

MARSH GIBBON PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING
HELD ON TUESDAY 8 SEPTEMBER 2026 AT 8PM
IN MARSH GIBBON VILLAGE HALL**

PRESENT: A Lambourne (Chair), N Lyon (NL), J Smith (JS), T Reveler (TR), L Cross (LC), R Daniell (RD), and P Needham (PN)
Unitary Councillor F Mahon
Carole Jackman (Clerk)

Meeting commenced at 8pm.

A period not exceeding 15 minutes is made available prior to the formal start of the meeting, where the public who so require, raise issues relating to matters over which the council has duties, powers or influence. Items requiring decisions must be included in the next agenda.

1 Apologies for absence

None.

2 Declaration of interest

Chair declared an interest in item 8, Ewelme Almshouse Charity.

3 Minutes of Meeting held on 14 July 2026

The minutes of the meeting held on 14 July 2026 were agreed by those present and signed by the Chair.

4 Matters Arising

None.

At this point UC Mahon gave his report, which noted the following:

Planning

- New National Planning Policy Framework (NPPF) comes into effect on 31 October 2026 which appears to favour central government and how it will affect the local councils.
- The Bucks Local Plan needs to be submitted to the Inspector by the end of December, otherwise powers will be taken away from Bucks Council. Once approved it will be valid until 2045.
- As the Neighbourhood Plan has to align with the Bucks Plan, he recommended that the Parish Council waits for the approval of the Bucks Plan before proceeding with any updates.
- Bucks Council will put Conditions on any approvals for large scale developments.
- He recommended that the Parish Council always responds to planning applications.
- Cllr PN noted that the Parish Council has asked to attend the examination hearings.

HS2

- Following a meeting with the CEO of HS2, it was noted that construction work will be on-going over the next 10 years and trains probably won't run until 2039.

UC Mahon left the meeting at 8.35pm.

5 Planning

All applications can be seen on the Buckinghamshire Planning Portal:

<https://publicaccess.aylesburyvaldc.gov.uk/online-applications>

5.1 Applications

Reference: PL/26/06436/HB

Application type: Listed Building Consent for alterations, extension or demolition of a listed building

Location: Little Marsh Cottage , Little Marsh, Marsh Gibbon, Buckinghamshire, OX27 0AP

- Proposal: Listed building consent for construction of prefabricated timber garden store.
Decision: Council raised no objection to this planning application
Action: Clerk to submit decision to Buckinghamshire Council
Reference: PL/26/06435/FA
Application type: Full Planning Permission
Location: Little Marsh Cottage , Little Marsh, Marsh Gibbon, Buckinghamshire, OX27 0AP
Proposal: Construction of prefabricated timber garden store
Decision: Council raised no objection to this planning application
Action: Clerk to submit decision to Buckinghamshire Council
- 5.2 **Outstanding applications (awaiting a decision by Buckinghamshire Council)**
5.2.1 **25/01565/AOP** | Outline planning permission with all matters reserved for the development of up to 15 dwellings, open space, sustainable drainage and associated works | Land South Of Castle Street, Marsh Gibbon Bucks.
No updates were available.
- 5.2.2 **25/01567/AOP** | Outline planning permission with all matters reserved for the development of up to 24 dwellings, open space, sustainable drainage and associated works. | Land To The South Of Little Marsh Road And West Of Main Street Marsh Gibbon.
No updates were available.
- 5.1.1 **PL/25/2877/FA.** Application type: Full Planning Permission
Location: Land Off Clements Lane, Marsh Gibbon, Buckinghamshire, OX27 0HG,
Proposal: Erection of 22 dwellings, access arrangements and car parking, landscaping and other associated works at Land east of Clements Lane, Marsh Gibbon.
It was noted that new documents from Education, Ecology, Parks & Recreation, Highways, Environment Agency, Heritage, Sustainable Drainage and Biodiversity Metric for this application have been uploaded to the Bucks Planning portal and can be found at:
<https://publicaccess.buckinghamshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T115K9ESH5P00>
Councillors agreed that they did not wish to make any further comments on this application.
- 5.3 **Approved applications**
5.3.1 **PL/26/02385/FA.** Application type: Full Planning Permission
Location: Gubbins Hole Farm , Edgcott Road, Marsh Gibbon, Buckinghamshire, OX27 0AN
Proposal: Demolition of existing agricultural structures, erection of a two storey dwelling, re-use an existing slurry tank to form a walled garden and improvements of landscape features throughout the site.
- 5.3.2 **PL/26/02756/TP** | Crown raise to 4.5m above ground level and removal of epicormic growth from the main stem to 6m of 1x Oak to maintain visibility and vehicular access when accessing the driveway. | 22 Rectory Close Marsh Gibbon Buckinghamshire OX27 0HT.
- 5.3.3 **PL/25/5014/HB** | Listed building consent for fenestration alterations including replacement and additional windows and doors together with associated internal alterations to layouts of kitchen and outbuilding. | 2 West Edge Cottage West Edge Marsh Gibbon Buckinghamshire OX27 0HA.
Note: **PL/25/5588/HB** relating to this application had previously been refused.
- 5.4 **Approved Appeal**
Proposal: Planning application ref 26/ 00008/REF: Outline planning application (with all matters reserved except for means of access from Station Road and Little Marsh Road) for residential development of up to 90 dwellings, new community orchard and/or allotments, public open space, sustainable drainage system and associated infrastructure. Appeal by: Catesby Strategic Land Ltd
Appeal by: Catesby Strategic Land Ltd
Application Ref: 25/00671/AOP **Appeal Ref:** 26/00008/REF **Planning Inspectorate Ref:** 6007190
- 5.5 **Refused Appeal**

- Sunnyside House, West Edge, Marsh Gibbon, Buckinghamshire, OX27 0HA
Planning reference - PL/25/3281/FA
Appeal reference - AP/26/0052
Reason for appeal: Removal of a small section of boundary wall and creation of new vehicular crossing to create private access
Planning Inspectorate reference - : 6005908
- 5.6 **Bucks Plan**
See UC Mahon's comments above.
- 5.7 **Street Naming**
Grove Mews has been chosen for the new development in Parkers Yard
- 5.8 **Speculative proposal: Oakfield Grove Solar and Energy Stoate Project**
Although no specific updates were available, it was noted that connection to the National Grid would probably not be available until 2035.
Action: Clerk to keep on the agenda.
- 6 **Clerk's Report**
- 6.1 **Finance Report**
Clerk presented the Financial Report for July/September 2026. Payments totalling £1,710.16 were approved by email in August and £2,416.44 were approved at the PC meeting, as detailed in appendix 1.
- 6.2 **Review National Association of Local Council Clerk Recommended Salary increase**
Councillors approved the recommended annual increase of £263.12 (3.31%).
- 6.3 **Purchase of equipment for the Sports and Social Club**
Councillors agreed to the purchase of a Redexim Multi-sport combination tool. The Sports and Social Club agreed to make a donation towards the cost of the equipment which will be entered onto the Parish Council's Asset Register.
- 7 **Village Hall**
It was noted that the village hall committee had held a meeting on 9 September and the following noted:
- Burst Water Pipe in the kitchen.
 - Roof repair. It was decided that funding should be sought for a new roof, at which point solar panels could be installed.
 - It was reported that there had been complaints about the heat in the hall this summer as there is no air conditioning.
- 8 **Ewelme Almshouse Charity**
- 8.1 **Survey**
Cllr PN noted that:
- The survey is not yet complete.
 - She had had a walk about with Fairhive.
 - Ewelme had started some repair work.
- 8.2 **Abandoned Car**
It was noted that there are plans to remove the abandoned car.
- 9 **Children's play areas and recreation ground**
- 9.1 **Maintenance**
No issues were raised.
- 9.2 **Annual Safety Inspection**
Following the RoSPA inspection, some issues had been raised regarding the cableway
- 9.3 **Action: Cllr LC to contact PlaySafety (who carried out the inspection) to ask for some clarification on the issue raised**
- 10 **Devolved Services**
- 10.1 **Hedgeside**
It was noted that the brambles have now been cut back.
- 11 **Roads and Pathways**
- 11.1 It was noted that the pavement in Swan Lane was uneven.
Action: Clerk to report on FixMyStreet

- 11.2 **Parking outside the School and Station Road**
It was noted that parking outside the school during drop off and pick up was chaotic on the first day back after the summer break, with some drivers ignoring the road markings. Parking along Station Road was also causing problems.
Action: Clerk to ask the local PCSO to have a presence to advise drivers to park safely and to seek advice on extra line markings.
- 12 **Street Lighting**
- 12.1 **Maintenance**
There were no new maintenance issues to report.
- 12.2 **Lighting upgrade**
It was agreed to accept the E.on quotation for the street lighting upgrade.
Action: Clerk to inform E.on and to prepare the application for a 10 year Government Works Loan of £.....
- 13 **Cemetery Matters**
- 13.1 **General Maintenance**
No maintenance issues were reported.
- 13.2 **Burials, Interments, Advance booking requests and Memorial applications**
None to record.
- 14 **Environment Matters**
- 14.1 **Biodiversity Policy**
Cllr PN reported that the bio-diversity policy is progressing
- 15 **Speedwatch**
Cllr TR reported that he had carried out a speedwatch session in Castle Street and noted that a new location is needed.
Cllr LC agreed to join the speedwatch team.
- 16 **Any Other Business**
- 16.1 **Heet Road Bonfires**
Complaints had been received regarding bonfires in Heet Road. It was agreed that this should be mentioned to the PCSO and monitored.
- 16.2 **Recreation Ground**
A request had been made for the hedge at the Recreation Ground to be cut as soon as possible. **Clerk agreed to contact last year's contractor.**
- 16.3 **Cllr LC's History Report** included the details about new street lighting in 1959: 34 lights costing £317.
- 17 **Date of Next Meeting**
The next meeting will be held at 8pm on Tuesday 13 October 2026 in the committee room of Marsh Gibbon Village Hall.

MARSH GIBBON PARISH COUNCIL

Clerk's Financial Report
17-Aug-26

COMMUNITY ACCOUNT

30-Jul-26	£21,475.77
- Total Out during June	-£2,456.42
- Total In during May:	£0.00

Balance of Community Account at 30 July 2026 **£19,019.35**

Cheque No	Payee	Amount	OUT	
Payments for approval via email 17 August 2026				
DD	ICO	Data Protection Renewal	£47.00	Data Protection Act 2018
103657	Cllr N Lyon	Instaprint invoice: 12404847-1: Printing Street lighting survey flyers	£69.88	PCA 1957s.3;HA 1980s.301
103658	Bucks Council	Inv 2209046343: Cemetery waste	£20.90	Litter Act 1983 ss 5
103659	RTM	Inv 0905: village grass cutting	£168.00	Highways Act 1980 s. 96
103660	RoSPA Playsafety	Inv 100574: 2026 Playground Safety Inspection	£247.20	LG (MP) A 1976 s 19
103661	HMRC	Clerk PAYE July 2026	£168.23	LGA 1972 s. 112(2)
103662	C A Jackman	Clerk salary July 2026	£531.16	LGA 1972 s. 112(2)
103663	MG Village Hall	Inv 212193: Village Hall hire 14 July 2026	£19.50	LGA 1972 s133
103664	PKF Littlejohn	Inv SB20260444: AGAR FY ending 31 March 2026	£378.00	Audit Commission Act 1998
DD	Everflow	Inv 5812668: Recreation Ground water 8 Sept to 7 Oct 2026	£15.31	LGA(MP) 1976 s.19
DD	Hugo Fox	Inv 29262: Website 7 Jul to 4 Aug 2026	£23.99	LGA 1972 s. 142
DD	Hugo Fox	Inv 29316: Emails 9 Jul to 9 Aug 2026	£20.99	LGA 1972 s. 142
			£1,710.16	
Outstanding cheques				
E.on	Inv 6018820227: Street lighting maintenance quarter ending June 2026	£319.20		
			£319.20	£319.20
Outstanding income				
			£0.00	
Anticipated balance			£16,989.99	

EARMARKED RESERVE ACCOUNT	01-Apr-26	£32,749.27
	Total In	£93.31
	Total Out	£0.00

Balance of Earmarked Reserve at 31 July 2026 **£32,842.58**

Bank Reconciliation 16 August 2026
COMMUNITY ACCOUNT

CASH BOOK			Notes
Balance at 1 April 2026		£14,583.40	
Total payments to 16 Aug 2026		-£15,345.55	
Add total receipts to 16 Aug 2026		£17,752.14	
less outstanding cheques			
Cash book balance at 16 Aug 2026		£16,989.99	

EARMARKED RESERVE ACCOUNT

Balance of Earmarked Reserve A/C as at 1 April 2026	£32,749.27
Less total payments to 16 Aug 2026	£0.00
Add Total Receipts to 16 Aug 2026	£93.31
Balance at 16 Aug 2026	£32,842.58

NB: the balance in the Earmarked Reserve Account is made up of:

Replacement / Refurbishment of the synthetic carpet at the 5-a-side	£41,874.00
Maintenance of play equipment	£0.00
Ware Pond cleaning	£2,080.00
Repairs and New Street Lamps	£1,696.00
Election Expenses	£775.00
Fencing Repairs at 5-a-side	£0.00
Defibrillator	£50.00
Cemetery road repairs	£5,211.00
Interest	£1,156.58
Transfer to CA to cover playground equipment (reimbursed by S106 paid into current account)	-£20,000.00
	£32,842.58

TOTALS at 16 Aug 2026	Community Account	£16,989.99
	Earmarked Reserve Account	£32,842.58
		£49,832.57

MARSH GIBBON PARISH COUNCIL

**Clerk's Financial Report
08-Sep-26**

COMMUNITY ACCOUNT

31-Jul-26	£19,019.35
- Total Out during August:	-£2,852.34
- Total In during August:	£0.00
DL Hancock: Interment fees B-3-3 and B-6-13	£960.00

Balance of Community Account at 28 Aug 2026 **£17,127.01**

Cheque No	Payee	Amount	OUT
Payments for approval at meeting on 8 September 2026			
DD	Hugo Fox	Inv 30482: Website 6 Aug to 6 Sept 2026	£23.99
DD	Hugo Fox	Inv 20573: Emails 11 Aug to 7 Sept 2026	£20.99
103666	Bucks Council	Inv 2209047653: Cemetery waste	£23.60
103667	HMRC	Clerk PAYE August 2026	£168.23
103668	C A Jackman	Clerk salary August 2026	£531.16
103669	C A Jackman	Clerk postage and stationery March to September 2026	£105.27
103670	RTM	Inv 0963: grass cutting (CHECKING AMOUNT)	£1,543.20
			£2,416.44
Outstanding cheques			
103658	Bucks Council	Inv 2209046343: Cemetery waste	£20.90
103663	MGVH	Inv 212193: Village Hall hire 14 July 2026	£19.50
103664	PKF Littlejohn	Inv SB20260444: AGAR FY ending 31 March 2026	£378.00
			£418.40
Outstanding income			
	HMRC	VAT refund	1,045.19
			£1,045.19
Anticipated balance			£15,337.36

EARMARKED RESERVE ACCOUNT	01-Apr-26	£32,749.27
	Total In	£93.31
	Total Out	£0.00

Balance of Earmarked Reserve at 31 Aug 2026 **£32,842.58**

**Bank Reconciliation 8 September 2026
COMMUNITY ACCOUNT**

CASH BOOK			Notes
Balance at 1 April 2026		£14,583.40	
Total payments to 8 Sept 2026		-£19,003.37	
Add total receipts to 8 Sept 2026		£19,757.33	
		£15,337.36	
Cash book balance at 8 Sept 2026		£15,337.36	

EARMARKED RESERVE ACCOUNT

Balance of Earmarked Reserve A/C as at 1 April 2026	£32,749.27
Less total payments to 31 Aug 2026	£0.00
Add Total Receipts to 31 Aug 2026	£93.31
Balance at 31 Aug 2026	£32,842.58

NB: the balance in the Earmarked Reserve Account is made up of:

Replacement / Refurbishment of the synthetic carpet at the 5-a-side	£41,874.00
Maintenance of play equipment	£0.00
Ware Pond cleaning	£2,080.00
Repairs and New Street Lamps	£1,696.00
Election Expenses	£775.00
Fencing Repairs at 5-a-side	£0.00
Defibrillator	£50.00
Cemetery road repairs	£5,211.00
Interest	£1,156.58
Transfer to CA to cover playground equipment (reimbursed by S106 paid into current account)	-£20,000.00
	£32,842.58

TOTALS at 8 sept 2026	Community Account	£15,337.36
	Earmarked Reserve Account	£32,842.58
		£48,179.94