

The Lee Parish Council

Minutes of the meeting of THE LEE PARISH COUNCIL (TLPC) held at The Lee Parish Hall on Tuesday, 22nd July 2025 at 7.00pm

Present	Councillor C Sully (Chair)	CS
	Councillor A Bunce	AB
	Councillor G Baggaley	GB
	Councillor H Barrett-Mold	HBM
In Attendance	Mrs H Farrelly (Clerk)	HF
	13 members of the public	
Apologies	Councillor S Burrage	SB
	Councillor J Wilkinson	JW
	Bucks Councillor J Fulford	
Abbreviations	The Lee Parish Council	TLPC
	Buckinghamshire Council	BC

Agenda Number		Action	Item
1	<p>INTRODUCTORY REMARKS BY CHAIR</p> <p>Councillor Sully welcomed everyone to the meeting.</p>		
2.	<p>APOLOGIES</p> <p>Apologies had been received from Cllr Burrage, Cllr Wilkinson and Cllr Fulford.</p>		
3.	<p>APPROVAL OF MINUTES OF PREVIOUS MEETING</p> <p>The minutes of the Parish Council Meeting held on 20th May 2025 were approved. The Chair signed the minutes, and a copy will be published on the website.</p>		
4.	<p>MATTERS ARISING FROM MINUTES NOT ITEMISED SEPARATELY</p> <p>Matters arising that are carried forward</p> <ul style="list-style-type: none"> • Location for new benches • Storage cupboard • Establish boundary of playground and allotments 	<p>CS/HF CS/HF CS/HF</p>	
5.	<p>DECLARATIONS OF INTEREST ON FORTHCOMING BUSINESS</p> <p>Cllr Bunce declared an interest in one invoice.</p>		

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6.	<p>REPORT FROM BUCKS UNITARY COUNCILLORS</p> <p>None</p>		
7	<p>COMMENTS OR QUESTIONS FROM THE PUBLIC</p>		
7.1	<p>Lumms Farm</p> <p>A resident reported that a number of springer spaniel dogs were attacking cyclists and walkers from this home. These incidents have been reported to the police.</p> <p>The parish council agreed to contact the dog warden and environmental control.</p>	<p>CS/HF</p>	
7.2	<p>Kingsgate Farm</p> <p>The Chairman explained the following to residents in attendance at the meeting:</p> <ol style="list-style-type: none"> 1. TLPC responses to Bucks Council <ol style="list-style-type: none"> a. Temporary Stop Notice (TSN) – ES/25/00251/OPDEV - expiring on 21st July <p>TLPC has received copies of many comments sent by local residents to Bucks Council on the Temporary Stop Notice; some suggesting further breaches of planning since the TSN was put in place. TLPC has not commented in detail on these further breaches, other than to point out to Bucks Council that it is widely thought that there have been further breaches.</p> b. Planning Application (PA) – PL/25/1453/FA - to be determined <p>TLPC has submitted a detailed response on the PA requesting rejection and an immediate move to enforcement. As of 20th July, there have been 29 residents' comments submitted on the PA plus 4 Statutory Consultees (TLPC, Natural England, the Ecology Officer and the Strategic Access (ROW) Officer). Bucks Cllrs have requested a call-in to the Planning Committee for the decision to be made on the PA.</p> 2. Online meeting with Bucks Council Planners (8th July) <p>The Chair and Cllr Barret-Mold had a useful online meeting with planning officers on 8th July to raise a number of queries as to how the TSN and PA were being progressed. Our notes of the meeting recorded:</p> <ul style="list-style-type: none"> • The Planning Application (PA) and the Enforcement (ES) are working to very different timescales, but officers are working together in reviewing what is happening and deciding what to do next. • The PA is unlikely to be determined soon in part because BC needs time to consider the Beechwood SAC issue, as well as the provision and policy on travellers' sites; neither of these can be done quickly 		

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	<p>(Sept/Oct?). The requests for call-in therefore do not have a significant impact on the likely timescale for determination.</p> <ul style="list-style-type: none"> • The options on what Bucks Council can do at the end of TSN are: <ul style="list-style-type: none"> a. Wait / do nothing e.g. wait for developments of for the PA to be determined b. Seek an Injunction through the High Court for an immediate cessation of using the site for residential and revert to agricultural use c. Put an Enforcement Notice in place – in effect confirming that there is a breach happening now which conflicts with Policy and setting out what remedies are needed and the timescales expected. This can be done with or without a STOP Notice - which would require the immediate cessation of specified activities. • A second Temporary Stop Notice is only possible in the case of a different breach of planning control (i.e. nothing to do with change of use to residential caravans) <p>Notes:</p> <ul style="list-style-type: none"> ➤ <i>A STOP Notice could be served with the Enforcement Notice or later.</i> ➤ <i>Enforcement Notice or a STOP notice can both be appealed (but not on the grounds that there is an undetermined PA)</i> ➤ <i>Even if what is currently happening on site is a breach of planning, a PA could still (eventually) be approved.</i> ➤ <i>The risk to BC of an immediate STOP Notice is that if an appeal is later won or a PA approved, then there is a much higher risk of compensation being successfully claimed.</i> ➤ <i>Any breaches of a TSN are also dealt with separately from the PA process.</i> <p>3. Statement from Enforcement (16th July)</p> <p>BC followed up with a request for a further update and an invitation to attend our next TLPC meeting. This invite was declined but BC replied as follows – much is simply confirming the above but new points are highlighted:</p> <p><i>“We have been closely monitoring the site since the TSN was issued and visited on a number of occasions. Most recently, we visited and discussed matters with the occupiers on site. This discussion enabled us to assess the welfare of those on site and this information will be used in our balancing of harm, should we take further action.</i></p> <p><i>“During the period that the TSN is in force, we have been considering whether it is expedient to issue an enforcement notice (EN) on the unauthorised development undertaken to date. If further unauthorised harmful development occurs, we also have the option to issue a stop notice (SN). It is worth pointing out that if we conclude it is expedient for further action to be taken prior to the determination of the application, and we issue an EN, it can be appealed. The issuing of any formal action will be in pursuit of maintaining the ‘status quo’ on the site until the planning application has been determined</i></p>		

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	<p><i>“It is worth pointing out that a SN can only be issued when an enforcement notice (EN) has been issued, but is not yet in effect. An EN might not be in effect because it has been appealed, or the time for it to come into effect (minimum 28 days) has not yet passed.</i></p> <p><i>“In this case, a planning injunction is also an option available to the Council, should we deem the harm or potential harm to be very serious and irreversible. This decision will be based on planning merits, such as ecology, amenity and site suitability. The injunction consideration cannot be based on civil matters such as shared access. A planning injunction (where a planning application is pending) can be granted to protect the ‘status quo’, it is very unlikely that the current occupiers will be required to vacate the site. The injunction is effectively the same as a stop notice, albeit the bar to obtain an injunction is much higher, with additional resource and financial costs</i></p> <p><i>“It is difficult at this time to give an anticipated timescale for resolution of this matter as the timeline is very much dictated by the actions of the occupiers. However, I can assure you that the team are treating this matter as a priority and we are in contact with the case officer for the application to ensure a joined-up approach.</i></p> <p><i>“I hope that this update provides the information you require. If you need updates on the progress of this case, or if there is further information you wish to report to us, please email the team at planningenforcement@buckinghamshire.gov.uk. I am sorry that we do not have resources to personally acknowledge each email received, but rest assured all emails are saved on our file and feed into our investigation.”</i></p> <p>The Chairman then invited questions/comments from residents, which included:</p> <ul style="list-style-type: none"> • Local police have expressed surprise as to why there is still a problem with the criminal damage issue, as the fence has been mended. They appear to not understand that this fence was erected on the resident’s property by the travellers without permission. The resident was encouraged to pursue this further with the police. • A resident commented that surely they cannot get planning permission following their actions on the site. The Chairman explained that the planning application must go through the normal planning process, but that enforcement matters will be taken into consideration. The resident added that if planning were to be refused they would expect the next step would be to evict. The Chairman and clerk explained that it was not that straightforward as in all likelihood the applicant with appeal the decision. This is a lengthy process that is likely to take some time to be resolved. As the travellers own the land, it is not as simple as evicting them off the land. • The Chairman explained that two matters will likely delay any decisions: one being the Beechwood SAC review, which is scheduled to be completed by the end of September and the other is the vulnerability of Buckinghamshire Councils Gypsy and Traveller Policy, which they are trying to refine at the moment. 		

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	<ul style="list-style-type: none"> • The Chairman reported his understanding that the Copperkins Lane traveller site has been ordered to return the site to 8 plots – it currently has in the region of 40, which has grown considerably over the past 5 years. Enforcement orders have been issued for them to comply with. • Resident made the point that there is a difference between shared access and access via criminal damage. The Chairman agreed but noted that one was a planning issue and the other was a civil issue with the affected landowner. • Residents and the parish council have been in contact with the environmental agency regarding the asbestos on site and the fact that children are now living in close proximity. Concerns were raised about the wider implications to residents living nearby, especially as they are burning matter on site, with large black plumes of smoke drifting across the area. • A resident raised concerns about the August bank holiday and whether there was anything that can be done to prevent further incursions onto the site. The Chairman explained that other than report to the police and the emergency enforcement team over that weekend, there would be little that can be done. • Residents and councillors discussed the outcome of the Cholesbury traveller site appeal and whilst noted that there were insufficient provisions for travellers in the county, the site in question did not outweigh this fact for them to stay. • A resident asked if there were as a current active Local Plan – the council was not aware there was. 		
8.	CLERK'S REPORT		
	Nothing to report.		
9.	CHAIR'S REPORT		
	<p>Relations with Bucks Council</p> <p>Following our last meeting Cllr Fullford has usefully engaged with two of the key issues facing The Lee residents:</p> <ul style="list-style-type: none"> • Developments at Kingsgate Farm • The continuing impacts of HS2 <p>TLPC has also listed the following as key Bucks issues of concern to The Lee residents:</p> <ul style="list-style-type: none"> • Highways – The general state of the local roads (including Kings Lane and Hunts Green); the HS2 Road Safety Fund; speeding traffic (when the roads are open) • Planning Enforcement – not just Kingsgate Farm • Planning Policy in general – future housing development; ecological balance • HS2's increasing impact – road closures; restoring the landscape; tree planting at Bowood Lane 		

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	<ul style="list-style-type: none"> • Footpaths / PROW – neglect by landowners; overgrown hedges; deterioration in signage <p>The Bucks services TLPC doesn't hear so much about include:</p> <ul style="list-style-type: none"> • Adult and children's social services • Schools and Learning • Waste and recycling • Libraries • Business • Health and Wellbeing, Sport • Housing and benefits <p>The new (enlarged) Community Board has yet to meet or set a date to meet; we will draw these lists to their attention when they do.</p> <p>Matters arising from the Annual Parish Meeting (APM) – Boundary Walk</p> <p>At the last meeting, TLPC discussed the idea of another community Boundary Walk early in the autumn. Parties who may like/need to be involved include:</p> <ul style="list-style-type: none"> • Local landowners – who own sections of the boundary • The local Scouts – who were very much engaged with the last walk • The Lee Church – the walk has a semi-religious connection as well as a civil one • Shop at The Lee – who provided provisions for the last walk • Individual residents – who provided rest points last time. <p>A small group is needed to take forward this idea and - after consultation with some of the above – to set a date.</p> <p>Flower Show</p> <p>Cllr Bunce, Barrett-Mold and Sully put in useful shifts at the Flower Show to engage with local (and non-local) residents... and the Clerk won an Award for her pottery!</p>	CS/GB	
10.	COUNCIL PROPERTY – REPORTS AND ACTIONS		
10.1	<p>Playground</p> <p>10.1.1 Repairs / improvements to the slide/tunnel/fort area</p> <p>The Chair reported that repairs and new steps either side of the fort mound have been completed by Broxap/Handmade Places. The aim of this work (partly funded by the 'old' Chesham and Villages Community Board) is to improve access to this area for a wide range of children's ages and to provide safer access in the winter.</p> <p>There is more work to do to improve the surface in this area, but with the ground so hard (and grass not growing) that work has been put on hold until later in the year.</p> <p>A specification for this groundwork is being drawn up; some might be suitable for 'volunteer' activity; other parts may require professional installers, which might be combined with the work described in 10.1.2 below.</p> <p>10.1.2 Wooden climbing frame</p>	CS	

	<p>TLPC is still waiting to be formally notified as to the outcome of its application for an Award of £9,195 from the HS2 Community and Environment Fund (CEF) for the replacement of the wooden climbing frame.</p> <p>Assuming the grant is offered, TLPC confirmed that the preferred option remained the Broxap/Handmade Places Ashbury Climbaround.</p>		
10.2	<p>Grass, trees, hedges, gates and fencing</p> <p>Grass and extra areas back under control with their correct cuts.</p> <p>Hedges will be cut in early Autumn.</p> <p>The planning application to remove the hedge between the allotment and playground has been submitted and await determination before proceeding.</p>		
10.3	<p>Allotments and tenancies</p> <p>There appears to be some accumulation of rubbish on the allotments and a working party will be pulled together to address this. A skip will be arranged for the Autumn.</p> <p>There are a couple of unused plots to be top cut, however TLPC made the decision to leave them over the Summer as there seemed a large volume of wild flowers. These will be cut in the Autumn.</p>	HF/AB	
10.4	<p>Well and memorial</p> <p>All in good working order.</p>		
10.5	<p>Lee Clump Pond</p> <p>TLPC has now been notified by the Land Registry that registration of the pond has been completed and that the sale of the pond can now proceed.</p>		
10.6	<p>Barnaby Usbourne Memorial Tree</p> <p>Circular bench has now been purchased and due for delivery in September.</p>		
11	FINANCE & GOVERNANCE		
11.1	<p>To note the accounts for period-end 30th June 2025</p> <ul style="list-style-type: none"> • Councillors noted the circulated accounts. • The VAT refund has not been received – the clerk will follow up on this. 		
11.2	<p>To note the projected income/expenditure for 2025/26</p> <p>No changes to projected income/expenditure.</p>		
11.3	<p>To review internal and external audit reports</p> <p>Internal audit report previously reviewed. Still awaiting report from external auditor.</p>		
11.4	Bank Mandate		

	At the September meeting, all councillors will be added to the bank mandate.	HF																									
11.5	Invoices approved: <ul style="list-style-type: none"> • 50% PO Box - £222.90 • Tactical Services - £208.16 • Tactical Services - £208.16 • Brush Cutting - £110.40 • Clerk's Salary - £2103.66 • HMRC - £533.00 • Osbourne Bench - £349.00 • Land Registry Searches - £7.00/£14.00 • DCK Accounting - £46.80 • Newsletter - £135.00 • Broxap/Playground Developments - £5038.80 • Allotment Spraying - £72.00 																										
12.	TO RECEIVE REPORTS AND CONSIDER ACTIONS ON BUCKINGHAMSHIRE COUNCIL ISSUES																										
12.1	Footpaths Cllr Baggley will be taking over as lead councillors for footpaths. Maps of areas of responsibility were circulated.																										
12.2	Roads Cllr Wilkinson will be taking the lead on roads.																										
12.3	To receive an update from the Clerk on recent planning decisions <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Planning Application</th> <th style="width: 40%;">Address</th> <th style="width: 30%;">Decision</th> </tr> </thead> <tbody> <tr> <td colspan="3">Decision Completed</td> </tr> <tr> <td>PL/25/1399/FA</td> <td>The Hay Barn Swan Lane The Lee Buckinghamshire HP16 9NU</td> <td>Refused</td> </tr> <tr> <td colspan="3">Decision Pending</td> </tr> <tr> <td>PL/24/2062/FA</td> <td>Elmwood Swan Bottom The Lee Buckinghamshire HP16 9NQ</td> <td>Comments submitted Decision Pending</td> </tr> <tr> <td>PL/25/1208/FA</td> <td>Kings Ash Farm Chesham Lane Kings Ash Buckinghamshire HP16 9NP</td> <td>Comments submitted Decision Pending</td> </tr> <tr> <td>PL/25/1453/FA</td> <td>Change of use of land from agricultural to residential caravan site for Gypsy and Traveller families, consisting of 5 pitches, each comprising 1 static caravan, 1 touring caravan & associated amenities</td> <td>Comments submitted Decision Pending</td> </tr> <tr> <td colspan="3">New Applications</td> </tr> </tbody> </table>	Planning Application	Address	Decision	Decision Completed			PL/25/1399/FA	The Hay Barn Swan Lane The Lee Buckinghamshire HP16 9NU	Refused	Decision Pending			PL/24/2062/FA	Elmwood Swan Bottom The Lee Buckinghamshire HP16 9NQ	Comments submitted Decision Pending	PL/25/1208/FA	Kings Ash Farm Chesham Lane Kings Ash Buckinghamshire HP16 9NP	Comments submitted Decision Pending	PL/25/1453/FA	Change of use of land from agricultural to residential caravan site for Gypsy and Traveller families, consisting of 5 pitches, each comprising 1 static caravan, 1 touring caravan & associated amenities	Comments submitted Decision Pending	New Applications				
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	PL/25/2257/KA	Guild Cottage Lee Clump Road The Lee Buckinghamshire HP16 9LZ	No comment		
	PL/25/2002/HR	Land at Lee Common Allotments / Playground Oxford Street	No comment		
	PL/25/1954/KA	Church Yard Swan Bottom Road The Lee Buckinghamshire	No comment		
12.4	To review current situation in respect of planning breach at Kingsgate Farm				
	Discussed under minute 7.2.				
13.	HS2 CONSTRUCTION AND ENGAGEMENT				
13.1	<p>1. Time for another review</p> <p>The Chair reported that the Government's current view of the project is that there is now "no route to delivering it on time or within budget".</p> <p>This latest 'reset' appears to be designed to achieve two objectives.</p> <ul style="list-style-type: none"> i. Create space for a more searching review of costs to see what can be done more cheaply. The main contracts were let on a 'cost-plus' basis which, given the inadequacy of the original specification, has led to ever-increasing costs. Now that more is 'known' about what has to be done, can this be changed? Apparently, the new Chief Executive, Mark Wild, <i>"is now embarking on a comprehensive reset of the company and the project, which includes establishing a new commercial relationship with the supply chain."</i> ii. Reduce the annual expenditure for each of the next few years to something the government spending reviews can better cope with. Annual expenditure on the project in recent years has reached £8.5 billion per annum. Continuing in this way would mean forgoing many other government priorities. <p>The Chair also commented that a cynic might also suggest that the current government has realised that whatever strategic benefits the project might eventually offer, they certainly won't be realised within the term of the current Parliament (maybe not even the next). So, there is no political downside to not delivering the benefits in the next four years.</p> <p>Locally, this certainly means a slow-down in some parts of the work – for example a delay in starting on Rail Systems work until the construction contractors have all had chance to catch up with each other. It also means the construction period and its impacts will be with us even longer. Some aspects of the work will also be put under closer cost scrutiny, with inevitably some associated staffing reductions.</p> <p>2. Local road updates</p> <ul style="list-style-type: none"> • The plans for the Leather Lane area are now with Bucks Council for approval. A closure date for Leather Lane has still to be set, but is proposed to be 1st September. • No change on Bowood Lane... closed to traffic until at least June 2026. 				

	<ul style="list-style-type: none"> Overnight closures and daytime traffic controls on the A413 will continue whilst the viaduct is being worked on as they complete concrete pours for the pier slabs, followed by parapet installation. The final road realignment will also require overnight closures, later in the year. Meanwhile abnormal loads have also become a regular night-time feature on the A413. EKFB have announced a five-day closure of the footpath over Bowood Lane bridge. TLPC has pointed out the strategic importance of this footpath and asked the contractor to take additional measures to make sure the ALL those likely to be affected are informed – not easy, but they need to make more effort than they seem to be planning. <p>3. The EKFB ‘Social Value’ project at the allotments / playground area which involves replacing the scruffy hedge between the allotments and the children’s playground with new fencing is still planned, but has been held up by:</p> <ul style="list-style-type: none"> The need to make an application to Bucks Council under the Hedgerow Regulations A request from EKFB to indemnify them against any impact from their activities on the nearby Holm Oak. <p>We are planning to resolve both issues in August, so that we can finally proceed with this work.</p> <p>4. The Parish Council has still had no news of its applications to the final tranche of the HS2 / Bucks Road Safety Fund, (in respect of VAS / MVAS / SID in the Kings Ash (30 mph) and Lee Gate / Swan Bottom areas (40 mph).</p> <p>5. The second application to the HS2 CEF for improvements at the children’s playground is still pending – see Agenda Item 10.1.</p>		
14.	PARISH COMMUNICATIONS		
14.1	Website and Forum Developments Nothing to report.		
14.2	Emails and Cloud Storage The Chair reported that he had made no further progress with setting up new Councillor email addresses and would now seek professional help.	CS	
14.3	The Lee Newsletter Agreed to report as appropriate in September / October on: <ul style="list-style-type: none"> Improvements at the war memorial Playground improvements Developments at Kingsgate farm Lee Clump Pond Boundary walk 		

	<ul style="list-style-type: none"> • HS2 		
15.	DATES FOR MEETINGS		
15.1	Date for next full meeting is: <ul style="list-style-type: none"> • 16th September 2025 • 11th November 2025 		
	The meeting closed at 9.00pm		
	CHAIR.....	Date	

FINANCIAL SUMMARY

REPORTING PERIOD: 1st April 2025- 30th June 2025

1. Current account bank reconciliation		
	Opening balance 1 April 2024	9,773.08
A	Income - current year	17,184.50
	Transfers from savings	-
	Receipts Subtotal	17,184.50
B	Cheques paid last financial year and presented this year	-
C	Expenditure - current year(minus unrepresented chqs in this financial year)	4,385.70
D	Transfers to savings	-
E	Payments Subtotal	4,385.70
E	Closing balance = (Opening Balance + A)-E	22,571.88
F	Cheques paid last financial year that have not been presented	-
G	Unpresented cheques this year	-
H	Unpresented cheques total	-
	Total Committed Expenditure to date for financial year (D+H)	4,385.70

2. NEW Savings account bank reconciliation		
	Opening balance 1 April 2025	15,844.29
A	Receipts - current year	
	Interest	92.68
	Income Subtotal	92.68
B	Payments	-
	Expenditure Subtotal	-
C	Closing balance = (Opening Balance + A)-B	15,936.97

3. Bank Reconciliation		
	Opening balance 1 April 2025	25,617.37
A	Current Account	22,571.88
	Savings Account	15,936.97
	Total Cash in Bank	38,508.85