

CHOLESBURY-CUM-ST LEONARDS PARISH COUNCIL

The Parish Council Meeting took place at St Leonards Parish Hall on Tuesday, 8th September 2026 at 6.30pm

In Attendance: Cllrs Ingram, Wellenreiter, Baddon, Morris and Allen
Present: Mrs H Farrelly (Clerk), two members of public and Cllr Kneller.

5870) To approve the minutes of the meeting of the Parish Council held on 23rd June 2026 and deal with any Matters Arising
Apologies received from Cllr Hoare and Cllr Neighbour. Minutes approved and signed

5871) To receive declarations of interest
None

5872) Reports from Buckinghamshire Councillors

Cllr Kneller reported that, despite the quieter summer period, there had been a number of significant developments, particularly in relation to planning policy and the emerging Buckinghamshire Local Plan.

The Regulation 19 consultation on the Draft Local Plan for Buckinghamshire had now closed, on 6 September 2026. The representations received would be reviewed by Buckinghamshire Council's Planning Department before the Plan, supporting evidence and consultation responses were submitted to the Planning Inspectorate for independent examination. The Council was required to submit the Plan by 31 December 2026, subject to approval by Full Council in November. At this stage, only limited minor amendments, such as factual updates and corrections, could be made by the Council; any substantive changes required to make the Plan sound would subsequently be considered through the examination and modification process.

Cllr Kneller also advised that a number of other consultations were underway or due to commence, including consultation on the Council's Homelessness and Rough Sleeping Strategy. Work was also beginning on Buckinghamshire Council's budget for the next financial year, with future projects and spending priorities starting to come forward for consideration.

Turning to changes to the planning system, Cllr Kneller referred to a recent Planning Forum and advised that a recording of the session was available for councillors who had been unable to attend. She highlighted that significant changes were being introduced to the way planning applications would be determined, arising from changes to national planning policy and associated reforms.

Of particular significance was the Government's proposed requirement concerning major residential applications of 150 dwellings or more. The Government had announced its intention that where a Local Planning Authority was minded to refuse an application for 150 or more homes, the application would have to be referred to the Secretary of State, providing an opportunity for the Government to consider whether the application should be called in for determination.

Cllr Kneller also drew attention to forthcoming changes to the Scheme of Delegation for planning applications, which would substantially alter the existing arrangements under which elected councillors could request that particular applications be determined by the Planning Committee rather than by officers. She advised that the existing councillor "call-in" arrangements would cease from 31 October 2026, and councillors wishing to call in applications under the current system should therefore ensure that requests were made before that deadline.

Under the new arrangements, planning applications would broadly fall within two schedules. Schedule 1 applications, including residential developments of up to 10 dwellings, would normally be determined by designated planning officers under delegated powers. Applications falling within Schedule 2 would be considered by the relevant planning officer in consultation with the Chief Planning Officer to determine whether there were sufficient grounds for the application to be referred to the Planning Committee.

It was noted that applications involving a known or declared interest could still be referred to Committee where appropriate. The practical effect of the changes would be that applications for developments of 10 dwellings or fewer would ordinarily be determined by planning officers rather than the Planning Committee, representing a significant reduction in the ability of individual councillors to secure Committee consideration through the existing call-in procedure.

Cllr Kneller indicated that the revised arrangements were expected to become fully apparent during April/May 2027. In the meantime, councillors were encouraged to familiarise themselves with the new procedures and, where there were current applications which they believed warranted Committee consideration, to be mindful of the 31 October deadline for using the existing call-in arrangements.

Cllr Kneller advised that there continued to be concerns regarding the transparency of Buckinghamshire Council's Highways service. County Councillors were required to raise issues through the Fix-My-Street system, although they also held monthly meetings with the Highways team. The next meeting was scheduled for 21 September 2026 and Cllr Fulford confirmed that she could pursue outstanding matters on the Parish Council's behalf.

It was noted that councillors for the Chesham North ward would also be meeting with the Highways team. Cllr Ingram agreed to forward a list of outstanding local Highways issues to Cllr Fulford for inclusion in the matters to be raised.

Cllr Ingram raised the condition of Hill Farm Road and advised that the Parish Council had received no information about any proposed remedial works. The issue was considered similar to the problems experienced on Hawridge Lane. It was agreed that Hill Farm Road would be included in the email to Cllr Fulford setting out the Parish Council's outstanding Highways concerns. In August, the Council published a notice that works to improve Hawridge Lane within the next six months.

Seven Acre Field was discussed. It was noted that, while the relevant planning application remained undetermined, enforcement action could not be taken. Concern was expressed that neighbouring residents were becoming increasingly frustrated and that there was a perceived lack of transparency regarding the planning position for the site.

5873) To suspend standing orders and invite questions from members of the public

A member of the public raised matters relating to the allotments. It was agreed that posters would be displayed at the allotments and on the Parish Council noticeboards.

It was reported that bark had been arranged for delivery for use on the allotment footpaths.

The Parish Council recorded its thanks to Claire Bunce and the team of volunteers who had assisted with the work at the allotments.

It was anticipated that the remaining two plots would be covered by the end of the month. A working party would also be established to assist with ongoing work at the allotments.

5874) a) Chairman's Report and Question

The Chairman reported on discussions regarding works associated with an increase to the electricity supply for The White Lion. The proposed route crossed the Parish Council's allotment land. It was understood that electricity poles on Parish Council land near the corner of Oak Lane would be replaced and that stays would be installed on each pole. Cllr Ingram has signed approval for a wayleave in connection with the works.

It was also reported that wayleave easement payments had not been received for approximately ten years. The Chairman was pursuing the outstanding payments.

The Parish Council would need to provide access to enable the works to be carried out.

The Chairman advised that Lloyds Bank was changing the arrangements applying to full-access signatories on the Parish Council's bank account. Under the revised arrangements, the three full-access signatories would have authority to make changes including changing the account name. No objection was raised to the proposed changes.

b) Clerk's Report

Nothing to report

5875) a) To note the following regular orders of payments

- (i) Clerk's net salary for September 2026 - noted
- (ii) HMRC – £ 166.60 - noted

b) To approve the following orders for payment and any other arriving after this notice:

- (i) Parish Council Websites - £314.64 - approved
- (ii) Hall Hire - £94.50 – approved

c) To note the Q1 report

The Q1 report was noted with no comments.

It was noted that earlier in the year, Matthews Contracting had undertaken emergency tree works and had issued an invoice dated 31 March 2026. As the invoice had not been paid until Q1 of the current financial year, the expenditure appeared in the current year's accounts rather than the previous financial year.

It was agreed that the relevant payment should be reallocated in the Q1 report from the allotments budget to the Green budget.

d) To note 2026/27 Clerk pay scales and backpay

Noted

e) Budget 2026-27 to consider possible demands ahead of finalising in November

Councillors were invited to consider any potential expenditure or projects that should be allowed for in the 2026/27 budget. The budget would be considered in detail at the October meeting, ahead of being finalised at the November meeting.

Potential expenditure on tree works was discussed. Two trees at the allotments had been identified as possible concerns: one at the bottom of the hedge appeared to be leaning and had dieback at the top, while another had a branch with no leaves. Contractor had been asked to inspect the trees and advise whether either required attention. It was noted that provision had already been made in the budget for one further ash tree during the current year. Councillors agreed that potentially dead or dangerous trees should be addressed before deterioration made the work more extensive and costly. Further information was expected to be available for the October meeting.

5876) a) To note any responses to planning applications since the last meeting

None

b) To deal with any planning applications, including those received after the date of this notice:

- i. PL/26/05314/FA - The Black Horse Public House HP5 3NS – no comments
- ii. PL/26/05315/FA - Danesfield Cottage Parrotts Lane HP23 6NE – no comments
- iii. PL/26/05845/FA - Glebe Farm Heath End Hawridge Bucks HP4 3UE -no comments
- iv. CM/0004/26 - Land Adjacent To Jenkins Lane St Leonards Bucks HP23 6NJ – comments to be submitted

c) To receive decisions from Buckinghamshire Council

- i. PL/26/04528/FA - 13 Sandpit Hill Cottages Cholesbury Lane HP23 6NF - Approved
- ii. PL/26/00997/HB - The Black Horse Public House Hawridge HP5 3NS – Consent approved
- iii. PL/26/05845/FA - Glebe Farm Heath End Hawridge Buckinghamshire HP4 3UE - approved
- iv. PL/25/6283/FA - Home Paddock Cholesbury Lane Cholesbury Bucks - approved

d) To receive notice of appeals

- i. PL/26/01198/FA - Rushdene Jenkins Lane St Leonards Buckinghamshire HP23 6NW

e) To receive an update on enforcement matters

None

5877) To consider matters relating to Highways and Rights of Way

An update was received on the Heath End public footpath diversion. The revised information clarified the correct position of the footpath on the plan. Cllr Ingram confirmed that he was satisfied that the plan was now accurate and the diversion had proceeded.

5878) To consider matters relating to the Green at Buckland Common, Springall Hill Allotments and other maintenance matters

The management of the Green at Buckland Common was discussed. Following a discussion the advice was that no further cutting should take place until winter, when grass growth had stopped. At that point, the area could be cut at a higher level to reduce the weeds.

Cllr Morris reported that he had spoken with a number of residents and listened to her views regarding the management of the area. It was acknowledged that there were differing opinions locally and that the Parish Council was seeking to balance those views.

It was reported that a request had been made for the Little Twye sign to be reinstated.

5879) Dates for the next meetings

- 13th October 2026
- 24th November 2026