

## **TINGEWICK PARISH COUNCIL**

### **MINUTES OF THE PARISH COUNCIL MEETING HELD ON 30<sup>th</sup> JULY 2025 AT 6.30 PM**

**PRESENT:** Cllr Hornsey (Chairman)  
Cllr Rennie  
Cllr Maxwell  
Dawn Rogers (Parish Clerk)

**IN ATTENDANCE:** 8 Members of the public

#### **89. Apologies**

Cllr Pearson  
Cllr Sullivan  
Cllr Grant  
Cllr Newman  
Cllr Frank Mahon  
Cllr Patrick Fealey

#### **90. Declarations of Interest**

No declarations of interest.

#### ***Open Forum -***

***Residents wished to discuss the planning application regarding the Land behind the Royal Oak (which is an agenda item below at 94 and 94a)***

***Concerns raised as follows;***

- Proximity to neighboring properties***
- Access for materials***
- Rainwater runoff, flooding history***
- Access for vehicles onto a main road, opposite a school***
- Environmental impact***

***The Parish Council will consider the application and respond.***

***Residents were also encouraged to raise their objections to the planning application themselves.***

#### **91. To approve minutes of the meeting held on 25.06.25**

It was proposed that the minutes be approved as a true and accurate record.

Proposed: Cllr Rennie    Seconded: Cllr Maxwell    Approved

#### **92. Matters arising for information and reports only**

Item 81 – Bins – Cllr Maxwell is in correspondence with Buckinghamshire Council, a response is awaited.

Item 82 – Grasscutting – Gorrell Lane. The area has been cut back

Item 84 – Grasscutting at the Maltings - BC have confirmed that they will add the area at the Maltings to our schedule, provided that they currently have responsibility for cutting it. They require the location to be sent to them.

Item 85 b ii – First Aid Training- Clerk to obtain a quote.

**Action: Clerk**

Item 86 – Update received. BC to be approached for a formal sign for the recreation field. If BC are not prepared to fund it the Parish Council will obtain quotations.

**Action: Cllr Maxwell**

Item 87 – Village Pubs – The Red Lion – Unfortunately the community team have been unable to raise the funds and have withdrawn their bid to purchase.

Item 87 – Village Pubs – The Royal Oak – Agenda item as below at Item 94 and 94a

### **93. Buckinghamshire Councilors' Reports**

Cllr Mahon and Cllr Fealey sent their apologies.

The Chairman noted the Code of Conduct and that County Councilors must be spoken to appropriately.

### **94. The Royal Oak Development (7.30pm via Teams)**

Discussion with Mr Thomas French, Planning Consultant for the Tingewick Development Group regarding proposals for the site.

Mr French attended via a Teams link

- Mr French confirmed that he works for Cordage Group, a development group that has been employed by the owners of the land, Admiral Taverns, as their asset managers.
- Also part of the Cordage Group is Tingewick Developments Limited (TDL) who have submitted the current planning application and for which Mr French is the Planning Consultant.
- It was confirmed that TDL was set up for the purpose of the proposed development.
- It was confirmed that the Royal Oak and the land to the rear is all owned by Admiral Taverns
- The meeting was advised that the car park (adjacent to the Village Hall) is not part of the current application.
- It was questioned what the sale in January 2025, for the sum of £10,000, consisted of. It was noted that this was in the moratorium period and appears on the face to be at a gross undervalue if it was for the whole site as per the title plan. Mr French advised that he did not know what this sale was and would make enquires and confirm the same. **Action: T French**
- TDL will build through a third-party contractor.
- It was confirmed that TDL will continue to exist post build.
- A management company will be established, requiring 30 years of maintenance, and the prospective purchasers will be required to make a service charge to the management company.
- The plan is to establish a road to the side of the Royal Oak. Concerns regarding safety were raised.
- Concerns regarding flooding were raised, the village has a real and damaging history of flooding, it was felt that this will exacerbate flooding by run off to the Main Street
- Environmental impacts were raised as were the impact of the proposed development to neighbouring properties.

#### 94a. Planning

a. 25/02041/APP-TINGEWICK The Royal Oak, Main Street, Tingewick. Erection of four detached dwellings (use class C3) on land to the rear of the Royal Oak Public House (sui generis), utilising the existing access off Main Road, including the demolition of two outbuildings and a low level wall, with associated hard and soft landscaping.

**Further information from the proposed developer is awaited and a decision will be made.**

b. 25/02042/ALB-TINGEWICK The Royal Oak, Main Street, Tingewick. Erection of four detached dwellings (use class C3) on land to the rear of the Royal Oak Public House (sui generis), utilising the existing access off Main Road, including the demolition of two outbuildings and a low level wall, with associated hard and soft landscaping.

**Further information from the proposed developer is awaited and a decision will be made.**

#### 95. Accounts

See Appendix for details of transactions requiring approval and Budget report.

a. It was proposed that the Transaction Report be accepted.

Proposed: Cllr Hornsey	Seconded: Cllr Rennie	Approved
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b. It was proposed that the Budget Report be accepted.

Proposed: Cllr Hornsey	Seconded: Cllr Rennie	Approved
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#### 96. Village Maintenance Contract

Review of village maintenance contract.

This will be carried over to next agenda as Cllr Sullivan and Cllr Pearson are unable to attend.

#### 97. Councilors Reports and Items for Future Agenda

##### Lighting and Defibrillator-Cllr Hornsey

No reports have been received regarding faulty lights.

The defibrillator is in good order

##### Footways, Highways and Street Furniture-Cllr Maxwell

BC have responded quickly to reports.

Cllr Mahon is looking into the sign regarding the Mill and the signs that are taking significant time to repair

##### Footpaths (rural) – Cllr Sullivan

Gorrell Lane/Deadmans Walk - Collapsed Fence. Cllr Hornsey will investigate. **Action: Cllr Hornsey**

Information was received that the landowner proposes to replace the damaged stile at Little Tingewick with a kissing gate.

##### Pond and Special Projects-Cllr Newman

The information board has been ordered, and delivery is expected shortly.

A site will be identified for its location.

##### Recreation Ground Grasscutting – Cllr Rennie

All in order.

Devolved Powers (Grasscutting)-Cllr Rennie

Concerns raised regarding the last cut as the usual team were on leave and a new team undertook the work. This was raised and noted by the contractor.

Grass cut 5 was to be 30.07.25 but did not go ahead as it was too dry.

School Playground - Cllr Pearson

Inspection undertaken and no new concerns, save the surface which is on the agenda below.

Recreation Ground Play Equipment – Cllr Grant

Inspections undertaken and all in good order

Cemetery - Cllr Newman

All in good order.

Recreation Ground-Cllr Hornsey

The Parish Council will investigate the costs of a permanent gazebo within the area of the existing concrete slab.

**Action: Cllr Hornsey**

Insurance-Cllr Pearson

Nothing to report.

**98. Devolved Services**

Buckinghamshire Council are undertaking a consultation into the Devolved Services contracts and as such are rescinding the four-year contract, previously agreed, and have asked councils to enter into a one-year contract.

It was proposed that Tingewick Parish Council agree to enter into a one-year devolved services contract with Buckinghamshire Council and that the Clerk be authorised to sign the same forthwith.

Proposed: Cllr Rennie

Seconded: Cllr Hornsey

Agreed

**99. Obscured Street Light – Forge Close**

Ownership of the tree cannot be established as such it will fall to the Parish Council to attend to.

Quotes to be obtained from Greensleaves for removal of leylandii or heavy trim to make light accessible

**Action: Clerk**

**100. Replacement Bench at Stockley's Lane**

It was noted that as the bench is concreted in, it will need to be established whether it will be more viable to repair the wooden slats or whether a replacement is required.

**Action: Cllr Hornsey**

**101. Replacement Litter Bin**

Bins by pond and by bus stop,

The spare bin in the chapel will be used for the most damaged bin (either the bin by the pond or by the bus stop) and consideration will be given as to the best course of action for the other.

It was agreed that the bin by the bus stop is in a very inconvenient location. It was agreed that it will be re located.

**Action: Cllr Hornsey**

## **102. Replacement of Village Planters and Village Gate**

It was agreed that the planters will be replaced at the end of the season. It was noted that they need to be made of a more substantial material.

- Enquires will be made of sponsors who may be willing to assist with funding. **Action: Clerk**
- Reclamation yards may have suitable ones.
- The cost of water troughs to be used as planters will be ascertained. **Action: Cllr Rennie**
- Linnels will be contacted. **Action: Cllr Hornsey**

The Village Gate at the west end of the village requires replacement. This was reported to BC and has been with them for action for a substantial time. Cllr Hornsey will speak to the village's Local Area Technician. **Action: Cllr Hornsey**

## **103 School Playground Surface Repair**

It was agreed that the school playground surface requires resurfacing.

Three quotes will be obtained for a full and in the alternate a half resurface. **Action: Clerk**

## **104 Encroachment of roads and pathways**

Encroachment of various locations on roads and pathways.

Clerk to be provided with the details and will issue polite requests in accordance with the powers under the devolved functions. **Action Cllr Maxwell/Clerk**

## **105. Correspondence.**

- a. Woodland Trust - Round Wood 10 Year Management Plan Review – Consultation – Received.
- b. Overgrowth at Church Lane – This is BC land. Clerk to report on the portal.

## **106. Recreation Ground Report/Development**

As above

## **107 AOB**

None

## **108. Date of Next Meeting**

The next Parish Council meeting will take place on **Wednesday 27<sup>th</sup> August at 7.00pm** in the Village Hall, Tingewick.

The meeting closed at 9.00pm

Chairman's Signature.....

Date .....