CHOLESBURY-CUM-ST LEONARDS PARISH COUNCIL

The Parish Council Meeting took place at St Leonards Parish Hall on Tuesday, 13th October 2026 at 6.30pm

In Attendance: Cllrs Ingram, Wellenreiter, Neighbour and Allen.

Present: Mrs H Farrelly (Clerk), one member of the public, Cllr Fulford and Cllr Kneller.

Apologies received from Cllr Baddon, Cllr Hoare and Cllr Morris

5880) To approve the minutes of the meeting of the Parish Council held on 8th September 2026 and deal with any Matters Arising
Approved and signed by Chairman

5881) To receive declarations of interest
Cllr Neighbour declared an interest in one planning application

5882) Reports from Buckinghamshire Councillors

Buckinghams Councillors reported:

- The Scrutiny Committee had met following the summer recess.
- Budget proposals were under consideration and a public consultation was underway to seek residents' views to inform future budget decisions.
- Changes to planning procedures were discussed. The deadline of 31st October 2026 for the existing call-in arrangements was highlighted and it was noted that the Planning Department had been particularly busy. From 1 November, greater delegated authority would be exercised by planning officers. It was reported that planning officers had found it challenging to keep pace with the new planning framework and its interpretation.
- The recent refusal by committee of an application at Ashley Green was discussed in the context of changes since April, particularly the distinction between green belt and grey belt land.
- The 11-plus results had been released the previous Friday, and families were considering secondary school choices.
- Councillors were informed of a consultation on homelessness and rough sleeping.
- It was reported that the proposed consultation concerning charges for disabled blue badge holders in Buckinghamshire car parks would no longer proceed.
- The local highways inspector had been involved in an accident and was expected to be desk-based for approximately six weeks, with no site visits during that period.

Cllr Ingram explained that he had intended to provide Highways with a list of local concerns. However, the recent lack of rainfall had made it difficult to document the current four ongoing flooding locations within the parish.

Two further drainage matters were raised. The previous Local Area Technician had indicated that landowners would be contacted about flooding, but this had not taken place. Councillors expressed concern that reports submitted through FixMyStreet were not being adequately addressed.

5883) To suspend standing orders and invite questions from members of the public

A resident raised concerns about a nearby planning application and requested that it be called in for committee determination. Cllr Fulford explained that the revised arrangements meant that any request would be referred to the planning chair, with the chief planning officer determining the route forward. Councillors discussed the reduced opportunity for elected-member intervention. It was suggested that the resident could provide comments to Cllrs Fulford, Kneller and Fayyaz for consideration.

The discussion also noted a greater presumption in favour of new housing within the current planning framework.

The resident emphasised the importance of planning officers carefully reviewing the application documents, including the heritage statement.

It was noted that the Government's approach placed considerable reliance on the professional expertise of planning officers.

5884) a) Chairman's Report and Question

The Chairman reported further deliberate damage to the parish noticeboard. A neat circular hole had appeared in a panel, which had subsequently shattered. This appeared similar to earlier incidents of vandalism.

The Cricket Club had raised concerns about vehicles entering and driving around the cricket pitch and adjoining car park. It had approached the Parish Council about jointly providing lighting and CCTV. Councillors discussed ongoing antisocial vehicle activity, speeding and the impact on nearby residents, some of whom felt unsafe going out. Although the police had been contacted, councillors considered the response ineffective. A proposed CCTV system was understood to be capable of capturing clear images of faces and vehicle registration plates.

In principle councillors were happy to provide some funding for a CCTV system, with more information to be circulated in due course.

The mobile vehicle-activated sign (MVAS) would be installed when available from Chesham Town Council. It would provide data on vehicle speeds and the times of day when problems were most prevalent.

b) Clerk's Report
Nothing to report

5885) a) To note the following regular orders of payments
(i) Clerk's net salary for October 2026 - noted
(ii) HMRC – £152.40 - noted
b) To approve the following orders for payment and any other arriving after this notice:
(i) Philip Matthews Agricultural - £114.00 - approved
c) To note Q2 report
Councillors noted the Q2 report. There were no questions.

d) Budget 2026-27 to consider possible demands ahead of finalising in November
Councillors reviewed the draft budget and noted receipt of a £1,718.93 Devolution Grant in the current financial year, against approximately £400 of associated expenditure for grass cutting on Buckinghamshire Council land. Given uncertainty about future grants, no equivalent income had been assumed in subsequent years.

The draft three-year budget assumed general inflation of 4% per annum. It also included one-off provision of £800 for an offline file-backup drive and £250 for training.

A professional tree survey had identified safety-related works on The Green and the allotments. Three ash trees remained in the roadside allotment hedges, and another ash had already been affected by ash dieback. Safety-related remedial work was expected to cost a net £3,060 during the coming winter. The three-year plan provided for the removal of one further ash tree in each subsequent year and hedge repairs in 2029/30.

Members discussed the need to strengthen reserves, particularly in view of the Council's responsibilities for The Green and allotments. The draft plan assumed annual increases of approximately 4% in most expenditure headings, with the intention of building reserves towards the Council's target by 2029/30.

Councillors noted that responsibility for maintaining The Green and allotments reinforced the need for adequate financial reserves. The current reserve position was described as approximately 40% with a longer-term target of 100%.

Councillors discussed whether surplus cash could be placed in an interest-bearing savings account and the Clerk agreed to look into this further.

The budget would be considered for approval at the November meeting before setting the precept for 2027/28

5886) a) To note any responses to planning applications since the last meeting
b) To deal with any planning applications, including those received after the date of this notice:

i. PL/26/07008/FA – Land adjacent to Glebe Cottage, Parrotts Lane, Cholesbury, Bucks. Members noted that no infill developments in the parish had, to their knowledge, previously been approved by Council planners. The Parish Council resolved to submit no comment.
ii. PL/26/06876/HB – Box Tree Cottage, Hawridge Common, Hawridge, Bucks HP5 2UQ - no comment.

iii. PL/26/06875/FA – Box Tree Cottage, Hawridge Common, Hawridge, Bucks HP5 2UQ - no comment.
iv. PL/26/06585/FA - 4, 9, 10, 11 & 12 Chiltern Cottages Cholesbury Lane Buckland Common Bucks HP23 6NQ – no comment
v. PL/26/06368/FA - 8 and 11 Sandpit Hill Cottages Cholesbury Lane Cholesbury Bucks HP23 6NF – no comment
vi. PL/26/06345/FA - 17 and 21 Bottom Road Buckland Common Buckinghamshire HP23 6NH – no comment

Cllr Allen asked how the Parish Council should approach potential infill development in future. Cllr Ingram observed that the Parish Council was not the determining planning authority and that comments from directly affected neighbours would carry more weight.

Cllr Ingram said that any comments about planning applications by the Parish Council should be about the community benefit or detriment of the plans but not judgements on planning policy or legislation which are the sole responsibility of the Local Planning Authority. He noted uncertainty about the longer-term approach to infill development and expressed concern about changes to protections affecting the green belt and Chilterns National Landscape.

Councillors acknowledged that they were not professional planning officers.

Cllr Allen expressed concern about the precedent that might be created if infill were accepted in one location and the potential implications for other parts of the parish.

c) To receive decisions from Bucks Council
i. PL/26/05315/FA - Danesfield Cottage Parrotts Lane – Approved
ii. PL/26/05845/FA - Glebe Farm Heath End - Approved

d) To receive notice of appeal
None

e) To receive an update on enforcement matters
None

5887) To consider matters relating to Highways and Rights of Way

Nothing further to report.

5888) To consider matters relating to the Green at Buckland Common, Springall Hill Allotments and other maintenance matters

The Green is due to be cut in the next few weeks.

Councillors agreed to have the hedges cut, on all sides, at the allotments. Cllr Wellenreiter would contact the contractor to arrange for this work to take place.

Councillors agreed to retain the £30 rental fee for allotments for September 2027.

5889) Dates for the next meetings
- 24th November 2026