

EDGCOTT PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD
AT 6PM ON MONDAY 22 SEPTEMBER 2025
IN EDGCOTT VILLAGE HALL

132/25 Attendance and apologies

Attendance:

Cllr P Harper (Chairman)
Cllr R Webster
Cllr B Kay
Cllr S Gassor
Cllr A Hawes

In attendance:

Unitary Cllr Patrick Fealey
James Lynch, Deputy Governor Grendon and Springhill Prisons (from approximately 6.10pm)
C Jackman, Clerk
3 members of the public

Apologies:

None

Open Forum:

Chair welcomed Cllr Fealey to the meeting. Cllr Fealey noted that:

- Cabinet Member for Communities had issued a newsletter which included details of **the Bucks Local Plan**. The following is an extract from the newsletter:

Buckinghamshire Council's Local Plan consultation is now live. We are inviting all town, parish and unparished areas, residents, businesses and local groups to have their say on the draft proposals. All councils should have in place an up-to-date Local Plan to ensure development is taken forward in a plan led system, rather than unplanned speculative development.

Buckinghamshire has a housing target of approximately 95,000 new houses by 2045 (4,300 per annum), which is set out by central government. This is a huge increase comparatively to previous Local Plans; planning for and delivering this high level of development will not be easy. Meeting this target will require major infrastructure investment to avoid any existing issues and gaps in essential services from worsening.

However, Buckinghamshire Council is determined to bring forward the best options in the face of such a challenge to achieve the best possible outcomes for Buckinghamshire.

For the first time, the Local Plan will make sure that all the building and development rules are the same for the whole county. If development is going to take place, we want to keep high standards and make sure we can create places that reflect the unique character of the county.

The Local Plan must reflect the higher growth numbers set by central government, and so we invite you to look at our draft Local Plan proposals and feed back your views here:

<https://www.buckinghamshire.gov.uk/draft-local-plan>

*The consultation is open until **11:59pm on 29 October 2025**.*

Other topics covered were:

- Availability of Gypsy and travellers sites. The Council also are undertaking a Call for Gypsy and Traveller Sites. It is seeking sites to help meet their Gypsy and Traveller needs. Sites can be promoted by any landowner or developer wishing to promote their site to help meet this need.
- Possible areas for new towns included Cheddington, Beachampton and Calvert. It was not known how a new town at Calvert would have an impact on the proposed solar farm.
- UC Fealey will be chairing the **Community Board** meeting on 25th September and said the CB would be trying to find out what are the local priorities.

- **New Prison:** It was noted that the New Prison working group is meeting with Bucks Council on 29th September to discuss the MoJ's Construction Traffic Management Plan and will have an on-line meeting with the MoJ on 13 October when the proposed route to the construction site will be discussed and try to persuade the MoJ not to use the village but to access it from the A41. UC Fealey said that he preferred traffic lights at the Broadway/A41 junction to improve safety.

6.10pm UC Cllr Fealey left the meeting.

Chair welcomed James Lynch, the Deputy Governor to the meeting who went on to outline the following:

- He will take up with the new building contractors the concerns expressed about a white BMW parked outside the prison.
- He outlined a [Temporary Presumptive Re-categorisation Scheme](#) (TPRS) in the UK prison system, a temporary measure allowing eligible prisoners nearing the end of their sentences to be moved to an open prison to prepare for release.
- Staffing at both prisons is currently good and officers do swap between Grendon and Springhill if needed.
- Prison staff are currently working closely with the police to try to resolve the current increased spate of contraband drop offs and he hoped that a new fence and a hedge repair would prevent prisoners collecting the contraband. He noted also that the new prison would provide an additional barrier.

Following serious concerns expressed by the residents present who have experienced constant issues and break-ins at their properties (including one during this meeting) and have witnessed contraband being dropped off, the Deputy Governor emphasized that residents should continue to report all suspicious movements and drop offs to the police, which should encourage an increase in police patrols. He then went on to note that:

- Prisoners are searched when they return from outside work and returned to a closed prison if they are found to have any contraband with them.
- There is CCTV at the prison, but it does not look over Edgcott.
- He noted that drones and a dog handler had recently been used and that some people were caught.
- He noted that the cause of the bright lights and the use of a generator was caused by a power surge during some electrical improvement work which should now have been rectified.
- If we have any issues we should let him know and he will liaise with colleagues.

Chair thanked him for his report, and he left the meeting at 6.45pm.

133/25 Members Interests

None.

134/25 Minutes of the meeting held on Monday 11 August 2025

The Council agreed that the minutes of the above meeting were correct, and the Chairman signed them.

135/25 Matters Arising

There were no matters arising.

136/25 Planning (Planning applications/decisions are at Appendix 1)

a) Applications

24/03263/VRC | Variation of condition 2i)f (biodiversity net gain report) relating to application 22/03098/APP (allowed on appeal 23/00079/REF) (Change of use of land for the creation of 4no Gypsy/Traveller Pitches for residential use, including the siting of 4no mobile home, 4no touring caravan and the erection of a dayroom (Retrospective) | Land Adjacent To Lawn Hill Edgcott Buckinghamshire.

It was noted that the Travellers had paid ~£50,000 to BBOWT to the benefit of a site in Ludgershall to offset the ecology loss to Edgcott.

The resident present expressed concern that the entrance/access to the site was dangerous and could impact her property. However, it was noted that the application Condition should have been submitted several months ago for approval.

b) **Appeals**

Ministry of Justice (MoJ) Appeal against Buckinghamshire Council: Ref T22/00125/REF

Appearance and Landscaping

Construction Traffic Management Plan

In addition to the comments in **New Prison** under Open Forum above, it was noted that:

- The MoJ had given the Working Group 48 hours to comment on its Construction Traffic Management Plan.
- The Working Group had had a brief on-line meeting with MoJ where 15 minutes were taken up by MoJ giving a presentation. MoJ closed the meeting when the working group tried to ask questions.
- At its meeting with Bucks Council on 29 September, the Working Group will emphasise that access to the possible construction compound from Lawn Hill and the Northern route through Gawcott for construction traffic should not be allowed.
- The location of the builders compound is not known.
- It is not clear whether the Condition for the Construction Traffic Management Plan can be 'called in', however if it is, Greg Smith MP and Alan Turner from Greg Smith's office, are willing to attend to put pressure on Bucks Council to ensure that MoJ uses the A41 with a roundabout at the Broadway junction.

137/25 Major Local Infrastructure projects

25/01297/APP | Construction of a greener grid park comprising energy storage and grid balancing equipment and associated infrastructure including access, drainage, landscaping and other incidental works | Land North Of East Claydon Substation East Claydon Road East Claydon Buckinghamshire
No updates were available.

23/03875/APP by Statera Energy (the Applicant) Development of a battery energy storage system (BESS), connected directly to the national Grid with associated infrastructure including access, drainage, and landscaping. Rookery Farm, Granborough, Buckinghamshire, MK18 3NJ.
Following an Appeal Hearing on 22 July, the Planning Inspector has approved this application.

25/01865/APP | Erection of a solar farm and creation of new vehicular access, new footpath, substation compound, customer substation, inverters, CCTV Tower, storage containers, perimeter fencing, car parking and associated ancillary development. Wings Farm Marston Road Granborough Buckinghamshire MK18 3JX
No updates were available.

Rosefield Solar Farm

It was noted that the DCO is due to be submitted at the end of September.

National Grid Sub-Station Replacement

No updates were available.

138/25 Finance

a) **Payment and Receipts**

Payments of accounts and receipts at **Appendix 2** were noted.

b) **Electronic Banking**

Chair and Cllr Webster now have access to electronic banking.

139/25 Village Hall

Cllr Gassor noted the following items and events:

- 1 November: pop-up pub.
- A Needles and Games event has been planned for the first Thursday of the month.
- Bacon Butty morning first Tuesday of the month.
- A few events are being held in the evenings.
- The on-going problem with the lights is being investigated.

140/25 Highways and footways (including public footpaths)

a) Roads and Footpaths

- Following the walk-about with the new Local Area Technician, Chair had forwarded the list of jobs that need completion.
- The hedge on the bend by the village sign on Lawn Hill needs cutting back.
- The drainage at the pond is still being investigated.
- The bird boxes have now been delivered and have been stored in the village hall until they can be erected at the Pond.

Action: Clerk to add to the agenda for the next meeting.

- Cllr Hawes suggested that bulbs should be planted to replace those which have died.

Action: Cllr Hawes and Clerk to liaise to purchase the bulbs.

- It was not known why the road tubes had been in place near May House.

141/25 Speedwatch

The local police had recently carried out a speed survey to determine if it is worth getting police enforcement for offending drivers to be prosecuted.

142/25 Street Lighting

The faulty light near Pond Cottages had been reported to a contractor for a quote to repair it.

143/25 HS2

a) MVAS: HS2 Road Safety Fund application

The council's application to the HS2 road safety fund for the MVAS has been successful and we are waiting the "next steps".

b) MVAS readings

Cllr Gassor had taken the readings from the current MVAS and found a large number of vehicles in the speed range of 40 to 50 mph.

c) Temporary Road through Calvert

The temporary road through Calvert had been opened

144/25 East West Rail (EWR)

Nothing to report.

145/25 Community Board and sub-groups

a) Community Board

Chair will attend the meeting mentioned in the Open Forum above.

b) Greatmoor EFW – Community Liaison Group

No one knew why there was a massive heap of soil near the incinerator.

Action: Cllr Webster to ask the question at the next CLG meeting in October and feedback at the next Parish Council meeting.

146/25 Street Furniture

This item can be removed from the agenda.

Action: Clerk

147/25 Quarterly Newsletter

Chair thanked Cllr Gassor for producing the Autumn newsletter. It was agreed that the next newsletter would be issued after Christmas.

148/25 Correspondence, Circulars and Consultations

All correspondence, circulars and consultations had been forwarded to councillors by email.

149/25 Any Other Business

a) Draft Local Plan

Chair noted that Buckinghamshire Council is preparing a new Local Plan that will identify where and how future development should take place up to 2045. The consultation period runs from Wednesday 17 September to 23:59pm on Wednesday 29 October 2025. (See also Local Forum).

b) Neighbourhood Policing

Chair noted that Our Neighbourhood Police Team is looking to run a 'Fraud Prevention Talk' in our local villages but currently do not have any dates for the events.

c) Cultivation License

Chair noted that we had not received a response to our request to Bucks Council for an update on Cultivation Licenses in Edgcott.

150/25 Date, time, and venue of next meeting

The next Parish Council meeting will be held in Edgcott Village Hall on Monday 3 November 2025.

The meeting closed at 7.50pm.

Signed (Chairman) _____ Date _____

STATUS OF PLANNING APPLICATIONS (includes 2020-22 awaiting a decision)

Reference	Address	Status
20/02927/APP	Clover Meadow Marsh Gibbon Road Edgcott Buckinghamshire HP18 OTA	Awaiting decision
22/01899/APP	Hm Prison Grendon Springhill Road Grendon Underwood Buckinghamshire HP18 OTL	Awaiting decision
22/01900/ALB	Hm Prison Grendon Springhill Road Grendon Underwood Buckinghamshire HP18 OTL	Awaiting decision
22/03384/AOP	Littleton Manor Farm Bicester Road North-West Of Waddesdon HP18 OJR	Awaiting decision
25/00268/PIP	May House Buckingham Road Edgcott Buckinghamshire HP18 OTR	Approved
25/00937/APP	Land Adj Old Manor Farm Buckingham Road Edgcott Buckinghamshire	Awaiting decision
25/01297/APP	Land North Of East Claydon Substation East Claydon Road East Claydon Buckinghamshire	Awaiting decision
25/02253/CPE	Barn To North Of Grendon Road Grendon Road Edgcott Bucks HP18 OTN	Awaiting decision
25/02292/ADP	Hm Prison Grendon Springhill Road Grendon Underwood Buckinghamshire HP18 OTL	Awaiting decision
PL/25/2838/MDLA	HM Prison Grendon Springhill Road Grendon Underwood Buckinghamshire HP18 OTL	Registered

Appendix 2

Income and Receipts					
Date	Description		Payment	Income	Ref
18/08/2025	Hugo Fox	Inv 17192: Demain 10 Email	20.99		DD10
21/08/2025	SSE	Inv 03307752: Street Lighting 1 Apr 24 to 1 Jan 25 Site Ref A	63.17		101260
21/08/2025	SSE	Inv 03322122: Street Lighting 2 Jan 25 to 31 Jul 25 Site Ref A	48.28		101260
21/08/2025	SSE	Inv 03332439: Street Lighting 1 Dec 23 to 31 Jul 24: Site Ref	145.17		101260
21/08/2025	SSE	Inv 03332439: Street Lighting 1 Feb 24 to 31 Jul 24: Site Ref	702.08		101260
21/08/2025	SSE	Inv 03335955: Street Lighting 1 Aug 24 to 31 July 25: Site Ref	1411.73		101260
21/08/2025	SSE	Credit Note: CN00820810	-847.25		
26/08/2025	C Jackman	Clerk Salary: August 25 including back-pay to 1 April 2025	265.35		101262
26/08/2025	HMRC	Clerk PAYE: August M5	66.40		Faster payment 5
26/08/2025	C Jackman	Expenses: Microsoft renewal/postage/printer cartridge	80.05		101261
02/09/2025	Edg Village Hall	Contribution towards utility payments		125.00	
03/09/2025	Bucks Council	Lottery		42.00	
04/09/2025	Barclays	Apologies from Barclays for Cllr Webster		60.00	
08/09/2025	Valda Energy	Inv 01464248: vh electricity 19/08/2025 to 18/09/2025	37.55		DD11
08/09/2025	R Webster	Barclays Bank: compensation for inconvenience	60.00		101263
19/09/2025	Bucks Council	2nd precept payment		5375.00	
18/09/2025	HugoFox	Inv 18194: Domain 10 Email	20.99		DD12