

MARSH GIBBON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 10 FEBRUARY 2026 AT 8PM IN MARSH GIBBON VILLAGE HALL

PRESENT: Cllrs A Lambourne (Chair), J Smith (JS), N Lyon (NL), L Cross (LC) and P Needham (PN)
C Jackman (Clerk)

When members of the public are present 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.

1 **Apologies**

Apologies were received from Cllrs T Reveler and R Daniell.

2 **Declarations of Interest**

None.

3 **Minutes of Meeting held on 13 January 2025**

The minutes of the meeting held on 13 January 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. No updates were available.

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. It was noted that Thames Water had made a request to Buckinghamshire Council that "*Water Comments: Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. As such Thames Water request that the following condition be added to any planning permission. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development*" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval have issued a condition that properties cannot be occupied until the sewage is upgraded."

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.

A decision is awaited from Buckinghamshire Council. It was noted that flooding issues need to be addressed. Deanfield Homes have submitted their "Flood Risk Assessment & Drainage Strategy" which can be view on Buckinghamshire's planning portal.

Cllrs agreed that the Parish Council should request that all the **S106** from the above application is awarded to the Parish Council and not offset by any leisure facility installed by the developer.

Action: Cllr NL to follow up with Bucks Council.

[Clerk's Note: Bucks Council has advised that the S106 could be allocated to "Improvements upgrading refurbishments to Village Hall Park and the Recreation Ground Summerstown, Marsh Gibbon"].

6.2 **Refused 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 Marsh Gibbon.

Cllr PN asked for the above application to be monitored and kept on the agenda so that the Parish Council is able to respond should the applicant appeal against the decision by Bucks Council to refuse the application.

6.3 **Late Notifications**

None to record.

6.4 **Approved application**

None to record.

6.5 **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. Following Cllr PN's suggestion that a councillor should monitor the progress of the above application, Clerk volunteered to forward any relevant information to councillors.

7 **Finance Report**

7.1 **Finance**

Clerk presented the Financial Report for February 2026. Payments totalling £2,133.55 were approved as detailed in appendix 1.

8 **Village Hall**

There were no updates.

9 **Play Equipment**

9.1 **Maintenance**

9.1.1 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. It was noted that the zip wire needs to be monitored.

9.1.2 **Funding**

Cllr NL noted that he has started to look for funding for a new all-weather pitch and has made enquiries with WREN. He also noted that funding may be available from the Football Foundation.

10 **Devolved Services**

The grass cutting contractor had agreed to hold their 2025 prices for 2026.

11 **Roads and Pathways**

11.1 **Pot Holes**

The condition of the roads in the village continues to be a concern and have been reported to Bucks Council.

- 11.2 It was noted that:
- a resident had hit a pot hole and fallen off her bicycle causing some injuries.
 - 5 cars had damaged wheels and tyres during the previous weekend.
- Action: Clerk to:**
- **write to our Unitary Cllrs expressing the Council's concerns and asking that the repairs are carried out properly, as previous ones have washed out during heavy rain.**
 - **Liaise with Bucks Council to try to get the 30mph speed limit moved on the Charndon Road entrance to the Village and to have rumble strips installed.**
- 12 **Street Lighting**
- 12.1 **Maintenance**
The street light at the junction of Rectory Close and Station Road had been repaired.
- 12.2 **Street lighting upgrade**
Action: Clerk to follow up with 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**
It was noted, and he was thanked, that Cllr LC had carried out some hedge cutting and some tidying in the cemetery.
- 13.2 **Burials, Interments, Advance booking requests and Memorial applications**
- 13.2.1 **Burials**
No new requests had been received.
- 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. However, Bucks Council is now waiting for banding to be able to fix the bins!
- 14.2 **Biodiversity**
Cllr PN noted that it is now a requirement to have a Biodiversity Policy.
Actions: Cllr PN will attend a biodiversity webinar .
Clerk to produce a Biodiversity Policy.
- 15 **Street Furniture**
Nothing to report.
- 16 **Ewelme Trustees**
Following the decision by Ewelme Trustees not to appoint Cllr PN to the Board, it was agreed that she should engage with the resident who had been appointed. It was noted that Ewelme's only aim is to get as much income as possible thereby overlooking the needs of its Marsh Gibbon tenants.
Action: Cllr PN to engage with the resident appointed to the Board and to prepare a questionnaire for Ewelme tenants to get an idea of their priorities.
- 17 **Christmas Tree**
Chair had now received the invoice for the Christmas Tree electricity supply.
Action: Clerk to raise cheque.
- 18 **Any other business**
- 18.1 **North Bucks Parishes Planning Consortium**
Cllr PN will attend the NBPPC meeting on 16 February.
- 18.2 **Cllr LC's History Report** included events in recorded the 1963 Parish Council minutes.
- 19 **Date of Next Meeting**
The next Parish Council meeting will be held at 8pm on Tuesday 10 March 2026 in the committee room, Marsh Gibbon village hall.
Meeting closed at 9.25pm

MARSH GIBBON PARISH COUNCIL

Clerk's Financial Report
10-Feb-26

COMMUNITY ACCOUNT

Bank Statement Balance at 30 January 2026	£17,591.45
- Total Out during January	-£2,257.30
- Total In during January	£145.00

Balance of Community Account at 30 December 2025 **£15,479.15**

Cheque No	Payee	Amount	OUT
Payments for approval at meeting on 10 February 2026			
103609	MGVH	Inv 212073: VH Hire 13 Jan 2026	£19.50 LGA 1972 s.133
103610	Bucks Council	Inv 2209038546: Trade waste for January	£30.00 Litter Act 1983 ss 5
103611	RTM	Inv 0508: Cemetery fir tree cutting back	£480.00 LGA 1972 S.111
103612	British Gas	Inv 726136379: Street lighting electricity 1 Dec 25 to 14 Jan 26	£527.16 PCA 1957s.3;HA 1980s.301
103613	HMRC	Clerk PAYE Jan 2026	£158.83 LGA 1972 s. 112(2)
103614	C Jackman	Clerk Salary Jan 2026	£540.56 LGA 1972 s. 112(2)
103615	E.on	Inv 6018814762: Station Road/Rectory Close street light repair	£366.00 PCA 1957s.3;HA 1980s.301
103616	C Cruise	Christmas Tree Lights electricity	11.50
			<u>£2,133.55</u>
Outstanding cheques			
	Technical Surfaces	450.00	
	SLCC	£96.00	
	Walters Electrical	£184.80	
		<u>£730.80</u>	£730.80
Outstanding income			
		£0.00	
		<u>£0.00</u>	£0.00

Anticipated balance **£12,614.80**

£12,614.79

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

Balance of Earmarked Reserve at 10 Feb 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 10 Feb 2025	-£83,152.89
Add total receipts to 10 Feb 2025	£57,708.11
Cash book balance at 10 Feb 2026	£12,614.79
	£12,614.79

EARMARKED RESERVE ACCOUNT

Balance of Earmarked Reserve A/C as at 1 April 2025	£32,153.68
Less total payments to 10 Feb 2026	-£20,000.00
Add Total Receipts to 10 Feb 2026	£20,512.89
Balance at 10 Feb 2026	£32,666.57

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
	<u>£32,666.57</u>

TOTALS at 10 Feb 2026	Community Account	£12,614.79
	Earmarked Reserve Account	£32,666.57
		£45,281.36