



DRAFT MINUTES
of the Parish Council held in the Bernard Hall on
WEDNESDAY 23rd SEPTEMBER 2026 at 7pm

PRESENT: Ken Brown (**KMB**), Louise Butler (**LB**), Ravern Stevens (**RS**), Malcolm Thomas (**MT**), Venetia Davies (**Clerk and RFO**). Cllr Greg Smith (**GS**) was also present.

Parishioners: There were no Parishioners present.

NB: Action points highlighted.

Parishioners Question Time

1. **Apologies.** Lorraine Stevens (**LS**).
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 August meeting were **agreed and signed** as a true record by KMB, Vice 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**. The landowner has expressed concern that the memorial tree is being replaced. **ACTION: CLERK to contact landowner and neighbour.**
 - **Removal of Vehicle Activated Signs (VAS).** The three VAS signs have been removed, except for the pole on the Aylesbury Road and the signs and pole in Dadbrook. **ACTION: KMB to chase.**
 - **Assets of Community Value:** Cuddington Allotments (expiry date: 27/09/2028). Cuddington Village Stores and Post Office (expiry date: 30/09/2029).
 - Email from Chair of the Nether Winchendon Village Meeting requesting PC's support in helping to deal with the increase in dog waste that is being left on paths that join both villages. **ACTION: CLERK to circulate note.**
 - **Tree/Hedge Works.** A planting scheme was suggested for Cuddington and Dinton school children. **ACTION: LB to liaise with School.**
 - **Cuddington and Dinton School.** Headteacher has confirmed that the gate, installed with access onto the Nether Winchendon drive, is a replacement gate.
5. **Co-option.** Harry Mitchell introduce himself and explain why he wanted to join the Parish Council. Councillors welcomed Harry as Councillor. **ACTION: HM to complete register of interests. CLERK to send to Buckinghamshire Council and arrange gov.uk email.**

6. Planning

- **PL/26/06486/KA Notification of proposed works to trees in a conservation area** Wellfield House, Spurt Street, Cuddington, Buckinghamshire, HP18 0BB
T1 Leylandii - Reduce height by 3m and lateral branches by up to 1.5m. Crown lift 3 lowest branches over pathway back to source. Statutory 21-day period ended 10th September 2026. **ACTION: CLERK to return NO OBJECTIONS to Buckinghamshire Council.**
- **PL/26/06632/KA Notification of proposed works to trees in a conservation area**
The Old Place, Lower Church Street, Cuddington, Buckinghamshire, HP18 0AS
Crown reduction in height & spread by 2-3m and removal of arisings of mature Copper Beech (T1), encroaching into driveway & road, causing concern to neighbour. Comment by: 5th October 2026. **ACTION: CLERK to return NO OBJECTIONS to Buckinghamshire Council.**
- **PL/26/06978/HB Listed Building Consent.** The Three Cottages, Holly Tree Lane, Cuddington, Buckinghamshire, HP18 0BA
Listed building consent for installation of fibre to the premises (FTTP) broadband cable entry. Comment by: 6th October 2026. **ACTION: CLERK to return NO OBJECTIONS to Buckinghamshire Council.**
- **PL/26/06007/KA: July Cottage, The Green, Cuddington, Buckinghamshire, HP18 0AN**
T1 Honey - Crown Reduction. No Tree Preservation Order will be made. South Bucks Tree Surgeons have applied for a Road Space Permit with proposed date for works as **Monday 19th October 2026.** **All cars to be removed.** **ACTION: CLERK to request support of Tree surgeons to promote date.**
- **CM/0022/22 Land to South East of Hornage Farm, Bicester Road, Chilton**
Erection of anaerobic digestion facility. Planning permission was refused by Buckinghamshire Council's Strategic Sites Committee.
- **Draft Local Plan Summer Consultation.** The Consultation closed on Sunday 6th September. Buckinghamshire Council is collating all 8,000+ responses and will submit the Draft Local Plan, supporting evidence and consultation responses to the Planning Inspectorate no later than 31 December 2026 (subject to approval by Full Council in November 2026).

7. **Contributions from Buckinghamshire Council Councillors.** Greg Smith updated the meeting on the new NPPF planning laws. Under the government's new National Scheme of Delegation, Councillors will lose their automatic power to *call in* routine and minor planning applications for committee decisions from October 31, 2026. The vast majority of decisions will now be taken by planning officers and the role of planning committees is greatly reduced. Buckinghamshire Council is updating its constitution and planning processes. This has caused great upset. Applications can no longer be called in for open and democratic decision. See also Freight Strategy.
8. **Correspondence.** Trees/power lines fouling overhead power lines in Spicketts Lane. MT has contacted UK Power. A technician will be inspecting and carrying out any works. **ACTION: MT to chase up with allocated job number.**
9. **Cuddington Tennis Club.** The PC has been advised that no further documentation is required - the Tennis Club is included in the CPFA Lease (term ends 2043) and is maintained in good repair. LS and RS has met with Chris Carey and both parties have agreed no further action is required.
10. **Village Maintenance – Local Area Technician (LATS).** **ACTION: MM/GS to chase Casey-Jane.**
Priorities continue to be:
- **Condition of Swan Hill path.** Reported on Fix My Street by KMB.

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- **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.
- **Dadbrook bus stop sign.** Maintenance crew will reinstate the removed bus stop sign.
- **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.

11. Tree/Hedge Works. There were no updates.

12. Road Safety Projects. The decision not to proceed with the Waddesdon Area Freight Zone is a result of the Ivinghoe pilot study - restrictions unable to be actively enforced. The PC continues to wait for confirmation of when the more targeted measures to reduce HGV traffic will come into place around Cuddington. MM to follow up with Transport Strategy manager.

13. CPFA – Fire safety law. As the body in control of the premises, the Parish Council carries the legal duty for fire safety. This includes a fire inspection and risk assessment duly carried out annually by the CPFA. **ACTION: CLERK to request copies from Lynee Devey.**

14. Children's Playground. LS has completed the playground inspections for August and September. Painting works are complete, and litter has been cleared from beneath the trampoline. Caloo has also replaced the damaged foot disc in a different but satisfactory location. It has been agreed that the memorial bench under the oak tree will be moved nearby to keep it clean of bird mess. Annual inspection scheduled for October 2026. **ACTION: LS to arrange for another piece of fencing (1 metre long) near gate opening.**

15. Footpath and Bridleway Improvements (off Spicketts Lane/Frog Lane). Still no response from Buckinghamshire Council concerning 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. LS attended the BC Planning Forum (08/09/2026). Slide pack circulated. The meeting discussed accessibility to a transport hub e.g. Haddenham station. The general guideline for assessing accessibility and sustainability is 800 metre/10-minute walk catchment. BC has indicated it will come back on this point as there is a bit of leeway ((on what points the 800 metres would be measured from on a housing development). LS attended The West Bucks Community Board. The meeting discussed two key priorities: youth engagement and rural economy. Ross, who has taken over from Elaine, is looking to identify local youth organisations and establish a youth partnership to give young people a stronger voice and help reduce social isolation. The Board's rural economy initiative will focus on connecting and promoting local businesses, with the aim of making the local area a more attractive visitor destination. A list of local businesses in Cuddington has been provided. Ashley Waite reported success in securing £13,500 through a local "Dragons' Den" funding scheme to support a bike project.

17. Parish Council Insurance. The renewal was **agreed** (renewal - 1st October 2026 for 3-year term). The PC has received assurance that Volunteers are covered under Employer's Liability, Public Liability and personal accident.

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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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18. Finance

- **Balance from Minutes of previous meeting (14th August 2026): £15,435.26**
- **Receipts: £19,500.00** (Precept – September payment)
- **Less BACS Debits: £2,782.34 (August payments)** (Venetia Davies - £751.28, Blades Turf Care Limited - £1,812.30 (includes (cut and clear of straw following fete, cut to manage weed growth including wildflower area and playground equipment painting as quoted, Caloo £218.76).
- **Plus Outstanding BACS Debits: £0.00**
- **Less Transfer to Cuddington Parish Council Savings Account: £0.00**
- **Balance of Bank Account (Current): £32,152.92 (as at 18th September 2026)**
- **Available Funds: £123,185.25** (balance of bank account plus balance of savings account 35 day **£40,070.27** including interest (£60.77) and balance of savings account 95 day **£50,962.06** including interest £96.38)
- a. **Orders for Payment: £5,274.56**
 - **Venetia Davies - £873.90** (Clerk Salary (£799.07) less PAYE Tax (£68.40) £730.67 plus Backdated Pay (£127.85) (in line with NJC Salary Scales 2026-27) + (Use of Home allowance £15.38).
 - **Blades Turf Care Limited - £600.00** (Village Green grass cutting - £132.00 (£110.00 + £22.00 VAT), Verge Cutting £468.00 (£390.00 + £78.00 VAT).
 - **AJG Community Schemes - Hiscox Insurance Company Limited - £3,734.66**
 - **Trustees of Bernard Hall - £48.00** (Hall hire 22nd July and 14th August).
 - **Gilly Cottman - £18.00** (Best Kept Village Plants).

Also agreed:

 - **Neal Waters - £180.00** (Children's play area grass cutting).
 - **BALANCE (Current Account): £26,698.36 (Available Funds less Orders for Payment). BALANCE (High Interest Account 95 days): £50,962.06 (High Interest Account 35 days): £40,070.27. Total Funds: £117,730.69.**
- b. **Management Report. September 2026. ACTION: CLERK to circulate.**

19. Items for Information

- **Highways Conference 2026** – Monday 19th October 10.30-4pm, The Gateway, Aylesbury. **ACTION: LS to attend.**
- **Defibrillators.** LS has checked both defibrillators and updated the status on The Circuit.
- **Best Kept Village.** Cuddington scored 195 in a very high scoring category. Whitchurch won with 197. The judges noted that there was evidence of pride in the village and that '*some original features including children's garden and community veg garden are wonderful ideas*'.
- **Village Voice** – copy deadline 26th September 2026.
- **Remembrance Wreath.** **ACTION: LS/CLERK to order.**
- **Christmas Tree.** **ACTION: LS/CLERK to ask Ben Clayton to select.**

20. Date and Time of Next Meeting:

WEDNESDAY 28th OCTOBER 2026 at 7pm in the Bernard Hall