to be confirmed. The Parish Council opposes the variation on the following grounds:

1. The roof height of the central block appears to be at least 400mm above the original design for a pitched roof and would be higher than the adjacent Listed building.

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(It would have been helpful to have had some dimensions included in the submission rather than scaled drawings). The central block is now higher than the wings, moving away from the concept of a simple rural/agricultural building that responds to the heritage of the site and the character of the Listed building. There would be an adverse impact on the setting of the Listed building

2. Materials are not defined but the elevations clearly show vertical panels and an absence of guttering features. The only conclusion can be that it is intended to opt for a modern metal-clad finish on both elevations and roof. This would completely transform the character of the proposed building and undermines the heritage case made for the original proposals.

The selection of materials in the original application 23/03387/APP was a significant contributory factor in its approval . See extracts form the officer's report below:

7.33 The topographical information shows that the land where the proposed new dwelling would be sited is around 0.75m higher than on the track next to Holymans Farmhouse and that the ridge of the new dwelling would have a total height of 79.3m AOD, compared to 79.43m for the neighbouring dwelling.

7.34 With regards to its design, the proposed dwelling would have a barn-like appearance, with a mix of materials including slate and clay tiled roof, lime render and black stained weatherboarding walls. These materials are generally appropriate in a rural context and are reflective of traditional farm buildings. One of the sections would have a hipped roof and other would have a gable end roof, with the two parts connected by a low, flat roofed link section.

7.35 The proposed dwelling would have a relatively large amount of glazing, but this would primarily be on the south facing side, visible from within the site, with the other elevations having fewer windows so as to maintain a more traditional appearance. The roof would be unbroken and free from domestic features such as rooflights, dormers and chimneys.

7.71 The Council's Heritage Officer was verbally consulted and stated that the proposed design has much less of an impact on the setting of the LB adjacent than the permitted fallback scheme in terms of its subservience and form. The form replicates a previous 20th century structure (of little historic interest) and replicates the form of the listed buildings opposite. The proposed barn utilises vernacular materials as seen elsewhere in the Conservation Area and appears ancillary in design.

The details of the materials are covered by Condition No 2 and we understand that the applicant will be making a separate submission in due course. However, this Condition is designed to regulate the actual materials eg tiles (colour, size etc) , timber, window frames and so on, that will be used for construction. This is to be undertaken through the submission of specifications and samples. The Condition is not intended to allow for the substitution of completely different building materials to those approved.

The planning application is incomplete. It is not possible to assess the proposals against policy B2 without the necessary information about materials.

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Overall the Parish Council believes that the proposed changes would be contrary to VALP Policy B2 as the proposals would not *'respect and complement the following criteria the physical characteristics of the site and its surroundings including the scale and context proportions, architectural detailing and materials The natural qualities and features of the area, and of the site and its setting The local distinctiveness and vernacular character of the locality, in terms of ordering, form....'*

- **25/01948/APP – Cowleas, Spicketts Lane, Cuddington, HP18 0AY**
Demolition of existing residential dwelling and erection of detached dwelling, including provision of on-site parking, a detached garage, and associated external works.
Comments by: 9 September 2025. ACTION: CLERK to return NO OBJECTIONS to Buckinghamshire Council.
- **PL/25/2761/KA - Halfpenny Top, The Green, Cuddington, HP18 0AN**
Notification of proposed works to trees in a conservation area. Proposal: Fell 1 x Purple leaved Plum (T1). **Comments by: 21st September 2025. ACTION: CLERK to return OPPOSES the application to Buckinghamshire Council** and comment that the tree is in a prominent position and setting (Halfpenny is identified as a local heritage asset in the CNP) . The removal of the tree would be a loss. The Parish Council would like to see the tree pruned or pollarded or otherwise replaced with a tree to be agreed.

8. Correspondence, outside Agenda items including email from:

- **Lighting from Village Property.** Lights on the long drive from The Old Rectory have been installed. As a village that wishes to protect the dark skies of the parish, Councillors agreed that a request be made to uninstall the lights. **ACTION: CLERK to write to owner.**
- **Best Kept Village results.** Cuddington came runner up in the Tindall Cup category, the cup winners cup. Whilst the PC has received a few emails expressing disappointment about the judging of the competition, Lorraine Stevens said Cuddington should be really proud of how well the village did. A certificate will be presented to the Parish Council at the Dog Show on 13th September 2025.

9. Road Safety Projects – please also see Highways and Traffic page of website.

[Buckinghamshire.gov.uk/fix-my-street](https://www.buckinghamshire.gov.uk/fix-my-street) (to report problems on highway)

- **King's Cross Junction.** It is proposed to review the junction capacity/design during the Bucks Local Plan consultation stage.
- **Speed Indicator Devices.** Payment made (£1,152.09) for new posts on Bridgeway and Dadbrook. BC are now putting together the works package for the supply and installation of posts. **ACTION: CLERK to monitor.**
- **Waddeson Area Freight Zone Consultation.** The consultation for [Ivinghoe](#) has [commenced](#). (closes 19th September 2025). The consultation is aimed at amending the existing Traffic Regulation Order to allow those requiring local access and permit holders to enter the current Ivinghoe Freight Zone. This change would create the basis on which we will be able to seek enforcement of the zonal restriction under the powers of Part VI of the Traffic Management Act (2004), known as Moving Traffic Offences.

10. Footpath Project/Bridleway Improvements. AH is meeting with the Highways and Landowner on 1st September to discuss bridleway improvements. A Parishioner proposed the idea of a foot zone and horse zone on the bridleway.

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- 11. Children's Playground.** The quarterly inspections (£82.50 excluding VAT) and annual playground inspection (£94.95 excluding VAT) have been ordered by EP. Operation Inspections will take place in November 2025, May 2026 and August 2026. The Annual Inspection will take place in February 2026.
- 12. Parish Clerk Pay Sales.** The new payscales for 2025/2026 were acknowledged. **ACTION: CLERK to forward to JE Accountants for payroll administration.**
- 13. Reports from Councillors attending meetings and outside organisations** including CPFA. A Firework night is being held on Friday 7th November. A request for a memorial bench for a long-standing member of the CPFA was **agreed**. A Parish Council led strategy for memorial benches was also **agreed**.
- 14. Finance**
- **Balance from Minutes of previous meeting** (23rd July 2025): **£26,763.22**
 - **Receipts: £0.00**
 - **BACS Debits: £47.00** (Information Commissioner's Office)
 - **Less Transfer to Cuddington Parish Council Savings Account: £0.00**
 - **Balance of Bank Account (Current): £26,716.22** (as at 5th August 2025)
 - **Available Funds: £100,631.92** (balance of bank account plus balance of savings account (£73,915.70 including interest (£147.48))
 - a. **Orders for Payment: £1,777.71**
 - **Venetia Davies - £712.21** (Clerk Salary (£749.23) less PAYE Tax (£52.40) £696.63) + (Use of Home allowance £15.38)
 - **Simon Brown - £732.00** (Village Green cuts £220.00, Verge Cutting £390.00, VAT £122.00)
 - **Trustees of Bernard Hall Committee - £48.00** (July Hall hire and Scam Presentation hire)
 - **Buckinghamshire Council - £194.00** (Election Recharges).
 - **Society of Local Council Clerks - £91.50** (Membership Fees)
 - **Also agreed: Lorraine Stevens - £210.00** (RBLI - Unknown Tommy Statue)
 - **BALANCE (Current Account): £24,728.51** (Available Funds less Orders for Payment).
 - **BALANCE (Savings Account): £73,915.70. Total Funds: £98,629.21**
- 15. Items for Information**
- **West Bucks Community Board** - Thursday 4th September 2025 at 6.30pm - Waddesdon Community Centre, Frederick Street, Waddesdon, HP18 0LX. **ACTION: KMB to attend.**
 - **Buckinghamshire Highways' and Transport Stakeholder Conference** - Monday 29th September 2025 at 1pm - The Gateway, Aylesbury, HP19 8FF. **ACTION: KMB to attend.**
 - **Hedge/Laurel on Bridgeway (The Spinney).** **ACTION: RS to inform owner and MT to instruct Simon Brown to trim.**
 - **Boules Pitch.** Replacement sleepers at a cost of £150.00 was **agreed**.
- 16. Date and Time of Next Meeting:**
- WEDNESDAY 24th SEPTEMBER 2025 at 7pm in the Bernard Hall**