



DRAFT MINUTES
of the Parish Council Meeting held in the Bernard Hall on

WEDNESDAY 25th FEBRUARY 2026 at 7pm

PRESENT: Ken Brown **(KB)**, Andrew Hughes **(AH)**, Lorraine Stevens **(LS)**, Ravern Stevens **(RS)**, Malcolm Thomas **(MS)**, Venetia Davies **(Clerk and RFO)**. Doug Kennedy **(DK)**, Biodiversity Consultant and Ken Trew **(KT)**, Planning Consultant were also present.

Parishioners: There were two Parishioners present.

NB: Action points highlighted.

Parishioners Question Time

- Lorraine Stevens informed the meeting of the passing of Robert Spencer Bernard. A letter of condolence has been sent to Mrs Spencer Bernard.
- Lorraine Stevens and Ken Brown attended a meeting with the Chair of Dinton, Ford and Upton Parish Council. The PC is seeking the support of Cuddington Parish Council to oppose the currently suggested cross-fields route and instead support an alternative route along the existing footpath from the A418. Discussion on the Haddenham–Aylesbury Greenway covered proposed routes linking Haddenham, Dinton, Stone and Aylesbury, with concerns raised about poor maintenance, safety issues on the 300 m section before Low Lane, refusal of some landowners to engage and the unsuitability of sections close to the A418 for children and family cycling; unresolved negotiations on key links mean the final route remains uncertain despite available S106 funding for an extension. The meeting highlighted the need for Buckinghamshire Council to rethink its overall approach to cycling infrastructure. It was **agreed** that the Parish Council would not yet take a position until further investigation, mapping and analysis of existing and proposed routes were reviewed. **ACTION: AH to review plans and report back.**

1. Apologies

Louise Butler **(LB)**, Cllr Maru Mormina **(MM)**.

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. There were none.

3. Approval of Draft Minutes. The Draft Minutes of the **January** meeting were **agreed and signed** as a true record by LS, Chair.

4. Matters Arising

- **Lighting from Village Property.** In line with the Cuddington Neighbourhood Plan policy promoting darker skies, it was **agreed** to write to owners requesting driveway lighting be reviewed and reduced. **ACTION: LS/CLERK to write.**

- **Damage to Grass Verge by removal company.** Area to be reseeded in Spring.
5. **Resignation of Cllr Eman Parker.** The resignation of Cllr Eman Parker was noted. Lorraine Stevens thanked Eman for her valuable contributions, particularly her role in the children's playground. In line with the Notice of Casual Vacancy, steps to fill the vacancy by co-option can be made **after 9th March** subject to there being no request to fill the vacancy by election. Applications will be invited to the Clerk at clerk@cuddington-bucks-pc.gov.uk. It was agreed the PC seeks support from candidates bringing specific expertise in planning. **ACTION: CLERK to commence recruitment process after 9th March.**
6. **Contributions from Buckinghamshire Council Councillors.** There were none.
7. **Buckinghamshire Draft Local Plan.** An update was given by Ken Trew, Planning Consultant:
- **Review of Cuddington Neighbourhood Plan (CNP).** The current Cuddington Neighbourhood Plan (CNP) remains in force until 2027 but ideally should be reviewed after 5 years, i.e. April 2027. KT outlined the benefits of undertaking a review, including updating the CNP with the emerging Buckinghamshire Local Plan, addressing any gaps in the existing Plan, and securing protection against speculative development. It was **agreed** to review this when the next major review of the National Planning Policy Framework (NPPF) is published (expected summer 2026). The Draft of this new NPPF includes specific provision for Neighbourhood Plans.
 - **Emerging Local Plan for Buckinghamshire.** Following publication of draft site allocations arising from Buckinghamshire Council's earlier *Call for Sites*, an informal sites engagement exercise (with landowners and agents, town and parish councils, developers and infrastructure providers) is inviting feedback to validate availability, suitability, and viability of the circa 400 sites put forward. The land destination priorities Brownfield/Urban Land then Grey Belt Land. It is argued that this should be 'flipped', grey belt often being degraded or damaged land. **Dadbrook is the only site put forward for Cuddington – 72 homes.** KT suggested that a response is made on the Dadbrook Farm site (Ref 216) and also the Haddenham site alongside the A418 and Churchway (Ref 294). For Dadbrook, Councillors **agreed** the Parish Council's previous response (Evidence and Spatial Strategy for Housing and Employment October 2025) remains - development at Dadbrook Farm should focus on the brownfield element (existing farm buildings) rather than expanding into greenfield areas. It was **agreed** the response also refer to delivering the Dadbrook footpath, the safety of the A418 junction and the infrastructure constraints specifically highways, schools and drainage. It was **agreed** that for Haddenham the main issues relate to access on to the A418 and the safety of the A418 junction, the potential physical and visual coalescence with Cuddington (request for a green buffer) and the impact of construction traffic. Viable sites will be proposed in the Draft Local Plan by Buckinghamshire Council (due in summer). **ACTION: KT to draft response for agreement. CLERK to upload response to Buckinghamshire Council (deadline 16th March 2026). CLERK to contact Sue Gilbert, Haddenham PC and arrange meeting to discuss impact of the Haddenham site and propose formulating a combined response to the whole area to include the impact on the A418 junction and Construction Traffic Management Plans to avoid village roads.**
8. **Haddenham to Thame Greenway.** Please see Parishioners Question Time.
9. **Biodiversity.** DK reported on the [Local Nature Recovery Strategy \(LNRS\)](#), launched in Buckinghamshire in December 2025 as part of the Environment Act's biodiversity requirements.

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The Strategy Summary and Habitat Map have been published online and provide guidance and tools for initiating local nature-recovery projects. DK noted that this work stems from the growing recognition that England is among the most nature-depleted countries. In Buckinghamshire in particular, almost all open grassland has been lost since the Second World War. County priorities include conserving and restoring land-based habitats, improving rivers, water quality and flood plain biodiversity, enhancing wetland habitats, encouraging farmers to adopt wildlife-friendly land management, and improve biodiversity in built-up areas. DK said whilst the strategic framework is strong, funding remains limited and is currently reliant on small grants and potential corporate support. There are tools in development and delivery guides for PC's and other bodies and groups. Doug outlined opportunities in and around Cuddington and suggested a biodiversity group be formed. The Habitat Map identifies several areas of interest locally, including the fields on the north side of the village (one containing a priority plant species, round-fruited rush). There are opportunities to increase natural grassland and wildflowers, protect verges such as those in Spicketts Lane, and improving tree and hedgerow connectivity. Links could be created between biodiversity-rich habitats (river flood plains, Manor Farm, Chearsley, Eythrope wetland, John's Barn field and Cuddington Pastures). The large Cuddington Pastures field is being left by Waddesdon Estates to rewild naturally, and parts of the River Thames floodplain are included within the LNRS. A productive relationship with Waddesdon Farms Manager could be developed. DK expressed willingness to advise any new group. It was **agreed** to bring this initiative to the Annual Village Meeting. **ACTION: DK to attend.**

10. Cuddington Tennis Club.

The Cuddington Playing Field Association (CPFA) lease and archive material confirm that the tennis courts, set up in 1989, was established under the CPFA. Following a meeting between the Parish Council, CPFA and the Cuddington Tennis Club, the governance structure for the Tennis Club's is **agreed** and a formal *Licence to Occupy* has been prepared between the parties. The Parish Council, as freeholder of the land, confirmed its consent to the grant of the Licence and **agreed** to sign. Satisfied with and the Tennis Club's financial, insurance and membership position, the Parish Council **agreed** to a grant of £3,000 towards the resurfacing of the courts and improved lighting. **ACTION: LS to sign Licence. CLERK to ascertain correct legal framework for the loan of an additional £7k.**

11. Correspondence.

- **Driving incident outside Cuddington and Dinton school.** **ACTION: CLERK to write to School and PSCO requesting support from both at certain peak times.**
- **Spicketts Lane grass verge.** To be repaired following building works.
- **Potholes.** Holly Tree Lane. This has been elevated to the LAT Team at Buckinghamshire Council to no avail. The quality of repairs is poor.
- **Village Green Cuts** Cutting will commence in March. A cut for Swan Hill and Bernard Close.

12. PC Governance. Revised Equalities Policy **agreed.** **ACTION: CLERK to upload.**

13. Planning, to ratify comment submitted (PL/25/5823/FA and PL/26/00782/KA) and consider other.

- **PL/25/5823/FA: The Penny School, Frog Lane, Cuddington, Buckinghamshire, HP18 0AX,** Construction of single storey contemporary garden building to be used as an art studio. Statutory Period ended: 11th February 2026. Following a site visit on 1st February, a NO OBJECTIONS comment has been submitted to Buckinghamshire Council.
- **PL/26/00782/KA. Notification of proposed works to trees in a conservation area** Location: The Penny School , Frog Lane, Cuddington, Buckinghamshire, HP18 0AX.

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T1 - Norway Maple - Remove to ground level. T2 - Crabapple - Crown reduction. Comment by: 27th February 2026. Following a site visit on 1st February, a NO OBJECTIONS comment has been submitted to Buckinghamshire Council.

- **PL/26/00647/FA Haddon, Frog Lane, Cuddington, Buckinghamshire, HP18 0AU**
Single storey side extension and carport. Comment by: 11th March 2026. **ACTION: CLERK to return NO OBJECTIONS to Buckinghamshire Council.**

14. Village Maintenance – Local Area Technician (Alison Poland, AP). Cuddington is still without the support of a Local Area Technician. Priorities continue to be as follows:

- **Blocked gullies.** AP to arrange follow-up works following high-pressure jetting undertaken.
- **Replacement Nameplates.** Holly Tree Lane, Lower Church Street and The Green.
- **Dadbrook road sign.** Reported via Fix My Street.
- **Planting of trees on grass verges in Bernard Close.** Managed and maintained by Buckinghamshire Council. Permission required for trees planted on Council land. AP to provide utilities mapping.
- **Refreshing of White Lining.** Requested via Fix My Street.

15. Tree/Hedge Works. Hedge (Bridgeway) will be cut back 28th/29th February. Welford Way. **ACTION: MT to request quote from South Bucks Tree Surgeons.**

16. Road Safety Projects – please also see Highways and Traffic page of website.
Buckinghamshire.gov.uk/fix-my-street (to report problems on highway).

- **King's Cross Junction.** The junction capacity/design will be reviewed during the Bucks Local Plan consultation stage.
- **Speed Indicator Devices.** New posts have been installed on Bridgeway and Dadbrook.
- **Vehicle Activated Signs (VAS).** Removal of all three requested. Awaiting update from Buckinghamshire Highways
- **Waddeson Area Freight Zone.** KMB requested an update from Buckinghamshire Council. Buckinghamshire Council has paused the Waddeson Freight Strategy as a result of the unsuccessful Ivinghoe Freight Zone pilot (due to a lack of enforcement). A new localised HGV-management options is being developed and proposals will be bought to Parish Councils once potential intervention sites and impacts have been assessed. **ACTION: CLERK to upload full update to Highways and Traffic pages on website.**

17. Footpath Project/Bridleway Improvements. Bridleway off Spicketts Lane/Frog Lane. A cost-effective long-term solution is unlikely. **1945 bridge** added to the RoW work schedule.

18. Children's Playground. Operation Inspections (£82.50 excl. VAT) will take place in February 2026, May 2026 and August 2026. MT **agreed** to oversee the playground. **ACTION: MT to liaise with Eman Parker for handover. CLERK to carry forward January Operation Inspection to March meeting.**

19. Reports from Councillors attending meetings and outside organisations. CPFA (22.01.26). Attended by LS. Community Board (22.01.26). Attended by AH. [Minutes here.](#)

20. Finance

- **Balance from Minutes of previous meeting (21st January 2026): £16,604.77**
- **Receipts: £21.50** (Village Map income)

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The Agenda and Minutes of the Parish Council meetings can also be viewed at
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- **BACS Debits: £339.14** (HMRC)
- **Less Transfer to Cuddington Parish Council Savings Account: £0.00**
- **Balance of Bank Account (Current): £16,287.13** (as at 13th February 2026)
- **Available Funds: £107,654.34** (balance of bank account plus balance of savings account 35 day **£39,614.69** including interest (£105.48 and £65.99) and balance of savings account 95 day **£50,215.54** including interest (£79.86 and £112.01))
- a. **Orders for Payment: £3,139.72**
 - **Venetia Davies - £748.88** (Clerk Salary (£773.50) less PAYE Tax (£40.00) £733.50) + (Use of Home allowance £15.38).
 - **Venetia Davies - £12.75** (£6.75 Petrol – Archives), £6.00 (Folders)
 - **Lorraine Stevens - £3.10** (£2.58 + £0.52 VAT) (Car Parking – Archives)
 - **Trustees of Bernard Hall Committee - £72.00** (Hall hire 22nd October and 17th December 2025)
 - **BMKALC - £54.00** (Local Council Explained Books for Chair and Clerk).
 - **The Playground Inspection Company - £99.00** (£82.50 + £16.50 VAT) (Operation Inspection)
 - **South Bucks Tree Surgeons - £1,440.00** (£1,200.00 + £240.00) (Crown Lift Cherry Trees)
 - **South Bucks Tree Surgeons - £432.00** (£360.00 + £72.00 VAT) (Tree/hedge works to Swan Hill, Welford Way and Holly Tree Lane)
 - **Also Agreed:**
 - **Buckinghamshire Council - £245.99** (£204.99 + £41.00 VAT) (Dog bin empties).
 - **Print World: £32.00** (Annual Village Meeting inserts for Village Voice)
- BALANCE (Current): £13,147.41** (Available Funds less Orders for Payment).
- BALANCE (High Interest Account 95 days): £50,215.54** (High Interest Account 35 days): £39,614.69. **Total Funds: £102,977.64**
- b. **Management Report.** February 2025 circulated.

21. Items for Information

- **West Bucks Community Board** - 11th March 2026 at 6.30pm. **ACTION: AH to attend.**
- **The Crown PH** - Village Meeting, Friday 27th February at 6.30pm
- **Litter Pick.** BKV group reconvenes Saturday 21st March 2026 with a wider village litter pick. This coincides with the Great British Spring Clean (13th to 29th March 2026).
- **PL/26/00673/FA: Old Stable, Dadbrook, Cuddington, HP18 0AG.** Alterations and extensions including the erection of a replacement two storey side extension, single storey front extension and part single, part two storey rear extension. Comments: 12 March 2026 and **PL/26/00703/FA: Linnetts, Spurt Street, Cuddington, HP18 0BB.** Part single, part two storey front extension, rear ground floor Infill extension and front porch. Comment deadline: 12 March 2026. **ACTION: CLERK to arrange site visit and agenda both for March meeting.**
- **Local Transport Plan 5 consultation - Buckinghamshire Council** is inviting residents, businesses and visitors to take part in a public consultation on the draft Local Transport Plan 5, running from **16 February to 30 March 2026**. Online survey, [here](#)

22. Date and Time of Next Meeting:

WEDNESDAY 25th MARCH 2026 - 7pm in the Bernard Hall
ANNUAL VILLAGE MEETING: WEDNESDAY 22nd APRIL 2026 at 7pm

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