

## MARSH GIBBON PARISH COUNCIL

### MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 14 OCTOBER 2025 AT 8PM IN MARSH GIBBON VILLAGE HALL

**PRESENT:** Cllrs A Lambourne (Chair), N Lyon (NL), J Smith (JS), L Cross (LC), R Daniell (DL) and P Needham (PN)  
Unitary Cllr F Mahon  
Carole Jackman (Clerk)  
9 members of the public

Meeting commenced at 8pm.

Chair welcomed Unitary Cllr Mahon and the public to the meeting. The public were in attendance to discuss the planning applications. Cllr Mahon informed the council that he would not be able to comment on applications awaiting a decision as he is Vice-Chair of the Planning Committee.

#### **UC Mahon went on to report that:**

**Planning application 25/00671/AOP** (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 | Land North Of Little Marsh Road) had been refused by Bucks Planning.

He read an email from the Principal Planning Officer which referred to Marsh Gibbon's Neighbourhood Plan (NP). He noted that the NP was 'made' in 2014 and carried very little weight. Cllrs noted that they had reviewed the plan in 2022 (although not by village referendum) It was pointed out that the council had been advised by Buckinghamshire Council: *"There is no need to do anything if you are satisfied that the Neighbourhood Plan is still achieving its objectives and/or there are no changes you wish to make. In this case the current made neighbourhood plan will just continue to be part of the development plan and used in planning decisions for the neighbourhood area, until such a time that you decide to update it."*

He had attended a meeting with the **Ministry of Justice to discuss the new Prison in Grendon Underwood** and noted that the local foul drainage system does not have the capacity to cope with the demands of the new prison. During the construction phase, water and effluent bowsers will have to be used to cope with the estimated 950 workers per day. Thames Water have been allowed 30 months to produce an answer to the problems.

The MoJ will amend the proposed Construction Traffic Management Plan and have taken on board concerns regarding that the northern route through Gawcott and Edgcott is not acceptable. The proposed A41/Broadway junction improvements as agreed through the S106 agreement are not good enough and the case for a roundabout was put forward.

An initiative is in place to rename **Parish Councils to Community Council** to encourage younger people to join which only requires a Motion to be passed by the Parish Council.

Chair thanked UC Mahon and asked those present if they had any questions.

Those presented noted that Thames Water had confirmed that it could meet the requirements for the Deanfield site application and asked if it could meet the requirements of the other applications.

UC Mahon reiterated that he cannot speak about 'live' planning applications.

#### **8.20pm UC Mahon left the meeting.**

- 1 **Apologies**  
Apologies were received from Tom Reveler (TR)
- 2 **Declarations of Interest**  
None.

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

The minutes of the meeting held on 9 September 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**

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.

**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.

A lengthy discussion was held covering the issues with the above planning applications, especially those with Thames Water.

It was noted that the Parish Council had objected to applications 25/01565 and 25/01567.

**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 OHG.

Further discussion took place regarding the above application and although most of those present were against any development, it was noted that:

- the Parish Council cannot be seen to be objecting to all applications.
- Deanfield had made amendments to their initial proposal following consultation with the village and were prepared to hold further consultations if these were requested.
- A path from the development into the village through Berry Close was not possible.
- A resident was opposed to any plans for an additional car park on the proposed site for the village hall events.

**Action: Cllr NL to request further time to comment on the above application as we believe the expiry date is 16th October 2025. Also we are yet to see any information from Buckinghamshire flooding team or Highways and therefore are unable to make an assessment as to if we support or object to this application.**

The Chair of the School Governors, present, noted that some development was needed as only 40% of those children attending the school are from the village. It also was noted that Ewelme had been approached for additional land for car parking to ease parking in front of the school and along Station Road during school drop off and pick up times, but this had not been forthcoming.

6.2 **Refused applications**

**25/00671/AOP** | 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 | Land North Of Little Marsh Road Marsh Gibbon.

See note above.

6.3 **Late Notifications:**

None to record.

6.4 **Approved applications**

**25/02436/ALB:** Listed building consent for conversion of part detached garage to retain one car space and provide hobbies room. 5 Prior Farm Cottages, Townsend.

6.4 **Future Development**

See notes above.

- 7 **Finance Report**  
Clerk presented the Financial Report for October 2025. Payments totalling £2857.03 were approved as detailed in appendix 1. It was agreed to transfer £20,000 from the current account to the Business Savings Account and earmark it for the All Weather Pitch. However, it was noted that if necessary this could be vired against another item on the earmarked list.  
**Action: Clerk to make the transfer.**
- 8 **Village Hall**  
It was noted that:  
  - Four policies are waiting to be approved.
  - The Beer Festival had been successful. Next year's event will celebrate the hall's 50<sup>th</sup> anniversary.
  - A policy which prevents the Marsh Club having its lunch in the hall has not been approved.
- 9 **Play Equipment**
- 9.1 **Maintenance**  
There were no new maintenance issues to report.
- 9.2 **Skateboarding**  
It was agreed that the cost of ~£100 for a cover for the skateboarding equipment could come out of the remaining skateboarding funds.
- 9.3 **Recreation Ground**  
It was noted that the hedges at the recreation ground had not been cut.  
**Action: Clerk to chase contractor.**
- 10 **Devolved Services**  
Cllr RD thought that the grass cutting was looking good. It was noted that the current contract would be reviewed in the spring.
- 11 **Roads and Pathways**
- 11.1 It was noted that some of the potholes had been repaired but others had been missed. All outstanding pot holes needing repair have previously been reported on FixMyStreet.
- 12 **Street Lighting**
- 12.1 **Maintenance**  
There were no maintenance issues to report.
- 12.2 **Street lighting upgrade**  
Cllr NL and Clerk are working on the finance loan for the street lighting upgrade.
- 13 **Cemetery Matters**
- 13.1 **General Maintenance**  
No new issues were reported.
- 13.2 **Burials, Interments, Advance booking requests and Memorial applications**
- 13.2.1 **Burials**  
An enquiry had been received for an interment of ashes, but confirmation had not been received.
- 13.2.2 **Advance reservations**  
A reservation in Grave Space D-2-9 was approved.
- 13.2.3 **Memorials**  
No requests had been made.
- 14 **Environment Matters**  
Nothing to report.
- 15 **Street Furniture**  
Nothing to report.
- 16 **Jubilee Plantation**  
Nothing to report.
- 17 **Speed watch**  
Nothing to report.
- 18 **Any Other Business**
- 18.1 **Wheelie bins**  
Cllr NL agreed to remove the wheelie bins that had been left on the verge.
- 18.2 **Motor bike Café**  
A complaint had been made about the motor bike café, however it was thought that this was not a nuisance and as a local commercial project should be encouraged. Concern also had been expressed about a proposed tractor rally, again it was considered not to be an issue.
- 18.3 **Calvert and Local Management Meeting (CALM)**  
Cllr PN agreed to look into attending the CALM meetings.

18.4 **Fraud Prevention Talk**

It was noted that the Neighbourhood Police Team will be holding a 'Fraud Prevention Talk' in the village hall on 24<sup>th</sup> October at 7pm.

18.6 **Cllr LC's History Report** included details of a Women's Institute meeting in 1954.

19 **Date of Next Meeting**

The next meeting will be held at 8pm on Tuesday 11 November 2025 in the committee room of Marsh Gibbon Village Hall.

Meeting closed at 9.30pm

## MARSH GIBBON PARISH COUNCIL

Clerk's Financial Report  
14-Oct-25

## COMMUNITY ACCOUNT

|                                          |            |
|------------------------------------------|------------|
| Bank Statement Balance at 29 August 2025 | £31,491.04 |
| - Total Out during September             | -£3,678.39 |
| - Total In during September              | £17,579.50 |

**Balance of Community Account at 29 September 2025** **£45,392.15**

| Cheque No                                                  | Payee             | Amount                                                           | OUT                               |
|------------------------------------------------------------|-------------------|------------------------------------------------------------------|-----------------------------------|
| <b>Payments for approval at meeting on 14 October 2025</b> |                   |                                                                  |                                   |
| 103579                                                     | Bucks Council     | Inv 2209033544: Cemetery waste September                         | £19.90 Litter Act 1983 ss 5       |
| 103580                                                     | RTM               | Inv 0354: Grass Cutting                                          | £999.60 Highways Act 1980 s. 96   |
| 103581                                                     | PKF Littlejohn    | Inv SB20250897: External audit                                   | £504.00 Audit Commission Act 1998 |
| 103582                                                     | E.on              | Inv 6018810215: Street lighting maintenance qtr ending Sept 2025 | £319.20 PCA 1957s.3;HA 1980s.301  |
| Faster payment 7                                           | HMRC              | Clerk PAYE September                                             | £194.80 LGA 1972 s. 112(2)        |
| 103583                                                     | C Jackman         | Clerk Salary September including back pay to 1 April 2025        | £622.41 LGA 1972 s. 112(2)        |
| DD35                                                       | Everflow          | Inv 4767071: Recreation ground water 8 Nov t 7 Dec 2025          | £12.46 LGA(MP) 1976 s.19          |
| 103584                                                     | MGVH              | Inv 211999: hall hire 9 September 2025                           | £18.00 LGA 1972 s133              |
| Faster payment 8                                           | Community Account | Transfer to Earmarked reserve account                            | £20,000.00                        |
| 103585                                                     | David Rollins     | Inv SK8-2025-004: skateboarding 6 and 28 Aug                     | £166.66 LGA 1972 s.145            |
|                                                            |                   |                                                                  | <b>£22,857.03</b>                 |
| <b>Outstanding Cheques</b>                                 |                   |                                                                  |                                   |
|                                                            | 103537            | Technical Surfaces Ltd                                           | 450.00                            |
|                                                            | 103576            | Ewelme                                                           | £60.37                            |
|                                                            |                   |                                                                  | <b>£510.37</b>                    |
| <b>Outstanding income</b>                                  |                   |                                                                  |                                   |
| <b>Anticipated balance</b>                                 |                   |                                                                  | <b>£22,024.75</b>                 |
|                                                            |                   |                                                                  | £22,024.74                        |

|                                  |           |             |
|----------------------------------|-----------|-------------|
| <b>EARMARKED RESERVE ACCOUNT</b> | 01-Apr-25 | £32,153.68  |
|                                  | Total In  | £20,442.11  |
|                                  | Total Out | -£20,000.00 |

**Balance of Earmarked Reserve at 14 October 2025** **£32,595.79**

Bank Reconciliation 14 October 2025  
COMMUNITY ACCOUNT

|                                         |  |                   |              |
|-----------------------------------------|--|-------------------|--------------|
| <b>CASH BOOK</b>                        |  |                   | <b>Notes</b> |
| <b>Balance at 1 April 2025</b>          |  | <b>£38,059.57</b> |              |
| Total payments to 14 Oct 2025           |  | -£73,187.94       |              |
| Add total receipts to 14 Oct 2025       |  | £57,153.11        |              |
|                                         |  | <b>£22,024.74</b> |              |
| <b>Cash book balance at 8 Sept 2025</b> |  | £22,024.74        |              |

## EARMARKED RESERVE ACCOUNT

|                                                            |                   |
|------------------------------------------------------------|-------------------|
| <b>Balance of Earmarked Reserve A/C as at 1 April 2025</b> | £32,153.68        |
| Less total payments to 14 Oct 2025                         | -£20,000.00       |
| Add Total Receipts to 14 Oct 2025                          | £20,442.11        |
| <b>Balance at 8 Sept 2025</b>                              | <b>£32,595.79</b> |

**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                                                                | £909.79           |
| Transfer to CA to cover playground equipment (to be reimbursed by S106) | -£20,000.00       |
|                                                                         | <b>£32,595.79</b> |

|                                  |                           |                   |
|----------------------------------|---------------------------|-------------------|
| <b>TOTALS at 14 October 2025</b> | Community Account         | £22,024.74        |
|                                  | Earmarked Reserve Account | £32,595.79        |
|                                  |                           | <b>£54,620.53</b> |