
MINUTES OF FULL COUNCIL MEETING

Wednesday 2nd July 2025

COUNCILLORS IN ATTENDANCE: C. Baker, S. Bays, V. Jenkinson, J. McNeill, T. Ramsden, R. Thomas, L. Turvey, T. Young,

UNITARY COUNCLLORS IN ATTENDANCE: R. Carrington

MEMBERS OF THE PUBLIC: 15

DATE OF MEETING: 02.07.2025

The minutes below relate to the meeting that took place at Longburrow Hall, Stokenchurch.

MINUTES

Meeting opened at 19.33 by Vice Chairman Tracy Ramsden.

OPENING:

Vice Chairman Tracy Ramsden opens the meeting.

OPENING

Open to public forum:

Parishioner 1: states he raised the topic at the last meeting of blood transfusion services at Longburrow hall being investigated, and noted it was not on this agenda. Cllr L. Turvey confirms she has been looking into this and contacted the relevant persons. Cllr L. Turvey noted they now have all the relevant information to review Longburrow Hall for these services, and they book 6 months in advance, and we will wait to hear back from them. The Parishioner expressed concerns regarding the traffic for Longburrow Hall and the traffic's use of Park Lane, and suggested improving the current signage and guidance given to traffic. Vice Chairman T. Ramsden offered a resolution to update booking forms for the hire of Longburrow Hall, and other documentation that goes out relating to Longburrow Hall. That gives clear directions to the hall. Cllr S. Bays suggested using What3words to give clearer location guidance, Vice Chairman confirms this to be added to the documentation.

Parishioner 2: Concerning item 9) the parishioner queried the pond in relation to the prior approval application, and if this was the pond near the Scouts building. Vice Chair T. Ramsden confirms this is the location, and that we said it wasn't a pond. Cllr C. Baker confirms it was actually a drain of the road, as there are no natural springs or anything that comes up to create a pond. Parishioner 1 states a report was done in 2023 concerning reviving this pond, potentially in 2025. Parishioner 1 raised that the owner of the pond is now Wilbur Homes or Rap Developments, and that the natural flow and feed of water to the pond is now disrupted.

Parishioner 1: regarding item 9) stated the efforts he has gone to in order to raise awareness of this prior approval application; flyers, speaking to local residents, boards, councils etc. Parishioner 1 raised concerns in relation to this prior approval application such as; the lane is unsuitable for traffic, vertical farming is a 24/7 operation, it would not be supplying local supermarkets, 2 vertical farms of this magnitude that were built elsewhere went bankrupt this year. In relation to the size of the proposed barn, it would impact the views of the houses of Park Lane, the views of the surrounding residents, and would have an adverse effect not just on the residents of Park Lane, but the greater local residents. Parishioner 1 stated that the prior approval application was for a barn, but when looking up the definition of a barn it does not meet the criteria of a barn, including the 7 roller shutter doors. Parishioner 1 refers to a report from the Chilterns National Landscape and gives a summary that they

are totally against it, based on the siting, design, and external appearance, alongside this, the parishioner raises concerns for local wildlife and the development being within an area of outstanding natural beauty. Cllr Baker refers to an application many years ago that proposed flood lights being placed in a local field. These lights were never put up, and highlighted concerns that were raised due to the height of these lights and that the local Parish of Bledlow Ridge can see across to Stokenchurch and opposed them on the grounds of it being an AONB. Cllr Baker raises that her biggest concern is the road leading to the proposed barn and that previous traffic, including lorries, has caused safety concerns for pedestrians, and proposed that the county councillors could review a speed cushion being put in place as the speed has increasingly got worse from traffic, and is now a concern, particularly given the frequent use of this road by children. Cllr L. Turvey queries the process of this. Cllr V. Jenkinson confirms we can make recommendations. Cllr L. Turvey highlights concerns over parking for the proposed barn, as she was unable to see this on the plans, and concurs with concerns related to the pond and wildlife.

Parishioner 4: Confirms he has not fully reviewed the application, but from what he is aware of, he is concerned about access to the site and the problems the traffic will cause.

Cllr R. Carrington: Responded to Cllr L. Turvey's query, confirming this is a prior approval application and that the local authority has 28 days once it comes in to make a decision, with the deadline being the 9th of July for this application. It cannot be called into the planning committee, however, all comments are welcome and will be considered.

Parishioner 5: Regarding item 9) queried as it is an agricultural application, if the Parish Council had any leverage over it. Cllr Baker confirmed we do not. Cllr J. McNeill as a parish council, we can make a comment between us as on justifiable grounds as to why we object; the highway aspect, 12 metre high building despite its external colour will look out of place, 6 roller shutters bring into question the use of the building. Cllr J. McNeill asks CC R. Carrington to confirm if a prior approval application gets 6 objections, then after the closure date (9th July) when they review it, then it can be called in to the planning committee because there have been so many objections. CC R. Carrington is unaware if this is the case.

Cllr R. Thomas: Concerning item 9) believes that the proposed barn is not in keeping with the area, and the primary concern is the logistics; the parking and the traffic.

Parishioner 6: Concerning item 9) states it's a fatality waiting to happen. Cllr S. Bays agreed with this statement.

Vice Chairman T. Ramsden asked those that do have comments relating to item 9 to ensure they upload it to the planning portal, Vice Chairman thanked Parishioner 1 for all the work he has done surrounding item 9) and asked that they email documents to the clerk.

1 To receive and accept apologies of absence

Acceptance of apologies for absence from Cllrs V. Nuthall, Cllr R. Burnham, CC S. Adoh.

2 To receive any declarations of interest.

Interest raised by Cllr J. McNeill in regard to item 21.

3 To confirm minutes of:

Extraordinary meeting 2nd June 2025

Proposer: Cllr V. Jenkinson, Seconded: Cllr C. Baker. Minutes confirmed.

SPC full council meeting 4th June 2025

Proposer: Cllr R. Thomas, Seconded: Cllr S. Bays. Minutes confirmed.

Extraordinary meeting 25th June 2025

Proposer: Cllr L. Turvey, Seconded: Cllr C. Baker. Minutes confirmed.

4 Buckinghamshire councillors: To receive updates

CC R. Carrington updates firstly on the bins on Marcourt Road that have not been collected, he confirms these will be collected tomorrow (03.07.2025), if they are not, then advises parishioners to let him and Cllr S. Adoh know so they can chase this matter.

The enforcement team are looking into Mudds Bank and the installation of a Portaloo, a drone flight was supposed to have happened last week but he is waiting to hear if that did happen.

In relation to the condition of the A40 they are doing a lot of pushing on this, and an internal review is planned to be carried out but not confirmed, and they should hear back in September on this. CC R. Carrington urges if there are any concerns of potholes that they should continue to be raised on Fix My Street.

CC R. Carrington confirms there have been updates to the newly reformed Community board, and there has been a change in how community boards are going to work in terms of funding. The manager of the community board will meet with individual parties to review projects. The area the community board has grown, but the funding is the same, so the change in how the community board works is to help the money go further.

Cllr V. Jenkinson raises concerns of the speed on Marlow Road. Cllr S. Bays updates on speed, and confirms the community speed watch is slowly getting closer to happening.

FINANCE

5 Bills Payable June 2025

Proposer: Cllr R. Thomas, Seconded: Cllr C. Baker. Item confirmed. Clerk updates the council on the invoices from SSE on Bills Payable June 2025 to confirm that these invoices were legal and were correct, there had been a billing stop of the account resulting the back-dated charges. Clerk confirms that we have now made all payments to SSE.

6 Monthly Bank Reconciliation May 2025

Proposer: Cllr R. Thomas, Seconded: Cllr C. Baker. Item confirmed.

7 Monthly Bank Reconciliation June 2025

Proposer: Cllr V. Jenkinson, Seconded: Cllr C. Baker. Item confirmed.

PLANNING

8 25/06341/FUL: The Beeches Chalk Farm Road Stokenchurch Buckinghamshire HP14 3TB. Householder application for construction of single storey rear extension replacing existing conservatory (alternative scheme to pp 24/05806/FUL)

Cllr L. Turvey states she reviewed this and saw no issues. No other comments were made.

9 25/06417/PNP6A: Pond Between Footpath 79 And Park Lane Stokenchurch Buckinghamshire. Prior approval application (Part 6, Class A) for construction of agricultural barn with hardstanding.

Cllr L. Turvey raises concerns of the highway, and the detrimental effect of the visual sight. Vice Chairman concurs we are unanimous on the matter. Cllr C. Baker Raises emphasis on the narrowness of the road and raises the previous use of lorries on the road, and her herself experienced being pinned to the side of the road due to a lorry coming down it. Cllr R. Thomas raises concerns to the environment. Vice chairman confirms we strongly object, Clerk asks councillors to confirm major areas of objection from the council; traffic, visual, detriment to environment, traffic hazard to life and children, inappropriate road and the road cannot be changed, construction traffic and the ongoing usage traffic, and significant concerns raised from multiple members of the public.

OTHER BUSINESS

10 Policy & Procedures: To confirm the full council's agreement in adopting policy Dignity at Work from 02.07.25. Council in agreement and the councillors sign these have been adopted (excluding those absent).

11 Allotment Posts: to receive an update on the installation of allotment posts to prevent users parking along the main road. Vice chairman confirms she has been unsuccessful in speaking to the agreed-upon contractor. Cllr V. Jenkinson confirms we need a total of 19 posts relating to this and proposes that we look for another contractor. Council agrees to retrieve quotes for this again. Cllr V. Jenkinson recommends using composite posts rather than wood for the longevity of the posts. Cllr V. Jenkinson will look into composite posts and retrieve quotes. Cllr J. McNeill recommends Sextons to quote. Clerk to send contact details to Cllr V. Jenkinson for this.

12 Parishioner of the year: To receive an update on the P.O.T.Y award

Cllr V. Jenkinson confirms she has located the award and will give this to Vice Chairman T. Ramsden. Vice Chairman T. Ramsden asks for this item to be deferred to the next meeting to formally present the award.

13 Swilley Pond: To receive updates on Swilley Pond. Cllr T. Young states that there seems to be a lot of activity going on here. Cllr J. McNeill confirms an email has been sent to Chairman V. Nuthall. Cllr C. Baker confirms Geoffrey Lever responded, informing the council that we needed to go to litigation. A proposal for this to go to litigation is made, proposer Cllr R. Thomas, seconded Cllr S. Bays. Vice Chairman T. Ramsden asks the Clerk to follow this matter up

- 14 Fencing between Park Lane and Longburrow field: To review the write-up from Cllr J. McNeill and review 3 quotations.** Cllr J. McNeill confirms he has received 3 quotes to replace the fencing between Longburrow Hall field and Park Lane following concerns raised by one of the residents. He states the fence is at least 40 years old, and recommends it needs replacement rather than repair, he suggested going with Oxfordshire Fencing and asks the council for approval of the spend of £6500.00 (plus VAT), and we use of mesh fencing. The council gives an agreement in principle but ask that this goes to the financial committee's meeting on September 1st 2025. Parishioner 1 raises with the council that were given £16,000.00 from Wilbur homes. Cllr V. Jenkinson states that this may have been earmarked for something else, so the council would need to check. Parishioner 4 asks what the distance of the fencing covers. Cllr J. McNeill confirms it is approx. 75 metres, from Park Lane where the fencing ends from the scout hut, the corner down to D mark with Mallards Court. Parishioner 4 queries what about the other fencing broken around the rest of the field. Cllr J. McNeill confirms he reviewed this section based on parishioner concerns for the stated area. Cllr S. Bays confirms if Cllr J McNeil would like to amend his proposal to fix all the fencing. Cllr J. McNeill does not amend his proposal. The fencing for approx. 75 metres received an agreement in principle if the financial committee can confirm we have the budget for it in their meeting on September 1st.
- 15 External Tap: To receive an update on the current watering of plants and the external tap to the outside Coffee on the Green.** Cllr V. Jenkinson asks for an external tap to be reviewed on the outside of the coffee on the green, and the Clerk is to review this with the Water Board, including a security lock to prevent misuse. The quotation for the watering of the hanging baskets was agreed by the council but is to end by September. Proposer: Cllr J. McNeill, Seconded Cllr V. Jenkinson.
- 16 Mudds Bank: To receive updates on Mudds Bank.** Vice Chairman confirms we have received updates from CC R. Carrington on this.
- 17 Busy Bees Tree: To review quote relating to the approved work on cutting and maintenance of tree behind Busy Bees, and the Parish Council deciding upon paying for additional work.** Council agrees this is to be referred to the Tree Officer, that the leaseholder has existing quotes and plans to carry out work. Cllr V. Jenkinson asks for the lease to be check and whether we are responsible. Cllr S. Bays raises concerns on multiple trees around the village and the management of them, along with parishioners raising concerns. Clerk confirms Councillors are to refer parishioners to Fix My Street with these sort of matters, and that it will only come to the council if an agreement is needed. Cllr J. McNeill highlights that we have a green space devolution, so we are responsible for quite a few trees.
- 18 Allotment Committee: The proposal of Cllr T. Ramsden to join the allotment committee.** Proposer Cllr V. Jenkinson, Seconded Cllr S. Bays. Vice Chairman T. Ramsden asks for an allotment committee meeting to be called relatively soon.
- 19 King's Hotel: To review the King's Hotel lease concerning the upcoming court hearing.** Vice Chairman proposes that an extraordinary meeting be called for this because there is a lot of discussion is needed on this. Clerk to call an extraordinary meeting for this matter.
- 19 Commons Building Ruins: To review concerns raised by parishioner in relation to hard-standing remnants of the building on commons land.** Clerk to email to the owner of the property, and ask that the fencing be tidied up and the intentions with the land/building.
- 20 Bins in Central Stokenchurch: The proposal that the lids to the bins within Stokenchurch are replaced with bin lids with flaps to prevent crows entering, and reduce overflow.** Cllr V. Jenkinson confirms the county council owns the bins. Vice Chairman refers the council to report this on Fix My Street, and emphasises that we and parishioners go through the proper channels of Fix My Street. The clerk will follow this up with a letter.
- 21 Tree issues on the common: To review a concern raised regarding a potentially protected tree on the commons. The tree is now encroaching on the owner's property.** Council agrees this is to be referred to the tree officer. Vice Chairman T. Ramsden confirms that many things don't need to come as far as the agenda and council meeting, and makes councillors aware that there will be a bit of change to streamline ourselves as a council, many of the things may come under the Clerk's remit. The clerk confirms during her training on 13th June 2025 there was emphasis that anything that comes to a meeting is looking for a resolution, and should steer away from discussion, and that many of the items can be resolved through the clerk, through the working groups or committees and discussion within emails so that the full council meetings are more actions and resolutions.
- 22 Allotment update: To review proposed 4-year allotment plan.** Vice Chairman refers it back to the allotment committee.

- 22 Allotment update/Proposal for improvements: To review the update from Cllr R. Burnham on the ongoing rubbish issues at the allotments and the proposal to review waste removal options.** Vice Chairman refers it back to the allotment committee. Cllr T. Young wanted to note she had received a message from Cllr R. Burnham during the time of this meeting to read out to the council but with the understanding that this has been referred back to the allotment committee will leave it with them.
- 23 Allotment Survey: Request for survey to send to all allotment holders for improvement purposes.** Vice Chairman refers it back to the allotment committee
- 24 Trees on Park Lane: Proposal to cut branches encroaching over parishioner's driveway.** Vice Chairman confirms this is to be referred to the tree officer.
- 25 Play Project Longburrow: Proposed to use reclaimed VAT funds due to offset against the 11k still needed.** Cllr J. McNeill asks if this has been checked with the R.F.O that the money is not budget elsewhere. The clerk believes the R.F.O was involved in the emails, will confirm. Subject to being allowed to use the money, proposer Cllr S. Bays, seconded Cllr R. Thomas.

Meeting closed to the public: 21.11

CLOSING

- * Meeting will be closed- Exclusion of Public and Press to exclude public and press in accordance with S1 (2) of the Public Bodies (Admission to Meetings) Act 1960 and press and public to be excluded from the meeting during consideration of the item 26 set out on the agenda due to the confidential nature of this item. It is proposed by the Chairman that the Public and Press be excluded from the remainder of the meeting in accordance with the Public Bodies (Admission to meetings) Act 1960 as matters which will be discussed are considered to be confidential.
- 26 HR committee updates:** To receive updates from the HR committee