



## MINUTES FOR THE ORDINARY MEETING OF EDLESBOROUGH PARISH COUNCIL

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Held on Thursday 19<sup>th</sup> March 2026 in Edlesborough Pavilion, The Green, Edlesborough.

### Open Forum

Two prospective parishioners attended the meeting to ask about the proposed new homes for Edlesborough. Cllr Wilkinson explained about the Buckinghamshire Council Local Plan and the current Call for Sites survey. BC Cllr Chris Poll stated that the plots included in the Buckinghamshire Local Plan should be confirmed by December 2026. Plots included in the plan will still need to go through the planning application process. Developers must include a minimum number of affordable homes, scattered in the developments. The prospective parishioners thanked the Council and left at the end of the Open Forum.

### Cllr Owen formally opened the meeting at 7.49pm

#### 1. Attendance and Apologies for Absence

*Edlesborough Parish Councillors Present*

Cllr D Ferguson, Cllr C Hurst, Cllr Wilkinson, Cllr T Owen (Vice-Chair), Cllr K Cubbage and Cllr J Goodman  
*Others in attendance*

Penny Pataky, the Clerk, one parishioner and Buckinghamshire Council Councillor Chris Poll.

*Council approved Apologies from.*

Cllr R Booth – work commitment

Cllr L Wells – holiday

Cllr R Harpley – holiday.

*Other apologies received*

Buckinghamshire Cllr Peter Brazier.

#### 2. Declaration of Interests

None were declared.

#### 3. Minutes

Council approved the minutes of the Ordinary Meeting of Edlesborough Parish Council held on Thursday 19<sup>th</sup> February 2026 with no amendments.

#### 4. Matters Arising from the Minutes

Cllr Wilkinson requested that moving forwards it is recorded that any planning applications that arise after the agenda is published but are discussed at the current meeting are minuted with a note that any decision will be ratified at the next Council meeting. This is necessary due to Buckinghamshire Council reducing the consultation period to three weeks.

### Representatives

#### 5. The Buckinghamshire Ward Councillor Chris Poll was in attendance.

##### 5.1 Update on Pastures Hedge invoice.

Council thanks BC Cllr Brazier for helping to ensure that the agreement for Buckinghamshire Council to contribute towards the maintenance of The Pastures hedge remains in place.

BC Cllr Poll reported that the BC Local Area Technician has confirmed that the Dagnall roundabout surface is now a category 2 repair job with patch and plane works scheduled in the next three/four weeks, weather permitting.

He additionally reported that BC had received many responses to its Sites Survey with similar responses coming from most areas. He stated that there was little consideration given to the cumulative impact on schools and employments for sites such as Cheddington New Town.

**6. East Bucks Community Board.**

The East Bucks Community Board has launched the responsible dog owner campaign on social media, on the East Bucks Community Board Facebook page.

They will be highlighting some key areas of focus with social media assets over the coming weeks and there is a dedicated webpage that will accompany these posts. The information is available on the Buckinghamshire Council website <https://www.buckinghamshire.gov.uk/responsible-dog-owners> This information has been shared with the full Council and circulated on the EPC Facebook page, and local Facebook pages. It has also been added to the Council website under Community Information [Responsible Dog Ownership - Community Information - Edlesborough Parish Council](#)

BC Cllr Poll reported that the board coordinator had visited the Northall Age Concern group and was very impressed. She will be exploring ways to help with funding their summer trip.

## Planning

**7. Council approved the Councils responses to planning applications.**

**7.1** PL/26/00414/FA 22 Deans Meadow, Dagnall, Buckinghamshire, HP4 1RW. Single storey side extension at first floor level.

- **No objections.**

**7.2** PL/26/00191/FA Land to the Rear of The Swan, Leighton Road, Northall, Buckinghamshire, LU6 2EY. Erection of 9 dwellings with associated works including access arrangements and landscaping.

- **Oppose. Outside settlement boundary. Inappropriate access**

**7.3** PL/26/00412/FA 2A Dunstable Road Dagnall Buckinghamshire HP4 1RG. Construction of a single storey oak frame garage to the frontage.

- **No objections.**

**7.4** PL/25/4394/TP 18 Eatongate Close Edlesborough Buckinghamshire LU6 2HB. Beech Tree - crown reduction up to 1.5m tree encroaching on the property.

- **No objections.**

*Planning Applications received after publication of meeting Agenda.*

PL/26/01394/FA 7 Church Croft Edlesborough Buckinghamshire LU6 2HU. Part two storey / part single storey rear extension and two storey side extension with recladding to front elevation and front lobby, new windows, and internal refurbishment throughout. Council agreed to submit a response of No objections. Subject to officer confirmation regarding design acceptability. This decision will be ratified at the April Council meeting.

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

Application No.	Address	Description	Parish Council Response	Decision
24/00929/APP 20 <sup>th</sup> March 2024	Primrose Bungalow Dunstable Road Dagnall	Erection of dormer bungalow with garage. (Amendment to application 23/02332/APP)	No objections	Permitted
PL/26/00068/FA 27 <sup>th</sup> Jan 2026	23 Damson Way Edlesborough	Convert an existing garage into a gym and a store.	No objections	Permitted

PL/26/00394/PNC 26 <sup>th</sup> Jan 2026	Summerfield Farm Leighton Road Edlesborough	Change of use of an agricultural building to commercial (B8) use.	No objections Subject to officer confirmation that it constitutes permitted development	Permitted
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9. Council received the following update about Planning Appeal Ref: 25/00067/REF - 2 Pebblemoor Edlesborough Buckinghamshire LU6 2HZ.  
The appeal was allowed. The full decision has been circulated to the full Council and published on the EPC website.

10. Council ratified its responses to the Buckinghamshire Council Local Plan Site Survey.  
Council submitted responses about the following sites;

- 1207 Land north of Good Intent, Edlesborough, LU6 2RE.
- 3125 Land at Eaton Bray Road, Northall, LU6 2UE
- 3134 South End Lane, Northall, LU6 2EX
- 3293 Land to the north side of Ford Lane, Edlesborough, LU6 2JD (Swallowfields)
- 3658 Land at Edlesborough Glebe, LU6 2HT (behind St Marys Glebe)
- 663 Land off Slicketts Lane, Edlesborough, LU6 2JD
- 622 Cheddington New Town
- 223 Cheddington

The responses had been submitted to Buckinghamshire Council and copies are available to view on the EPC website [Buckinghamshire Council Local Plan Site Survey Information - Planning - Edlesborough Parish Council](#)

## Villages

11. Council received the following updates/information about the villages.

### 11.1 Edlesborough

11.1.1 Council agreed to Edlesborough entering the Best Kept Village Competition.

### 12. Dagnall

#### 12.1.1 Removal of illegal advertising.

The Traffic Management Company continue to insist that the signs were permitted at Dagnall roundabout. They have not responded to requests to provide confirmation of the approval to erect the signs, either granted by Edlesborough Parish Council or Buckinghamshire Council. They have submitted FOI requests about the matter which the Clerk has responded to. The BC Devolution Team have confirmed that EPC acted correctly in removing the signs. The company has informed the Clerk that they filed for County Court action, for the unpaid invoice, in Belfast (where their head office is located) that Council will be notified of legal proceedings by the court soon.

The Clerk has informed the Council insurance company.

To date the surface at Dagnall roundabout has not been repaired.

12.1.2 Council agreed to Dagnall entering the Best Kept Village Competition.

### 13. Northall

Northall held a village meeting in response to the proposed sites in the Buckinghamshire Council Local Plan Call for Sites survey.

14. Nominations for the Parish Recognition Scheme.

Council agreed to recognise Ken Coates for 40 years on the Focus Magazine committee. The Clerk will send a card on behalf of the Council.

## Finance & Accounts

15. Council approved the accounts for the months ended February 2026.

16. Council approved the authorisation of March 2026 payments.

The Clerk drew the Council's attention to a £528 credit from Buckinghamshire Council due to an overcharge on the 2025/26 Dog Waste Services invoice.

17. Council agreed to Roger King's fee and to appoint him as the Internal Auditor for the year ending March 2026.

18. Council reviewed its Financial Regulations.

19. Council reviewed the Council Fixed Assets Register.

20. Council approved Buckinghamshire Councils Highways Devolved Services Agreement 2026-2027.

**Action: Clerk to ask for confirmation as to whether the Pastures Hedge will be included in the agreement moving forwards and if so what the financial uplift will be for this work.**

## Policies

21. Biodiversity & Rewilding Policy.

Council agreed to defer reviewing this policy to April.

**Action: Cllr Owen to address comments made about the Planning statements and to recommend appropriate wording.**

22. Council agreed to retain the existing IT Policy and to review it again in September 2026.

23. Council reviewed the Civility and Respect Protocol.

## Projects

24. To receive updates on the following Projects:

24.1 Edlesborough Pavilion Update.

Cllr Ferguson and Cllr Wilkinson informed the Council that Cllr Booth has obtained four quotes for the required works. She is currently consulting with the companies ensuring the quotes meet the spec.

24.2 Parish Tree Survey.

The Clerk will shortly be circulating quotes for tree works in the Churchyard.

24.3 Rewilding and Biodiversity Project.

24.3.1 Council agreed to respond to Wild Magic Land informing them that Cllrs Owen, Wells and Goodman would be happy to come and hear about the project.

BC Cllr Poll asked to be kept up to date about the project.

## Traffic Calming

25. To receive updates about:

25.1 Moveable Vehicle Activated Speed (MVAS) Device.

Nothing to report.

25.2 Speedwatch.

Temporarily on hold.

## 8.55pm – Voluntary Groups

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

### 26.1 Friends of the Church on the Hill.

The CCT is making changes to the way Friends of the Church groups operate. The Clerk has clarified that the group is covered by the Council insurance. The Clerk will work with the group to ensure the terms of reference are up to date.

### 26.2 EDaN Beautification Team.

A litter pick took place on 14<sup>th</sup> March, and another is organised for 28<sup>th</sup> March.

Mrs Calloway has joined the group and is going to coordinate the care of the Edlesborough planters. Mrs Cabbage will continue to care for the Northall planters, and Mr Monnington for the planters in Dagnall.

Mrs Cabbage is going to ask Mrs Calloway to work with her on creating a litter pickers risk assessment.

## Clerk's Report

27. Council received the following reports on all amenities including Buckinghamshire Council Devolved Services.

### March EPC Surgery

A resident attended to inform the Clerk about their following concerns about operations at Tesco on Pebblemoor;

- Delivery lorries not parking in the specified bay, parking on the pavement.
- Delivery lorries turning in Kingsmead, one drove the length of Kingsmead and became “stuck” in the turning point.
- Sale of lottery tickets and the additional traffic this will bring to the location – he has raised this with the National Lottery.
- Traffic cones being placed on the car park area preventing customers parking on site.
- Cars using the lorry bay for parking.
- Waste and pallets on the forecourt.

He has reported his concerns to BC Planning Enforcement, ref EN/26/00239/BOC.

### Devolved Services

See notes under Finance.

The Clerk is awaiting an update from Devolved Services as it has been indicated that The Pastures Hedge may be included in this agreement moving forwards.

### Edlesborough Pavilion

A new chef has been employed.

A craft fayre is being planned for August. ECSC CIO needs to ensure its insurance covers events outside the site, e.g. on Edlesborough Green. If this cover is in place they would like to have stalls on the Green outside the Pavilion.

**Action: Clerk to ensure ECSC CIO are aware of the Dunstable Market Charter.**

### Edlesborough Memorial Hall

Nothing to report.

### Bridlepath

Nothing to report.

### Cemetery

Nothing to report.

### Churchyard

Nothing to report.

### Bus stops

Nothing to report.

### Litter, Recycling and Dog Waste Bins

The Clerk has signed the new Commercial Waste Duty of Care for the bins located outside EMH. BC now charge an £85 admin fee for this annual document.

### Pebblemoor Car Park

Nothing to report.

### The Pastures Hedge

See information under Devolved Services. To date the invoice has not been paid by Buckinghamshire Council.

### Edlesborough Green

Nothing to report.

### Edlesborough Green Play Area

Nothing to report.

### EB Lions FC

Evening training sessions will resume after the clocks change.

### Edlesborough Tennis Club

Nothing to report.

### Edlesborough Cricket Club

A reminder has been sent for the return of the annual agreement and overdue invoice for the 2026 season. To date no response has been received.

### Website

The Clerk aims to devise a responsibilities list in the near future.

### Allotments

- Dagnall  
The warden has been showing prospective tenants the available plots. Currently three plots are available.
- Cow Lane  
All plots are let.
- Northall  
All plots are let.
- Green  
All plots are let.

### Streetlights

The Clerk awaits a response from Bellway Homes confirming the transfer date. Once the information is received and a date agreed the Clerk will update the energy certificate with UK Power and share this with the energy supplier.

#### AED's

The pads in the Dagnall device will be replaced at the end of April.

#### Administration Matters

Council printer has been replaced due to current one being broken beyond repair.

28. To note items for the agenda for EPC meeting to be held on 16<sup>th</sup> April 2026 in Edlesborough Pavilion.
- St Mary's Carnival Committee request for a small grant.
  - Terms of Reference for Voluntary Groups

#### The meeting closed at 9.35pm

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 to Council
Date	16/04/2026
Minute Record	3. Minutes