

EDGCOTT PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD
At 6pm ON MONDAY 29 JUNE 2026
IN EDGCOTT VILLAGE HALL

Those present:

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

In attendance:

C Jackman, Clerk
2 members of the public (including one member who arrived at 6.40pm)

Open Forum:

No issues were raised.

80/26 Apologies

None.

81/26 Members Interests

None.

82/26 Minutes of the meetings held on Monday 18 May 2026

The Council agreed that the minutes of the Annual Parish Meeting and the Annual Meeting of the Parish Council were correct, and the Chairman signed them.

83/26 Matters Arising

There were no matters arising.

84/26 Planning (Planning applications/decisions can be found on the Bucks Planning portal:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/building-or-improving-your-property/view-and-comment-on-a-planning-application/>)

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

PL/25/4420/CONDA | Submission of details pursuant to Condition 2 of permission reference 24/03263/VRC | Land Adjacent To Lawn Hill Edgcott Buckinghamshire

Action: Clerk to remove the above from future agenda as all Conditions appear to have been met.

PL/26/03449/FA | Conversion of an existing detached annexe to an independent dwellinghouse. | Clover Meadow Marsh Gibbon Road Edgcott Buckinghamshire HP18 0TA

Cllrs agreed not to make any comments on Buckinghamshire's planning portal.

PL/26/04789/PIP | Application for permission in principle for the erection of a minimum of one and a maximum of three dwellings | Threeways Lawn Hill Edgcott Buckinghamshire HP18 0TR

Cllrs agreed not to make any comments on Buckinghamshire's planning portal.

PL/26/04851/PNAD | Prior Notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for conversion and extension of an

agricultural building into a single dwelling. | Barn To The North Of The Grendon Road Edgcott
Buckinghamshire HP18 0TN

Chair had prepared an objection which councillors will review via email for submission to the planning portal.

b) Appeals/Conditions

MOJ APPEAL AGAINST BUCKINGHAMSHIRE COUNCIL REF: T 22/00125/REF: 22/03098/APP Appeal
Ref: 23/00079:

PL/26/03123/CONDA | Application for approval of details subject to condition 10 (CTMP) of planning approval 21/02851/AOP | HM Prison Grendon Springhill Road Grendon Underwood
Buckinghamshire HP18 0TL.

Following the Parish Council / Working Group's (WG) on-line meeting with the Ministry of Justice (MoJ) and Buckinghamshire Council (BC), the members of the WG are getting increasingly despondent with the lack of support from BC and feel that the Lawn Hill access will be approved. However, the WG is considering legal advice on the way BC has been dealing with this and the lack of engagement with the WG. It was noted that:

- The MoJ had had 2 x 3 hour meetings with BC at which it was noted that they had addressed outstanding items relating to Condition 10 (the Construction Management Plan) of which 7 items remain outstanding. However, this information is not yet on the planning portal.
- S184 and S278 applications regarding access and highway matters have been approved together with the Certificate of Lawfulness which allows permitted development. No consultation on any of these matters has taken place with the WG. It seems that the MoJ is submitting applications piecemeal and getting additional approval by Permitted Development.
- Unitary Councillors are trying to get a face to face meeting for the WG and Heads of BC Highways and Planning.
- The WG had not received a response from its second letter to the Monitoring Officer.
- BC, with the Highway Officer's advice, can still oppose access up Lawn Hill.
- No Environmental Impact Assessment has been completed.
- MoJ plan to dispose the spoil onto the landfill site, but this has not yet been confirmed.
- As a last resort the WG will go to the National Press and make a complaint to the Local Government Ombudsman.

Roger Beghagg (WG member) agreed to contact Unitary Cllr Mahon to find out if a meeting with the Heads of Highways and Planning has been arranged.

85/26 Major Infrastructure Proposals

- a) **Rosefield:** Notice of acceptance of an application for a Development Consent Order by the Secretary of State under Section 56 of the Planning Act 2008 Rosefield Solar Farm Development Consent Order Regulation 9 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 Regulation 16 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

It was noted that the Planning inspector had held hearings in May and will be holding the following:

7-8 July Issue specific hearing 3 (Environmental Matters)
9 July Compulsory Acquisition hearing

It also was noted that:

- In a recent newspaper article, the CEO of EDF had reported that the country had enough electricity. The PC has written to the CEO detailing our concerns.
- Access to the Rosefield construction site, if approved, may be an issue.

- b) **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

It was noted that this application will go before the Strategic Sites committee on 2 July.

86/26 Finance:

- a) The Finance Report had been circulated and was approved.
- b) Annual Governance and Accountability Return (AGAR) 2025/26
The AGAR Certificate of Exemption had been submitted to the external auditor and uploaded to the website.

87/26 Village Hall

It was noted that:

- The committee had not met recently.
- Obtaining a new bank account is in hand.
- The Bacon Butty morning will be held on Tuesday 7 July.
- The committee will help the Church with its Bring-and-Buy sale on 18 July.
- The Plant Sale/Edgcott in Bloom had been a success. The plants left over are on the table outside the village hall for sale.
- Thames Water had put a sensor on the flushing device in the men's urinal.
- The lock on the disabled toilet door still needs adjusting. **Action: Chair to continue investigating a repair.**
- An electrician had inspected the defibrillator; however, the cost of the repair would not be worth it. **Action: Clerk to investigate the cost of a new defibrillator.**

88/26 Highways and footways (including public footpaths)

Chair had met the new Highways Area Inspector, who is aware of the outstanding work. The only work carried out to date has been the fixing of the direction signs at the Pond but no more had been completed since. Chair noted that he had seen someone on a quad bike spraying the gutters.

Action: Chair to follow up to try to get dates when the outstanding work will be completed.

89/26 Speed watch

Chair noted that:

- He is liaising with Bucks regarding the installation of the MVAS, which now must go through another level of approval.
- Speed cushions are being introduced either side of Grendon Underwood Church and in parts of Steeple Claydon and Quainton but probably not through Edgcott. A traffic island is also being installed close to the Calvert Green entrance.
- 20's Plenty is still active.

Cllr Gassor reported that concern had been raised on Facebook regarding two cars racing along the Blackthorn Road into Marsh Gibbon. She noted that two cars, believed to be the same two, had sped through Edgcott.

Action: Cllr Gassor to retrieve the MVAS information for Clerk to forward onto the police.

90/26 Street Lighting

There were no issues to report.

91/26 HS2

There were no new issues to report.

92/26 Community Board and sub-groups

There were no updates to report.

93/26 Quarterly Newsletter

The next newsletter will be issued at the end of July.

94/26 Correspondence, Circulars and Consultations

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

95/26 Any Other Business

a) New Mega Prison

A resident had been advised that it was too late for her to do anything about getting the new prison stopped. It also was noted that she planned to engage a solicitor to look into compensation for loss of value to her property as a consequence of the prison.

It was noted that a reduction in council tax may be possible but is unlikely.

96/26 Date, time, and venue of next meetings

The next Parish Council meeting will be held in Edgcott Village Hall at 6pm on **Monday 10 August 2026**.

The meeting closed at 7.46pm.

Payments and Receipts					
Date	Description		Payment	Income	Ref
21/05/2026	Hugo Fox	Inv 26081: emails 21 April to 17 May	20.99		12
21/05/2026	Cllr A Hawes	doxdirect.com invoice 301546: Edgcott in bloom printing	50.17		13
27/05/2026	SSE	Inv 04452806: Street lighting elec 1 April to 30 April	121.95		14
08/06/2026	Valda Energy	Inv 01887743: vh electricity 19 May to 18 June 2026	56.03		15
01/06/2026	Edgcott Village Hall	Transfer of funds until new VH bank account is open		2779.49	
02/06/2026	Bucks Council	Lottery		39.50	
02/06/2026	C Jackman	Clerk Salary: May 2026	229.90		16
02/06/2026	HMRC	Clerk PAYE: May 2026	57.40		17
23/06/2026	Golding and Son Electric	Inv 13: check faulty defibrillator	75.00		18
26/06/2026	Castle Water	Inv 10010399365: VH Water 1-31 May 2026	13.39		19
18/06/2026	Hugo Fox	Inv 27405: emails 19 May to 17 June 2026	20.99		20
25/06/2026	Parochial Church Council	50% contribution from the Bucks Lottery	246.50		21
22/06/2026	SSE	Inv 04532021: Street lighting elec 1 May to 31 May 2026	111.39		22