



MINUTES FOR THE ORDINARY MEETING OF EDLESBOROUGH PARISH COUNCIL

Held on Thursday 15th January 2026 in Edlesborough Memorial Hall, High Street, Edlesborough.

Open Forum

Nothing was raised.

Cllr Booth formally opened the meeting at 7.31pm

Open Meeting

1. Attendance and Apologies for Absence

Edlesborough Parish Councillors Present

Cllr R Booth, Cllr D Ferguson, Cllr C Hurst, Cllr J Goodman, Cllr T Owen , Cllr L Wells, Cllr K Cubbage and Cllr R Harpley.

Others in attendance

Penny Pataky, the Clerk, one parishioner and Buckinghamshire Cllr Peter Brazier

Council approved the following absence.

- Cllr Wilkinson – Holiday

Apologies were received from

- Thames Valley Police
- Buckinghamshire Cllr Chris Poll

2. Declaration of Interests

None were declared.

3. Minutes

3.1 Council approved the minutes of the Ordinary Meeting of Edlesborough Parish Council held on Thursday 20th November 2025 with no amendments.

3.2 Council approved the minutes of the Extraordinary Meeting of Edlesborough Parish Council held on Thursday 4th December 2025 with no amendments.

4. Matters Arising from the Minutes

Council noted the following matter arising not covered in the agenda.

- Council agreed to challenge Buckinghamshire Councils decision to no longer pay for 50% of the annual costs of maintaining The Pastures Hedge.

Action: Clerk to write to Buckinghamshire Council challenging the decision.

Representatives

5. Council received the following report from the Buckinghamshire Ward Councillor Peter Brazier. Both Cllr Brazier and Cllr Poll are very sorry about Buckinghamshire Councils decision to recommend that the appeal for Planning Appeal Ref: 25/00067/REF - 2 Pebblemoor Edlesborough Buckinghamshire LU6 2HZ be allowed. This means it is highly likely that permission will be granted for Tesco to be allowed to open until 10pm daily.

The Draft Local Plan is expected to be published in February 2026. This will include information about the suggested call for sites locations.

Council drew Cllr Brazier's attention to

- The new website for Wild Magic. The site is currently still subject to a planning enforcement order.
- The condition of the newly laid tarmac where the Tesco forecourt meets the pavement.

- The parking issues developing outside Tesco, which are forcing pedestrians to use the grass verge on Pebblemoor instead of the pavement. Cllr Brazier took the action to investigate whether the grass verge should be a pavement or could be made into a pavement.
- 6. Council received the following information about the East Bucks Community Board.
 - The Board is exploring the idea of something for teenagers in the Ivinghoe area.
 - The Board is coordinating a campaign to help with dog control/behaviour/fouling.

Planning

7. Council approved its response to the following planning application.
 7.1 PL/25/4858/VRC - Collyers Main Road North Dagnall Buckinghamshire HP4 1RE
 Council ratified its decision to respond with “no objections” to this application.

8. Council received the Local Authorities decisions on planning applications.

Application No.	Address	Description	Parish Council Response	Decision
PL/25/4900/PAPCR 28 th Oct 2025	Unit 11 Sparrow Hall Farm9 Leighton Road Edlesborough	Permitted development prior approval for a change of use from business to residential	No objections in principle. Subject to appropriate mitigation issues	REFUSED
PL/25/3944/FA 10 th Nov 2025	2 Cow Lane Edlesborough	Infill an existing porch. Extend and infill an existing car port	No objections	Permitted
21/00654/ACL 24 th Feb2021	Home Farm Leighton Road Northall	Application for a Lawful Development Certificate to confirm that an existing installation of ground loops for a non- domestic ground source heat pump system is lawful.	No objections.	Permitted
24/02976/COUAR 2 nd October 2024	Deans Poultry Farm South End Lane Northall	Conversion of existing barn into 4 dwellings.	No objections	Permitted
25/00596/COUAR 4 th March 2025	Whistle Brook Farm Slapton Lane Northall	Conversion of two agricultural barns to create 8 dwellings	No Objections	Permitted
25/00958/APP 23 rd April 2025	41 Pebblemoor Edlesborough	Conversion of bungalow to chalet bungalow with raised roof ridge and 2 storey rear extension	No objections	Permitted

9. Council agreed a response to Mr A Screech in respect of his proposed planning applications for Poultry Farm, South End Lane.
Action: Clerk to send agreed response.

10. Planning Appeal Ref: 25/00067/REF - 2 Pebblemoor Edlesborough Buckinghamshire LU6 2HZ
Buckinghamshire Council are now recommending that the appeal be allowed. Their Statement of Case to the appeal concludes as follows:

“CONCLUSION/ CLOSING REMARKS Therefore, based on the new information provided by the appellant as part of the appeal, the Council is satisfied that the proposed extended opening hours would not cause unacceptable harm to the residential amenities of neighbouring occupiers within this rural setting. Accordingly, the Council cedes the appeal and respectfully requests that the Inspector attach the conditions outlined in Appendix A of this report to any permission granted.”

The planning officer’s argument is that the new information presented by Tesco/NMJ that: *“The data from the surveys shows that the minimum background noise level between 20:00–22:00 (34 dB LA90) is comparable to early morning levels (07:00–08:00), during which the store is already permitted to operate”*, materially changes the situation.

Edlesborough Parish Council does not accept this rationale as a valid justification since a level of noise late at night is probably more disturbing to nearby residents than a similar level of noise in the early morning.

However, Council believes the Inspector will have no option other than to allow the appeal due to Buckinghamshire Council backing down on their refusal to allow the application.

The appeal will start on 11th February 2026 in the Windsor Room, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF commencing at 10.00am. It is currently unknown whether the appeal will still take place. If it does the Clerk will attend on behalf of the Council.

Action: Clerk to draft a statement informing parishioners about the appeal and Buckinghamshire Council’s decision. Statement to be posted on the Council website and Facebook page.

Villages

11. To receive updates/information about the villages.

The Clerk has chased Thames Valley Police for a response re the feasibility of parking signs in the parish.

11.1 Edlesborough

- The Clerk has contacted the BC Local Area Technician again about the condition of the road surface at the bend on Pebblemoor.
- Increase in lorries on Pebblemoor due to Tesco opening.
- The Clerk has reported parking issues at the safe crossing point outside Tesco on Pebblemoor.
- Graham Hilary advised the Council that an application had been submitted by Eagle Freights Ltd for an HGV operator licence for the NMJ Motors site on the junction of the B489 and the B440. The application is for 20 trucks and 10 trailers.

Edlesborough Parish Council is not able to object to the application.

The deadline for objections was 31st December, due to the short notice and Christmas period Council was not able to alert neighbouring residents to this application.

Council agreed that it would still inform them of the matter and advise them to report breaches in the Ivinghoe Freight Zone to the Traffic Commissioners Office.

Action: Clerk to draft a statement for approval, once approved send to neighbouring residents, share on the Council website, and Facebook page.

- Parishioners commented on how lovely the Christmas Tree on the Green was.

11.2 Dagnall

- The Clerk has reported the damaged sign near the roundabout to BC for repair.
- A parishioner requested the removal of the RA Cutler signage. The Clerk consulted with BC Devolved Services and has informed the resident that the sign cannot be removed as it is not on BC land.

- Numerous signs advertising Ashridge House were poorly erected around the roundabout. The Clerk received no response from Ashridge House about the illegal advertising so instructed the Council contractor to remove the signs.
- Potholes and damaged road surface at Dagnall roundabout report **8686147**
BC have responded stating *“The Highway Officer has carried out an inspection and has identified that there is no immediate safety issues requiring attention, the decision is that no action will be taken at this stage.
The issue will be added to a package of works to be carried out at a later date.”*
- The Clerk has asked the Council contractor to assess the pavement on Main Road North and conduct any siding out as necessary.

11.3 Northall

- The Clerk has again contacted the BC Local Area Technician about the condition of the hedge at the Knolls View amenity land in Northall. There has been no response to the Clerk’s original email on 24/11/25.
- The Clerk chased the BC LAT again for an update on the issue outside Marbled Meats as despite statements saying work would be completed nothing as happened. To date no response has been received.

11.4 Idea generation – Special Projects for the villages.

- Upgrade the heating system in Edlesborough Memorial Hall.

Actions: Cllr Owen to share engineer contact information. Clerk to get recommendations and quotes.

- Investigate the feasibility of changing the grass verge opposite Tesco to a pavement.

Actions: BC Cllr Brazier to investigate.

- Maintenance and improvements to Pebblemoor car park.

Actions: Clerk to assess car park and obtain quotes for any required works.

Finance & Accounts

12. Council approved the accounts for the months ended 30th November and 31st December 2025.

13. Council ratified its authorisation of December 2025 payments.

14. Council approved the authorisation of January 2026 payments.

15. Council approved the Budget Working Party’s recommendation for the 2026/27 budget.

16. Cllr Booth proposed that Council approve the recommendation of the Budget Working Party’s 2026/27 Precept Request for submission to Buckinghamshire Council.

Cllr Hurst seconded the proposal.

All agreed to submit a Precept request of £202,032 to Buckinghamshire Council. This equates to an increase from £138.15 to £145.06 for a band D property.

Action: Clerk to submit request.

Projects

17. Council received the following updates on the following Projects:

17.1 Edlesborough Pavilion Update.

Council granted approval for the Edlesborough Pavilion Working Party:

17.1.1 To install a steel beam at the tennis court end where the drainage gully has been installed – if this proves necessary during the repair works.

17.1.2 To proceed with seeking quotes to conduct the recommended repairs to the pavilion balcony.

17.2 Parish Tree Survey.

Colin Chambers has reinspected the trees identified in the tree survey. The Clerk is seeking quotes for the recommended work.

17.3 Rewilding and Biodiversity Project.

Cllr Wells and Owen submitted a proposal to create a Northall Community Orchard at the unused end of Northall Allotments. Council agreed in principle for them to proceed with exploring the feasibility of the project. Clarification needs to be sought about planting trees on dedicated allotment land, and other matters relating to the permitted use of the land.

Council agreed in principle for Cllr Wells to attend a Community Orchard Course and for a tablet to be purchased for use by Cllr Wells.

Traffic Calming

18. Council received updates about:

18.1 Moveable Vehicle Activated Speed (MVAS) Device.

The new post is now installed on Pebblemoor, and the device is in place.

The Clerk has been consulting with Truvelo about the issues with the device storing data.

Voluntary Groups

19. Council received updates/reports from the following Voluntary Groups.

19.1 Friends of the Church on the Hill.

- EdleFest 2026 tickets are now on sale.

19.2 EDaN Beautification Team.

- Currently only Lorna Cubbage and Sharon Stilliard remain in the team. As spring arrives the planters will be assessed to see which plants survived.

Clerk's Report

20. Council received reports on all amenities including Buckinghamshire Council Devolved Services.

Devolved Services

No update.

21. Council agreed to communicate with Tesco's regarding the increase in litter and recycling around the Tesco site. This will include asking Tesco to empty the litter bin located by the hedge opposite Tesco at least twice a week.

The Council will additionally speak to Tesco about the staff use of the Pebblemoor car park, and the condition of the pavement outside the forecourt.

Litter, Recycling and Dog Waste Bins

Due to the significant increase in litter at the Pebblemoor car park and the two bins adjacent to it on the green Council agreed to remove the two bins from the Green. Council is aware that other organisations such as Ashridge and National Trust have taken this approach with the aim of encouraging people to take their litter home.

The Council contractor has cleared fly tipping from the car park, including shelving and car seats.

Edlesborough Cricket Club

22. Council agreed to Edlesborough Cricket Club's request for a change to the annual agreement to allow the club to sublet the cricket pitch to the following clubs during season 2026:

- Luton Town Indians Ladies Cricket Club
- Tring Cricket Club
- Buckinghamshire County Cricket Club.

The change will be for one year only.

Action: Clerk to inform the Cricket Club and issue the Annual Agreement and invoice.

Following an email from a parishioner about someone tripping over the cricket square rope the Clerk has written to the Cricket Club reminding them that they must do all they can to ensure the rope is as visible as possible. The club have responded stating.

“We actually replaced the rope this year with luminous paracord.

We will investigate further as the rope may have dropped to the ground. We have had problems with tampering with the stakes, where the stakes have been bent over (vandalised), lowering the rope, where it does become a trip hazard, and less visible.”

The club will also prepare a risk assessment and report back to the Council.

23. Council agreed to adopt the ICO Model Publication Scheme for Local Councils.

Action: Clerk to update the website accordingly.

Edlesborough Pavilion

The pavilion invited parishioners to attend two warm hubs in the week commencing 4th January.

Following a recent post on Facebook about Edlesborough Pavilion Council agreed to post a statement on its website and Facebook page in support of ECSC and clarifying how the building was funded, and information about the membership decision.

Action: Clerk to prepare and publish a statement.

Edlesborough Memorial Hall

The electrical inspection has been completed. Two wall sockets need replacing.

UK Power have been contacted about the following concerns;

- Tree outside hall touching power lines – it is likely that UK Power will need to prune the tree. The Clerk has informed the Scouts.
- Earthing system in the hall – UK power will be inspecting this on 3rd February. The electrician suspects they will recommend the fuse box is replaced to ensure the earthing system is correct. If required the Clerk will authorise the electrician to go ahead.

ClIr Ferguson discovered that the padlock had been cut off the gas meter cupboard at the rear of the hall.

The Clerk has inspected the cupboard and replaced the padlock. The energy supplier has been asked to visit and ensure the meter has not been tampered with. The Clerk contacted Tesco site manager and the Scouts to try to establish why the padlock had been removed. Neither organisation had any knowledge of the matter.

Bridlepath

The Clerk is still waiting for a response from the BC LAT about the removal of the yellow signs advertising the new houses in Edlesborough.

Cemetery

One interment has taken place.

Churchyard

The Council contractor has reinstated a fallen sign about dogs in the churchyard.

Bus stops

Nothing to report.

Pebblemoor Car Park

The Clerk has updated the car park risk assessment and is looking to improve the signage and will continue to seek quotes to improve the markings.

The Clerk will also ask the Council contractor to investigate the flooding issue in the car park and make proposals to remedy this.

The Pastures Hedge

Colin Chambers has provided a report on The Pastures Hedge. Cllr Owen will contact BBOWT to ask if they can help develop a plan of action for the hedge.

Payment from BC for the hedge cutting work is overdue. The Clerk sent a reminder to the BC LAT who responded stating that *“the position is that this council will no longer be contributing to the costs of maintaining the hedge.”*

In June 2025, the BC LAT stated the following in response to EPC’s request for a contribution towards the Pastures Hedge Improvement project not the annual maintenance costs.

“Following a review of this arrangement and in light of current Buckinghamshire Council policies, it has been concluded that as Edlesborough PC is now devolved it could be expected to absorb the share of the costs, previously reimbursed by this council.”

Council agreed to challenge this decision and if necessary request an uplift in the Devolved Services payment to reflect this additional cost.

Action: Clerk to respond accordingly, copying in BC Cllrs Poll and Brazier.

Edlesborough Green Play Area

To date the play area gate has not been replaced. The existing half a gate is locked in place. The Clerk has received no comments requesting the gate be reinstated. The gate will not be replaced at this time, and the situation will be monitored.

Edlesborough Green

Nothing to report.

EB Lions FC

Nothing to report.

Edlesborough Tennis Club

Nothing to report.

Website

Council agreed to Theo Gray’s recommendation to upgrade to V17 of Umbraco. Due to a change in Umbraco’s licensing model for Umbraco Forms Council will need a subscription license which currently costs £95 +VAT per year (rather than the one-off perpetual license originally purchased).

The Clerk awaits a quote from Theo Gray for the required work.

Action – All Cllrs to look at the website and share any recommendations with the Clerk ASAP. These recommendations can then be used/implemented during the upgrade.

Carnival

The Clerk has booked a stall for the 2026 Carnival.

The date is 4th July. The Carnival theme is Countries of the World.

Council stall theme – Traffic Calming, Rewilding and Biodiversity.

Clerk has requested a spot close to the children’s roundabout to enable Council to use the MVAS device.

Action Cllrs to confirm availability to organise and help on the stall asap.

Council agreed to suggest that The Carnival committee award the Ann Thompson Cup to the Best Dressed House in Edlesborough.

The committee propose to change the procession route to travel up Edlesborough High Street, to Pebblemoor and then onto the Green. They believe people can watch the procession from the Green.

Roshan (the Tesco manager) is fully aware of the event.

Allotments

- Dagnall

The Clerk has informed a tenant that their tenancy is terminated due to the rent not being paid and no response to any communications on the matter.

UK Power will be conducting work to install a new electricity service in Dagnall, along the edge of the allotment site.

The Clerk has received a report of an off lead dog attacking another pet at the allotments. Advice has been given to the parishioner. The Clerk has also posted a reminder on the Dagnall Facebook page reminding parishioners that dogs MUST be kept on leads at the allotments.

- Cow Lane

Nothing to report.

- Northall

Nothing to report.

- Green

Nothing to report.

Streetlights

The cover has been removed from the base of the Pebblemoor car park light and was found discarded on the far side of the car park. The Clerk has asked the Council contractor to secure this back in place.

AED's

Council has received a letter of thanks from South Central Ambulance Service for its donation.

24. To note correspondence received and to consider any responses to be made.

Nothing further was noted.

25. Items for the agenda for EPC meeting to be held on 19th February 2026 in Edlesborough Pavilion.

- Review Biodiversity and Rewilding Policy
- The Pastures Hedge
- EPC Risk Assessment
- EPC Guide to Information
- Website Upgrade
- Northall Community Orchard and course attendance
- Pavement outside and opposite Tesco
- Website upgrade

The meeting closed at 9.29pm

Items for future meetings when more information is available:

- Opening of new bank accounts
- Edlesborough Memorial Hall Improvements
- Outdoor Fitness Equipment on Edlesborough Green
- Housing Needs Survey

Signed for and on behalf of Edlesborough Parish Council	
Name	Cllr Rosie Booth
Signature	<i>R Booth</i>
Position	Chair
Date	19/02/2026
Minute Record	3. Minutes