

MARSH GIBBON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 13 JANUARY 2026 AT 8PM IN MARSH GIBBON VILLAGE HALL

PRESENT: Cllrs A Lambourne (Chair), J Smith (JS), N Lyon (NL), T Reveler (TR), L Cross (LC) and R Daniell (RD)
C Jackman (Clerk)
1 member of the public

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

Chair welcomed the member of the public who was present to discuss the planning applications for housing developments at agenda item 6.1. He believed that the Parish Council's objections to application PL25/2877/FA were not as strong as the objections submitted for applications 25/01565/AOP and 25/01567/AOP. Following a lengthy discussion regarding the applications and their relationship to the Neighbourhood Plan, the resident was asked to email the parish council with his thoughts and what he considers the objections should be.

1 **Apologies**

Apologies were received from Cllr P Needham (PN) and Unitary Cllr Patrick Fealey.

2 **Declarations of Interest**

None.

3 **Minutes of Meeting held on 9 December 2025**

The minutes of the meeting held on 9 December 2025 were agreed by those present and signed by the Chairman.

4 **Matters Arising**

There were no matters arising.

5 **General Correspondence**

All correspondence had been circulated to councillors.

6 **Planning – to review applications, decisions and correspondence and give responses**

*All planning applications can be found on Buckinghamshire Council's planning portal:
<https://publicaccess.buckinghamshire.gov.uk/online-applications/>*

6.1 **Applications:**

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.

A decision is awaited from Buckinghamshire Council. Unitary Cllr Fealey had reported that there are still outstanding issues with landscape and sewage.

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.

A decision is awaited from Buckinghamshire Council. Unitary Cllr Fealey had reported that there are outstanding issues with Flooding and Sewage.

PL/25/2877/FA | Erection of 21 dwellings, access arrangements and car parking, landscaping and other associated works at Land east of Clements Lane, Marsh Gibbon. | Land Off Clements Lane Marsh Gibbon Buckinghamshire OX27 0HG.

A decision is awaited from Buckinghamshire Council. No updates were available.

6.2 **Refused application**

PL/25/3281/FA | Removal of a small section of boundary wall and creation of new vehicular crossing to create private access | Sunnyside House West Edge Marsh Gibbon Buckinghamshire OX27 0HA
Buckinghamshire Council (the Planning Authority) posted, *HEREBY REFUSE PERMISSION* on the planning portal.

6.3 **Late Notifications:**

PL/25/5588/HB | Listed building consent application for single storey glazed link extension between main house and outbuilding. Alterations to fenestration and associated works | 2 West Edge Cottage, West Edge Marsh Gibbon Buckinghamshire OX27 0HA

Action: Clerk to inform Bucks Council planning that the Parish Council has no objections to this planning application.

PL/25/5587/FA | Single storey glazed link extension between main house and outbuilding. Alterations to fenestration and associated works | 2 West Edge Cottage, West Edge, Marsh Gibbon Buckinghamshire OX27 0HA.

Action: Clerk to inform Bucks Council planning that the Parish Council has no objections to this planning application.

PL/25/5328/FA | Proposed construction of a garden room | Little Marsh Cottage Little Marsh, Marsh Gibbon Buckinghamshire OX27 0AP

Action: Clerk to inform Bucks Council planning that the Parish Council has no objections to this planning application.

Approved application

None to record.

6.4 Future Development

Rosefield Development Consent Order (DCO)

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.

There were no updates to report.

7 Finance Report

7.1 Finance

Clerk presented the Financial Report for January 2026. Payments totalling £2,538.10 were approved as detailed in appendix 1.

7.2 Budget/Precept 2025-26

At the Finance Meeting held on 6 January the budget was approved and a precept of £30,722 was recommended which full council agreed.

Action: Clerk to submit precept request to Buckinghamshire Council.

8 Village Hall

There were no updates. However, it was noted that the Farmers Market may not continue, due to poor support.

At this point in the meeting it was noted that a fresh fish van visits the village at 5pm each Thursday and is located outside the Plough.

9 Play Equipment

9.1 Maintenance

There were no new maintenance issues to report.

Cllrs LC confirmed that he had carried out a visual inspection of the play equipment and had tidied the area.

10 Devolved Services

It was agreed to continue with the current grass cutting contractor.

11 Roads and Pathways

11.1 Pot Holes

The condition of the roads in the village continues to be a concern, especially in West Edge and the huge pot hole in Clements Lane.

Action: Clerk to report on FixMyStreet.

11.2 Overhanging hedge

Cllr TR reported that he is trying to contact the owner of the hedge in West Edge which is overhanging the road and causing a hazard.

Action: Cllr TR to contact the owner of the hedge to request that it is cut back.

12 Street Lighting

12.1 Maintenance

Clerk had informed Eon that the Parish Council had accepted their quote to repair the light at the junction of Rectory Close and Station, but it had not yet been repaired.

Action: Clerk to chase contractor for the work to be completed.

12.2 Street lighting upgrade

Action: Cllrs RD and NL to look into the cost effectiveness of the upgrade and loan application form respectively.

13 **Cemetery Matters**

13.1 **General Maintenance**

13.1.1 **Hedges**
It was noted that:

- The cemetery hedge needs cutting back.
- RTM will cut back the fir trees.

Action: Cllrs to arrange for the hedges to be cut.

13.1.2 **Cemetery Roads**
It was noted that the cemetery roads had started to crack again, probably due to the extreme weather conditions. If necessary, they would be patched.

13.2 **Burials, Interments, Advance booking requests and Memorial applications**

13.2.1 **Burials**
Burials will be taking place in graves D-6-3 and C-2-10.

13.2.2 **Advance reservations**
No requests had been received.

13.2.3 **Memorials**
No requests had been received.

14 **Environment Matters**

14.1 **Rubbish bins**
Clerk had been chasing Buckinghamshire Council for the installation of the missing rubbish bins. It was noted that all three posts had now been fitted.
Action: Clerk to ask Buckinghamshire Council to let us have the bins and we will arrange for them to be fixed to the posts

14.2 **Blue Tubs**
Buckinghamshire Council had written to the Parish Council asking for the blue tubs along Clements Lane to be removed as they were perceived to be "*an encroachment of the highway and potentially a hazard, these need to be removed. Any 'bollard' or item placed on the highway to discourage parking or to protect areas of natural habitat/newly sown grass etc need these days to be passive.*"
Actions: Cllr TR to contact the tenant whose property adjoins the verge and Clerk to respond to Bucks Council.

15 **Street Furniture**
Nothing to report.

16 **Ewelme Trustees**
Cllr PN had informed the council that she had not been successful in her bid to become a Ewelme Trustee as they did not need anyone with a financial background, which the Parish Council found disappointing.
It also was noted that:

- Ewelme had substantially increased rents of its property in the village, including those at Suffolk Court.
- There were no updates on the future of the Greyhound.

17 **Christmas Tree**
The Christmas Tree had been taken down and gifts bought for the helpers.

18 **Any other business**

18.1 **Cllr LC's History Report** included events in 1962/63;

- The precept was £300 (which would be £8,150 today).
- Adrian Lambourne had submitted a good essay.
- The Chairman had attended a meeting in Bletchley regarding the closure of the railway.

19 **Date of Next Meeting**
The next Parish Council meeting will be held at 8pm on Tuesday 10 February 2026 in the committee room, Marsh Gibbon village hall.

Meeting closed at 9.10pm

Appendix 1

MARSH GIBBON PARISH COUNCIL

Clerk's Financial Report 13-Jan-26

COMMUNITY ACCOUNT

Bank Statement Balance at 29 November 2025	£20,003.79
- Total Out during December	-£2,542.34
- Total In during December	£130.00

Balance of Community Account at 30 December 2025 **£17,591.45**

Cheque No	Payee	Amount	OUT
Payments for approval at meeting on 13 January 2026			
103600	Bucks Council	1,044.00	Litter Act 1983 ss 5
103600	Bucks Council	19.90	Litter Act 1983 ss 5
103601	Marsh Gibbon Village Hall	18.00	LGA 1972 s.133
103602	SLCC	96.00	LGA 1972, 143
103603	E.on	319.20	PCA 1957s.3:HA 1980s.301
103604	CT Waters (Electrical) Ltd	184.80	LGA 1972 S.144
103605	HMRC	£158.83	LGA 1972 s. 112(2)
103606	C Jackman	£540.56	LGA 1972 s. 112(2)
DD	Hugo Fox	20.99	LGA 1972 s. 142
DD	Hugo Fox	23.99	LGA 1972 s. 142
DD	Everflow	£33.90	LGA(MP) 1976 s.19
103607	C Jackman	£54.60	LGA 1972 s. 111
103608	C Jackman	£23.33	LGA 1972 s. 112(2)
		£2,538.10	

Outstanding cheques

Technical Surfaces	450.00	
	£450.00	£450.00

Outstanding income

	£0.00	
	£0.00	£0.00

Anticipated balance **£14,603.35**

£14,603.34

EARMARKED RESERVE ACCOUNT	01-Apr-25	£32,153.68
Total In		£20,512.89
Total Out		-£20,000.00

Balance of Earmarked Reserve at 13 Jan 2026 **£32,666.57**

Bank Reconciliation 13 January 2026 COMMUNITY ACCOUNT

CASH BOOK		Notes
Balance at 1 April 2025		£38,059.57
Total payments to 13 Jan 2025	-£81,019.34	
Add total receipts to 13 Jan 2025	£57,563.11	
Cash book balance at 13 Jan 2026	£14,603.34	
		£14,603.34

EARMARKED RESERVE ACCOUNT	
Balance of Earmarked Reserve A/C as at 1 April 2025	£32,153.68
Less total payments to 13 Jan 2026	-£20,000.00
Add Total Receipts to 13 Jan 2026	£20,442.11
Balance at 13 Jan 2026	£32,595.79

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	£980.57
Transfer to CA to cover playground equipment (reimbursed by S106 paid into current account)	-£20,000.00
	£32,666.57

TOTALS at 13 Jan 2026	Community Account	£14,603.34
	Earmarked Reserve Account	£32,666.57
		£47,269.91