



DRAFT MINUTES
of the Parish Council held in the Bernard Hall on
WEDNESDAY 22nd JULY 2026 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**). Cllr Maru Mormina, (Buckinghamshire Council) was also present.

Parishioners: There were two Parishioners present.

NB: Action points highlighted.

Parishioners Question Time

Consideration of addition off-road parking at Hollytree Cottage, Hollytree Lane. The owners sought the Parish Council's view on their proposed planning application (permission gained in principle from BCC to add off road parking by modifying the current space outside the cottage (now a grass bank). The Parish Council were fully supportive.

1. **Apologies.** There were none.
2. **Declaration of Interest, in accordance with Sections 30(3) and 235(2) of the Localism Act 2011.** There were no interests declared.
3. **Approval of Draft Minutes.** The Draft Minutes of the June meeting were **agreed and signed** as a true record by LS, Chair.
4. **Matters Arising**
 - **Review of Cuddington Neighbourhood Plan (CNP).** To be reviewed when updated NPPF published summer 2026.
 - **Replacement Memorial Tree** (Liquidambar) - **Leslie Jole.** **ACTION: CLERK to arrange payment when required.**
 - **Removal of Vehicle Activated Signs (VAS).** **ACTION: KMB to continue to chase Grant Weaving/Lee Meakes.**
 - **Assets of Community Value:** Cuddington Allotments (expiry date: 27/09/2028). Cuddington Village Stores and Post Office (expiry date: 30/09/2029).
 - **Dadbrook bus stop sign.** Casey-Jane has requested the maintenance crew reinstate the removed bus stop sign.
5. **Co-option.** The Parish Council has received an expression of interest but for 2027. It was agreed to continue to publicise the Casual Vacancy. Applications to: clerk@cuddington-bucks-pc.gov.uk.
6. **Cuddington Tennis Club.** Concerns were raised that the Parish Council had breached its grants policy by awarding grant funding before a formal *Right to Occupy* agreement was in place (this action carried forward from the June meeting). The draft agreement proposed a 10-year term but the Tennis

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Club, having invested significantly in the resurfacing of the tennis courts, is seeking a longer-term arrangement to safeguard its future. Although the Parish Council was involved in establishing the Tennis Club, the Club was originally established under the auspices of the CPFA (registered charity). It was noted that the tennis courts sit within the CPFA lease. A possible solution was to align any agreement with the remaining term of the CPFA lease (20-year term) allowing both arrangements to be reviewed and renewed together. It was further suggested that the PC, as landowner, seek a three-way agreement to provide greater clarity – a formal agreement being between the CPFA and the Tennis Court, to reflect that the Tennis Club effectively operates as a sub-user of land leased by the CPFA, and to provide greater clarity. **ACTION: LS/RS to contact Chris Carey to arrange a meeting and explore options for securing a formal agreement between the PC, CPFA and the Tennis Club.**

7. Contributions from Buckinghamshire Council Councillors. Local Plan. MM updated the meeting. Buckinghamshire Council is launching its final consultation on the draft Local Plan tomorrow (Thursday 23 July). This is the final opportunity to comment on the draft Local Plan before it is submitted for independent examination. All responses will be presented straight to the planning inspector and at this stage should focus on whether the plan is legally compliant and "sound" – evidence-based, deliverable and consistent with national planning policy (material considerations). Buckinghamshire Council's e-petition *"Allow Public Planning Comments to be Viewed by All"* received approximately 2,000 signatures - public comments were stopped on its portal to comply with GDPR following a data breach. The Committee is looking at a technical solution, AI assisted, to ensure comments can remain public whilst still comply with GDPR. Councillors will continue to scrutinise. MM advised that the Parish Council can request to change to 20mph speed limit via the Buckinghamshire website. MM continues to chase Alastair McVail re Bridleway improvements (below - 15).

8. Infrastructure Projects. Circulated for final agreement. **ACTION: ALL to agree.**

9. Correspondence. Crown PH - support in principle for installation of steps to wall. Fully supported.

10. Planning

Buckinghamshire Draft Local Plan and Regulation 19 Summer Consultation. LS and KT attended the Town and Parish briefing. The Consultation runs from 23rd July to 6th September 2026. The HELAA will be published on 23rd July. There is a proposed allocation of 70 houses at the Dadbrook Farm site. KT has circulated a summary to Councillors for consideration at the August meeting. **ACTION: CLERK to Agenda and request KT attends August meeting. LS, LB and CLERK to publicise to residents via website, village what's app group and Village Voice.**

11. Village Maintenance – Local Area Technician (LATS). **ACTION: CLERK to chase Casey-Jane and copy MM.** Priorities continue to be:

- **Condition of Swan Hill path.** Reported on Fix My Street by KMB.
- **Blocked gullies.** 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. Utilities mapping to be provided by BC.
- **Refreshing of White Lining.** Requested via Fix My Street.

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- 12. Tree/Hedge Works.** Honey locust – Upper Green, Cuddington. Crown Reduction - Reducing the height and spread of the tree by up to 2 metres. Crown lift to 3m over footpath and 5.2m over the highway. Ensure 2m clearance from structures. Remove all arising. £1,012.45 (includes Traffic Management Fee). **Agreed.**
- 13. Road Safety Projects. Waddesdon Area Freight Zone.** Awaiting details of new localised HGV-management options/proposals.
- 14. Children's Playground.** Items raised as low risk in Operational Inspection (9th July 2026) have been addressed by MT. Annual inspection scheduled for October 2026.
- 15. Footpath and Bridleway Improvements and Haddenham-Dinton-Stone Aylesbury Greenway.**
- **Footpath and Bridleway Improvements (off Spicketts Lane/Frog Lane).** No response from Buckinghamshire Council on Bridleway and CUD 2/2. **Broken Stile reported. 1945 bridge** added to the RoW work schedule.
- 16. Reports from Councillors attending meetings and outside organisations including CPFA and Bernard Hall AGM.** BC Parish Liaison - Chair of Councils. Attended by LS. As above. In addition to the Local Plan, there will be an increase in planning application fees, a new pre application process, and an aim to process applications in 3-5 days (currently 6 days). There is a lack of planning enforcement inspectors.
- 17. Cuddington Village Website.** LB agreed to co-ordinate emails received from the Contact Us page of the village website. Chris Long notified.
- 18. Finance**
- **Balance from Minutes of previous meeting (24th June 2026): £21,984.28**
 - **Receipts: £16.23** (Clerk Overpayment)
 - **BACS Debits: £3,058.80** (Donation to Tennis Courts and ARG Compulink)
 - **Plus Outstanding BACS Debits: £0.00**
 - **Less Transfer to Cuddington Parish Council Savings Account: £0.00**
 - **Balance of Bank Account (Current): £18,941.71** (as at 14th July 2026)
 - **Available Funds: £109,643.24** (balance of bank account plus balance of savings account 35 day **£39,942.33** including interest (£69.22) and balance of savings account 95 day **£50,759.20** including interest £109.68)
 - a. **Orders for Payment: £2,227.31**
 - **Venetia Davies - £751.26** (Clerk Salary (£773.50) less PAYE Tax (£37.60) £735.90) + (Use of Home allowance £15.38) less 0.02 (clerk overpayment adjustment)
 - **Blades Turf Care Limited - £1,200.00** (Village Green grass cutting - £198.00 (£165.00 + £33.00 VAT), Verge Cutting £468.00 (£390.00 + £78.00 VAT), Bernard Close and Swan Hill Cut £240.00 (£200.00 + £40.00 VAT), Playground topsoil and seeding £300.00 (£250.00 + £50.00 VAT), less amount credited £6.00.
 - **XL Displays Limited - £198.00** (£145.00 + £20.00 (delivery) + £33.00 VAT) (Outdoor Sign Board for Shop) (*refundable to Ken Brown*).
 - **Print World - £52.80** (£44.00 + £8.80 VAT) (A0 waterproof poster).
 - **Tim Stevens - £25.25** (Maintenance items – sand and compost).

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The Agenda and Minutes of the Parish Council meetings can also be viewed at
www.cuddingtonvillage.com

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- **Also agreed: £537.00**
 - **Trustees of Bernard Hall Committee - £24.00** (Hall hire – June meeting).
 - **Playground Inspection Company - £99.00** (£82.50 + £16.50 VAT) (Operation expenses).
 - **Caloo - £414.00** (£345.00 + £69.00 VAT) (Roundabout Repairs).
- **BALANCE (Current Account): £16,177.40 (Available Funds less Orders for Payment). BALANCE (High Interest Account 95 days): £50,759.20 (High Interest Account 35 days): £39,942.33. Total Funds: £106,700.03**

19. Items for Information

- Lorraine Stevens agreed to take on responsibility of playground and trees.
- Community Library. Sue Henshaw is stepping down from supplying books. LS has thanked Sue for her support. New co-ordinator to be discussed at Book Worms.
- Apologies. September meeting, Lorraine Stevens.
- CPFA meeting. MT attending meeting on 23rd July 2026. The Parish Council agreed a small donation to the grab lorry, if required.

20. Date and Time of Next Meeting:

WEDNESDAY 26th AUGUST 2026 at 7pm in the Bernard Hall