



MINUTES **FOR THE ORDINARY MEETING OF** **EDLESBOROUGH PARISH COUNCIL**

Date: Thursday, 16th July 2026

Time: 7.30pm

Venue: Edlesborough Memorial Hall, High Street, Edlesborough, LU6 2HX

Open Forum

Nothing was raised.

Cllr Owen opened the meeting at 7.31pm

1. Attendance and Apologies for Absence

Edlesborough Parish Councillors Present

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

Others in attendance

Buckinghamshire Council (BC) Councillor Chris Poll

Penny Pataky, the Clerk

Parishioners in attendance

One

Council approved apologies for absence from

Cllr R Booth – Holiday

Cllr J Goodman – Family Commitment.

Council received apologies from

Buckinghamshire Council Councillors Peter Brazier.

2. Declarations of Interest

None were declared.

3. Minutes

3.1 Council approved the minutes of the Ordinary Meeting of Edlesborough Parish Council held on Thursday, 18th June 2026 with no amendments.

4. Matters Arising from the Minutes

Nothing was raised.

Representatives

5. Council received the following report from the Buckinghamshire Ward Councillor.

Prior to the meeting the Clerk had shared the Buckinghamshire Council's new Corporate Plan 2026 to 2031, that was adopted by full Council on 15/07/26.

BC Cllr Poll advised the Council that Buckinghamshire Council are due to approve the Draft Local Plan on 22nd July. It will then go out to consultation on 23rd July 2026. Residents and businesses will then have six weeks to respond to the plan. BC has the right to respond to comments made by the

public. The comments and BC's response will all be submitted to the Inspector. BC cannot change the Plan at this stage.

BC Cllr Poll summarised that there are 8000 new homes proposed for the Ward with 297 being in Edlesborough, plus three additional traveller pitches, and 15 in Northall. 75% of the new homes are in the north of the County due to BC's commitment not to build on Green Belt.

He stressed that if this Plan is not approved there is likely to be an uplift in numbers for the whole of Buckinghamshire. Decisions will be taken away from BC and will be made by Central Government. BC Cllr Poll and BC Cllr Brazier are holding a public meeting in Cheddington on 28th July at 7.30pm. At this meeting they will outline the Plan and why it needs to succeed. They believe that should the Plan be approved subject to a stipulation confirming that the proposed NESS (New and Expanding Settlements) in Cheddington be developed before other smaller sites to ensure the infrastructure is in place for the Ward.

More information about the plan can be viewed at [The Local Plan for Buckinghamshire | Buckinghamshire Council](#)

The Buckinghamshire Plan Policies Map can be viewed at [Buckinghamshire Local Plan Policies Map](#) (Map subject to change for final checks before cabinet).

BC Cllr Poll advised the Council that the Local Plan for Central Beds is a few steps behind the BC Plan and that Council should be aware of this.

6. Council received/noted the following information from the East Bucks Community Board.

BC Cllr Poll informed the Council that the new Board Coordinator, Lizzie Wright commences her role next week. The Clerk is scheduled to meet her on the 22/07/26.

Planning

7. Council approve or ratified its responses to planning applications:

7.1 PL/26/04597/FA - Church Farm Leighton Road Edlesborough Buckinghamshire.

Change of use of part of existing barn to a vehicle workshop (retrospective).

- **No Objections. However, concern expressed about the creation of a brownfield site.**

7.2 PL/26/04890/OA - Greenacre Studham Lane Dagnall Buckinghamshire HP4 1RH

Outline application for the demolition of existing garage and erection of 1no. dwelling with associated landscaping and car parking (matters to be considered at this stage: access).

- **OPPOSE Considered to be outside the developed footprint of the village.**

7.3 PL/26/03882/FA - Well Farm Ringshall Road Dagnall Buckinghamshire HP4 1QU

Conversion and extensions of existing barn and outbuildings to create 4no. dwellings including changes to fenestration and associated parking and landscaping.

- **OPPOSE Within the Chiltern Beechwoods 500m exclusion zone.**

7.4 PL/26/03883/HB - Well Farm Ringshall Road Dagnall Buckinghamshire HP4 1QU

Listed building consent application for conversion and extensions of existing barn and outbuildings to create 4no. dwellings including changes to fenestration and associated parking and landscaping.

- **If asked to respond Council will OPPOSE Within the Chiltern Beechwoods 500m exclusion zone.**

7.5 PL/26/03676/FA - Edlesborough Mill Slicketts Lane Edlesborough Buckinghamshire LU6 1RU

Replacement boundary fencing adjacent to a public highway in excess of 1m in height (retrospective).

- **No objections.**

7.6 PL/26/05138/FA - The Bungalow Studham Lane Dagnall Buckinghamshire HP4 1RH

Internal and external alterations including replacement of all windows, doors, and gutters, addition of two Juliet balconies and 1 roof light together with the installation of porous paving.

- **No Objections.**

Cllr Wilkinson advised Council that a further application had been submitted to Buckinghamshire Council that would require a Council response before the July Council meeting.

PL/26/04974/FA - 22 Leighton Road, Edlesborough, LU6 2ES

Change of use of agricultural land to private equestrian use including the erection of a stable block and a riding arena.

- **Council agreed a response of No Objections, subject to ratification at the September Council meeting.**

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

Application No.	Address	Description	Parish Council Response	Decision
PL/26/03660/FA 29 th May 2026	22 Leighton Road Edlesborough LU6 2ES	Replacement front boundary fence raised from 1m to 2m in height	No objections	Approved

- 9.** Council agreed it would respond with No Objections to WHO Telecoms Ltd in relation to the PROPOSED BASE STATION INSTALLATION AT (CTIL30368900_TEF090989) LAND OFF COW LANE, COW LANE, ELDESBOROUGH, BUCKINGHAMSHIRE, LU6 2HT. Council agreed it would request that the tower is painted green opposed to grey.

Action: Clerk to respond to WHO Telecoms Ltd.

- 10.** Council received updates on the Buckinghamshire Council Local Plan.

See notes under item 5.

10.1 Council agreed to hold an Extra Ordinary Meeting to agree Councils response to the Buckinghamshire Council Consultation on the final version of the Local Plan at 7.30pm on 20/08/2026.

Cllr Cabbage requested that an item was added to the agenda asking the Council to support the residents of Northall in their application to register The Swan Public House as an Asset of Community Value (ACV).

Actions: Councillors to familiarise themselves with the plan. Councillors to respond to Cllr Wilkinsons proposed comments. Clerk to prepare Agenda and publish the meeting.

Villages

- 11.** To receive updates and information relating to:

11.1 Edlesborough

Parking Issues outside Tesco

The Council has received further complaints about inconsiderate parking outside Tesco on Pebblemoor. The Clerk responds with information about where inconsiderate parking should be reported.

Parking Issue on High Street, Edlesborough

A resident has complained about a vehicle parking on and blocking the pavement at school drop off and pick up times near Tithe Barn on High Street, Edlesborough. The Clerk has advised the parishioner of how to report dangerous parking and has shared the information with Thames Valley Police. PCSO Mike Coker is going to investigate this.

Drivers continue to park on the white lines at the junction of High Street and Pebblemoor.

11.2 Dagnall

Nothing to report.

11.3 Northall

Flooding outside Marbled Meats, Northall

Wayne Fabian, Local Area Technician, Buckinghamshire Highways has responded stating “*I have found a planned works job in the system to place a new gully in the entrance of the farm, I have now spoken to the planned works team, and although the works have not been released in this year’s tranche, I’m confident this will be looked at in tranche 2.*”

I of course will keep you posted.”

Action: Clerk to follow this up with BC at the start of September.

11.4 To receive nominations for the Parish Recognition Scheme.

No nominations were received.

11.5 Council approved the purchase of replacement Silent Soldiers for Remembrance. It was agreed that two sets of “unknown Tommy and Women in War would be purchased at a total cost of £700. Two figures would have the wording “Lest we forget” and two the wording “We remember.”

Finance & Accounts

12. Council approved the accounts for the months ending 31 May 2026 and 30 June 2026.

13. Council approved authorisation of payments for July 2026.

14. Update on additional payments to PWLB.

Prior to the meeting the Clerk had informed the Council that additional payments towards the PWLB is feasible however it will not reduce the interest due. Council agreed that as there was no benefit in repaying the loan early additional payments would not be made.

15. Council agreed to increase the Cemetery Fees by 5% to the nearest 50p with immediate effect.

Action: Clerk to update the website and Schedule of Fees accordingly.

Amazon Prime

Council agreed to subscribe to Amazon Business on its account at a cost of £95 for a year’s membership.

The Clerk advised the Council that three typos had been identified on the submitted AGAR 2025/26. This will result in a comment on the except for' matters have been raised section of the AGAR.

Projects

16. Council received updates on the following projects:

16.1 Edlesborough Pavilion

The balcony was made available for Carnival Day but has been closed since.

The contractors are waiting for more supplies to enable them to finish the top coat.

Holes have been drilled beneath the balustrade to allow for drainage. The stainless steel shrouds that were removed from the bottom of the balustrade may not fit back on due to the level changing. It may be beneficial to leave them off to ensure the drainage holes do not become blocked.

Work needs to be completed at the gulleys at the tennis court end of the balcony.

A site meeting is scheduled for Friday morning.

Council agreed that subject to the outcome of the site meeting on 17/07/26 it would pay High Five Construction a further 55% of the contract fee. It will then pay 17% on completion of the work and hold a 3% retention for 12 months in order for Council to monitor performance of the surface.

Action: Clerk, Cllr Wilkinson, Cllr Ferguson, Malcolm Plaats and Paul Brennan to attend the site meeting. If Council is satisfied the Clerk will ask High Five Construction Ltd for an invoice for payment to be raised against. Clerk to inform High Five Construction Ltd of its acceptance of the 3% retention for 12 months and ask for proof that High Five Construction Ltd.'s insurance covers the 10 year warranty of the work and product.

16.2 Upgrade the heating system in Edlesborough Memorial Hall – Council agreed to defer the following items to the Extra Ordinary Meeting on 20/08/26 when all the quotes have been received.

16.2.1 To consider quotes for the upgrading of the heating system.

16.2.2 To consider quotes for the installation of high-level Destratification Fans to support the new heating system.

16.2.3 To consider quotes for installing Air Conditioning units to replace the current heating system.

16.2.4 To consider quotes to replace the boilers in Edlesborough Memorial Hall.

Policies for Adoption or Review

17. Council reviewed the following Policies.

17.1 Grievance Policy

17.2 Equality & Diversity Policy

17.3 Discipline Policy

Voluntary Groups

18. Council received updates and reports from:

18.1 Friends of the Church on the Hill

18.1.1 Council agreed the payment of £4,172.96 to The CCT for EdleFest Hiring.

As previously agreed the fee due to The CCT is 50% of the gross income from the ticket and refreshment sales for the event.

- The total Gross income was £9,138.99.
- The gross income for the ticket & refreshment sales was £8,345.91.
- The total event expenses including the fee to The CCT are £10,327.70.
- The fee due to The CCT is £4,172.96
- This means the event made a loss of £1,188.71.

Action: Clerk to confirm the fee of £4,172.96 to The CCT and request an invoice for payment.

The FOTCOTHE are extremely disappointed to be giving such a high amount to The CCT. All proceeds from previous EdleFest events have been kept in an Ear Marked Reserve for the sole purpose of spending on the Church on the Hill.

Members of the FOTCOTHE are currently looking at The CCT's MOU (Memorandum of Understanding) and will make a proposal to Council about the future of the group and working with The CCT for consideration at the September meeting.

18.2 EDaN Beautification Team

Nothing to report.

18.3 Volunteer Litter Pickers

18.3.1 The Clerk confirmed that the Council insurance company has confirmed the insurance status for the Volunteer Litter Pickers as *"The volunteers are covered for your litter picking activities on roads restricted to 30mph within Edlesborough, Northall and Dagnall."* This information has been shared with the volunteers.

18.3.2 Council approved the purchase of road side warning signs for use by the litter pickers. The Clerk is seeking quotes for foldable warning signs.

Clerk's Report

19. Council received the following Clerk's report, including updates on all Council amenities and Buckinghamshire Council devolved services.

19.1 Council agreed to register with Parish Online.

Action: Clerk to proceed with registration.

19.2 Council approved raising a purchase order with Playground Supplies for repairs to the play equipment on Edlesborough Green for the following items:

- New UK made rope section = £480.00
- Resecure stopper on zip wire = £50.00
- Carriage = £110.00
- Labour = £500.00

Total = £1,140.00 + VAT

Action: Clerk to raise purchase order.

19.3 Council agreed to ECSC CIO's request to erect 20' x 20' marquee on Edlesborough Green for the Craft Fayre on 29th August 2026.

Action: Clerk to confirm permission to ECSC CIO and to detail where the marquee may be sited and to inform ECSC CIO that a site map of the event and risk assessment must be supplied to the Council.

Amenities Report

Edlesborough Memorial Hall

The Clerk is awaiting the design for approval of the replacement building sign for above the hall door.

The Carnival Committee have requested permission to store some staging in EMH, with the offer for hirers to use it. Currently one piece is in the store room. The Clerk advised the committee that if it becomes a nuisance the committee will be asked to relocate it. The other two pieces were unfortunately stolen from The Green before the committee were able to relocate them. The Clerk has informed them that the storeroom is not secure, and items stored there will be at the Committees own risk.

Edlesborough Pavilion & ECSC CIO

See item 19.3.

ECSC CIO have asked the Clerk to investigate the following in relation to the Carnival. The Clerk has raised the questions with the Carnival Committee.

1. Why were the beer tent and cocktail bar serving drinks in glasses?
2. What measures were put in place for serving intoxicated customers? It has been reported to the Council that intoxicated customers who had been drinking in the beer tent, went into the Pavilion after the beer tent closed.
3. When will the discarded wood by the bike shelter be removed?

The Carnival Committee has confirmed to the Clerk that the beer ten and cocktail bar only used plastic glasses. The Clerk will share this information with ECSC CIO.

Buckinghamshire Council Devolved Services

Nothing to report.

Bus Stops

The repairs to the High Street bus stop are now complete.

Allotments

All plots are let. The Clerk currently holds a waiting list.

All tenants have been informed that they must display a plot number, and that if they do not the Council will install one and will invoice the tenant.

Information about dogs on allotments has been sent to tenants and included in the next Focus Report.

Cemetery

Nothing to report.

Churchyard

Nothing to report.

The Green

Two benches need repairs; the Clerk will ask the handyman to address this.

Carnival staging was stolen from the Green on 6th July 2026. The Carnival Committee have reported this to Thames Valley Police.

Edlesborough Green Play Area

See item 19.2.

St Mary's Village Carnival

The Committee will meet on 22nd July for its Carnival round up meeting.

Council was disappointed not to be located near the MVAS device as requested.

The stall focused on Biodiversity.

Two parishioners raised questions with the Council. One about grass cutting at Taskers Row, and the second about parishioners being able to use the Tidy Tip in Houghton Regis.

EB Lions FC

Goal mouth repairs have not commenced yet.

Edlesborough Cricket Club

Nothing to report.

Edlesborough Tennis Club

The Clerk received a report that the tennis courts were being used (loudly) at 5am on Monday 6th July. The Clerk advised the parishioner to contact Edlesborough Tennis Club. The parishioner has advised the Clerk that the club are investigating the issue.

Action: Cllr Wilkinson will investigate the terms of the lease with regards to hours of use.

Litter, Recycling & Dog Waste Bins

The event bins for the Carnival were delivered successfully on 3rd July and were collected the next week.

Council agreed to the green bin located outside the entrance of the Pebblemoor car park being replaced with one of the larger green bins removed from the Green – this bin is often overflowing. Buckinghamshire Council is responsible for emptying it.

Pebblemoor Car Park

Nothing to report.

The Pastures Hedge

The Pastures Hedge Annual Invoice

Rosie Tunnard, Network Operations Manager has confirmed the following about the annual invoice for the Pastures Hedge work, “As this is a bit of a unique one and to keep it simple, please send the invoice annually to the maintenance team mailbox including myself and we can ensure it is paid.”

Noticeboards

Nothing to report.

Streetlights

The failed lights in Pebblemoor Car Park are still not working The Clerk has reported this to UK Power Networks.

The failed streetlight on the Leighton Buzzard Road, Northall is still failed. The Clerk has reported it to UK Power Networks again.

Website

Nothing to report.

Items for Future Agendas

20. The following items were noted for inclusion on the agenda for the meeting of Edlesborough Parish Council to be held on 17th September 2026 at Edlesborough Memorial Hall.

- The future of the FOTCOTHE and The CCT MOU.
Including the future of EdleFest.
- Townsland & Nurses – Council representative.

The meeting closed at 21.40

Items for Future Consideration (subject to availability of further information)

- Edlesborough Memorial Hall Improvements
- Outdoor Fitness Equipment on Edlesborough Green
- Housing Needs Survey
- Speedwatch

• Signed for and on behalf of Edlesborough Parish Council	
Name	
Signature	
Position	Chair to Council
Minute Record	3. Minutes
