

MARSH GIBBON PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING
HELD ON TUESDAY 14 JULY 2026 AT 8PM
IN MARSH GIBBON VILLAGE HALL**

PRESENT: N Lyon (NL), J Smith (JS), T Reveler (TR), L Cross (LC) and P Needham (PN)
Carole Jackman (Clerk)
2 members of the public*
*A local clerk who is doing her SLCC Community Governance Level 4 qualification attended the meeting for a second time as one of her assignments is to compare and contrast a couple of Council meetings against her own.

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.

It was unanimously agreed that N Lyon (Vice-Chair) should take the meeting in the absence of the Chairman, A Lambourne. Vice-Chair welcomed the members of the public.

1 Apologies for absence

R Daniell.

A Lambourne sent his apologies after the meeting.

2 Declaration of interest

None.

3 Minutes of Meeting held on 9 June 2026

The minutes of the meeting held on 9 June 2026 were agreed by those present and signed by the Vice-Chair.

4 Matters Arising

None.

5 Planning

All applications can be seen on the Buckinghamshire Planning Portal:

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

5.1 Applications

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.

The statutory 21-day period for this application ends **20 July 2026**

New documents from Archelogy, Environmental Health, Thames Water and the NHS 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>

However, it was noted that Environmental Health had recommended that Conditions are in place to control construction site noise, vibration and dust nuisance during the construction phase.

Councillors agreed that they did not wish to make any further comments on this application.

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.
- 5.3 **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 **Appeal**
- 5.4.1 **Site Address:** Land North of Little Marsh Road Marsh Gibbon Buckinghamshire
Proposal: 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
Application Ref: 25/00671/AOP **Appeal Ref:** 26/00008/REF **Planning Inspectorate Ref:** 6007190
It was noted that this application was before Buckinghamshire's Strategic Sites Committee. Cllrs PN and LC had attended the hearing and thought that the Chairman had been detailed and fair. He is now waiting for a report from Heritage England before a decision is made; it was not known how long this would take. Vice-Chair thanked Cllrs PN and LC for attending the hearing.
Following a question from a resident, Cllr PN explained the process if planning approval is given.
- 5.5 **Speculative proposal**
Oakfield Grove Solar and Energy Storage Project
It was noted that:
- Lightsource bp is working on a proposal for a solar and energy storage project near Poundon. They plan to develop a solar and energy storage project to be connected into the local electricity network, with an output capacity of up to 80MW (Megawatts) and storage capacity of up to 80MW.
 - A drop-in event is being held on Thursday 16th July 2026 between 3pm and 8pm at: Charndon Community Hall which Vice-Chair hopes to attend.
 - They probably will not be able to connect to the National Grid until about 2034.
 - Councillors are against this proposal.
- Action: Clerk to add to the September agenda**
- 5.6 **Street Naming**
The following street names were suggested for the new development in Parkers Yard:
Grove Close
The suggestion of "Grove Close" emanates from the fact that the development site was originally a grove and latterly an orchard belonging to Grove House which is the listed

building standing at the front of the development. The five houses in the new development have also had to take certain styling cues from Grove House.

Jacobs Yard

The suggestion of "Jacobs Yard" is due to the pub that stood on the site neighbouring the development and where the house called Jacobs Well now stands.

The reason behind not suggesting "**Parkers Yard**" is because a member of the family is still alive and that there are other areas of the village referencing the name Parker.

Action: Clerk to inform Street Naming

6 **Clerk's Report**

6.1 **Finance Report**

Clerk presented the Financial Report for June 2026. Payments totalling £2,491.38 were approved, as detailed in appendix 1.

6.2 **Annual Governance and Accountability Return (AGAR) 2025-26**

Clerk noted that she is addressing an issue raised by the External Auditor.

7 **Village Hall**

It was noted that the committee had held discussions regarding the roof and men's toilets and although the hall is doing well financially, there is not enough funding for these two projects.

8 **Ewelme Almshouse Charity**

8.1 **Greyhound Lease**

It was noted that the Greyhound lease will soon expire.

Action: Vice-Chair to contact Ewelme to find out what their proposals are once the lease has expired.

8.2 **Survey**

Cllr PN is completing the survey and hoped to have a report for the next meeting. Once approved, it will be circulated to individual Ewelme Trustees.

8.3 **Ewelme Estates**

Following Vice-Chair's request to Ewelme regarding:

- Extending the Forest School
- Tree planting
- Land for extending the cemetery
- Allotments

Ewelme said they would ask their Estates Committee for their thoughts on the allotments and Cemetery and wondered whether a community orchard might work well at one end of the allotment. A meeting to discuss this will be held in late October.

9 **Children's play areas and recreation ground**

9.1 **Maintenance**

Cllr LC reported that there were no issues in the play areas.

9.2 **Annual Safety Inspection**

It was noted that the annual safety inspection is due in July but had not yet been held.

9.3 **Funding**

Vice-Chair informed the council that he had been looking into funding for a new football pitch.

10 **Devolved Services**

10.1 **Hedgeside**

It was noted that the brambles have now been cut back.

11 **Roads and Pathways**

11.1 **Overhanging hedge**

It was noted that an overhanging hedge is causing an issue.

Action: Clerk to write to the resident to ask for the hedge to be cut back.

11.2 **Unregistered Car**

It was requested that the owner of a car parked in Millfield Close, which has not been used for a number of years, should be asked to remove it.

- Action: Clerk to write to Fairhive to ask that they request that the car is removed and to point out that this should be done in a sensitive manner.**
- 12 **Street Lighting**
- 12.1 **Maintenance**
There were no new maintenance issues to report.
- 12.2 **Lighting upgrade**
The upgrade of the street lighting is in hand. Councillors are now reviewing all the documentation. It was noted that settings can be made so that some street lighting is switched off late at night.
- 9.01pm one member of the public left the meeting.
- 13 **Cemetery Matters**
- 13.1 **General Maintenance**
No maintenance issues were reported.
- 13.2 **Burials, Interments, Advance booking requests and Memorial applications**
- 13.2.1 **Burials**
The following burials are planned for July:
Grave B-3-3: Friday 24 July at approximately 10am.
Grave B-6-13: Wednesday 29th July at approximately 11.30am.
Action: Clerk to inform the grass cutting contractors.
- 13.2.2 **Advance reservations**
No requests for advance reservations had been made.
- 13.2.3 **Memorial applications**
No memorial applications had been received.
- 14 **Environment Matters**
- 14.1 **Biodiversity Policy**
Cllr PN reported that the bio-diversity policy is progressing.
- 14.2 **Trees**
It was noted that an application had been made to Bucks Tree Mission for 2 small packs of 90 whips to be sited at the Recreation Ground and Forest School, Little Marsh Road. No further updates were available, but if allocated the trees should be delivered in December.
- 15 **Speedwatch**
- 15.1 **Accident**
It was noted that a resident had been struck on the arm by a passing car whilst cutting his hedge. Cllr TR reported that he is struggling to get volunteers to carry out a speed watch.
- 16 **Any Other Business**
- 16.1 Cllr NL enquired about the **purchase of a Quadroplay** for the Sports and Social Club. This will be added to the September agenda for discussion.
- 16.2 The **Football Club** had asked if planning permission is needed to replace a barn with a container. Clerk to check with the Planning Department at Bucks Council.
- 16.3 **Cllr LC's History Report** included the background to a discussion regarding a footpath from the Old Post Office to Cromwell House in 1965.
- 17 **Date of Next Meeting**
The next meeting will be held at 8pm on Tuesday 8 September 2026 in the committee room of Marsh Gibbon Village Hall. It was noted that a meeting will not be held in August.
Meeting closed at 8.55pm.

MARSH GIBBON PARISH COUNCIL

Clerk's Financial Report
14-Jul-26

COMMUNITY ACCOUNT

30-May-26	£24,473.45
- Total Out during June	-£2,997.68
- Total In during May:	£0.00

Balance of Community Account at 29 June 2026 **£21,475.77**

Cheque No	Payee	Amount	OUT
Payments for approval at meeting on 14 July 2026			
103650	NBPPC	Inv 1 April: NBPPC Annual Membership to 31 March 2027	£20.00 LGA 1972, 143
103651	Bucks Council	Inv 2209045043: Cemetery waste	£20.90 Litter Act 1983 ss 5
103652	MG Village Hall	Inv 212150: VH Hire 12 May 2026 (includes early start for APM)	£24.00 LGA 1972 s133
103652	MG Village Hall	Inv 212171: VH hire 9 June 2026	£19.50 LGA 1972 s133
103653	RTM	Inv 0844: Grass cutting	£1,311.60 Highways Act 1980 s. 96
103654	E.on	Inv 6018820227: Street lighting maintenance quarter ending June 2026	£319.20 PCA 1957s.3,HA 1980s.301
103655	HMRC	Clerk PAYE June 2026	£168.23 LGA 1972 s. 112(2)
103656	C A Jackman	Clerk salary June 2026	£531.16 LGA 1972 s. 112(2)
DD	Everflow	Inv 5706883: Recreation Ground Water 8 Aug to 7 Sept 2026	£31.81 LGA(MP) 1976 s.19
DD	Hugo Fox	Inv 28027: Website 8 June to 5 Jul	£23.99 LGA 1972 s. 142
DD	Hugo Fox	Inv 28099: Emails 9 June to 7 Jul	£20.99 LGA 1972 s. 142
			£2,491.38
Outstanding cheques			
		£0.00	£0.00
Outstanding income		£0.00	
		Anticipated balance	£18,984.39
			£18,984.39

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

Balance of Earmarked Reserve at 29 June 2026 **£32,842.58**

Bank Reconciliation 14 July 2026
COMMUNITY ACCOUNT

CASH BOOK			Notes
Balance at 1 April 2026		£14,583.40	
Total payments to 14 July 2026		-£13,351.15	
Add total receipts to 14 July 2026		£17,752.14	
less outstanding cheques			
		£18,984.39	
Cash book balance at 14 July 2026		£18,984.39	

EARMARKED RESERVE ACCOUNT

Balance of Earmarked Reserve A/C as at 1 April 2026	£32,749.27
Less total payments to 14 July 2026	£0.00
Add Total Receipts to 14 July 2026	£93.31
Balance at 14 July 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 14 July 2026	Community Account	£18,984.39
	Earmarked Reserve Account	£32,842.58
		£51,826.97