



MINUTES OF THE TAPLOW PARISH COUNCIL
MEETING HELD ON
TUESDAY 10th MARCH 2026
7.30 P.M. @ TAPLOW VILLAGE HALL.

Present

Chairman Cllr. Karen Walsh Cllr. Gerry O’Riordan Cllr. Louise Symons Cllr. Michael Barnes
Cllr. Roger Worthington Cllr. Saty Joshi Cllr. Val Pridmore
County Councillor Cole Caesar & County Councillor Kirsten Ashman
Clerk - Ms. Ruth Senior

Open forum

None

PC/15/26 Apologies for absence

Apologies received from Cllr. Graham Jones, Cllr. Hugo Page, Cllr. Jennifer Thomson and Cllr. Lunel van-Zijl

PC/16/26 To confirm the minutes of the Meetings held 20th January 2026

These were **approved** with no amendments required and signed by the Chairman.

PC/17/26 Declarations of Interest

There were none declared.

PC/18/26 To receive the Clerk Report

No Clerk’s report was presented this month, as all relevant matters are covered within the agenda.

PC/19/26 To consider options for the Neighbourhood and Local Plans

Neighbourhood Plan – Cllr. Walsh informed Council of very good news, that funding of approx. £20,000 has been secured for professional advice and development of the Neighbourhood Plan. She and Cllr. Worthington will be meeting with the donor to finalise details.

ONH, used by Burnham Parish Council have quoted 3 package levels ranging from £10-£30 thousand. Other options will also be considered. It is our aim to have our Neighbourhood Plan drafted before the Local Plan is finalised.

It was agreed it is now vital to develop the Neighbourhood Plan as with the introduction of the new NPPF and Local Plan, this will be the only way for Parish Councils to have a say in planning decisions.

It was agreed that Cllr. Barnes will liaise with the consultants once on board.

Local Plan – Cllr. Worthington and Martin Maund have produced a draft response to the Local Plan for submission. The next step is to prepare a site-by-site response for areas earmarked for change. **It was agreed** that the two sites south of the station will receive a consistent response indicating support for mixed use, residential, and parking development, with the proviso that the Council must be involved in detailed discussions with the Local Plan team regarding the complexities of site access.

It was agreed Taplow will agree with Burnham Parish Council’s comments on the Lent Rise Road site as this will affect Taplow.

Cllr. Cole has raised questions with the Local Plan team regarding the scoping of the land grading assessment and has requested further investigations, on which he will report back to the Council.

The Council thanked the team involved for the hard work to date.

PC/20/26 To update on the Taplow Station parking project

The final decisions regarding the works have been made and a start date is awaited. The Clerk confirmed that a request has been made for Boundary Road and Marsh Lane restrictions to be implemented prior to the commencement of the middle section of the works.

PC/21/26 To discuss options for Old Priory Gardens

The Council extended its thanks to all those involved in the clearing session held last weekend. The volunteers made considerable progress, which will result in cost savings. **It was agreed** to proceed with the new quote of £1,795 to clear the remaining outbuildings. THRGa have kindly offered to contribute 50% of this cost, for which the Council expressed its gratitude.

It was agreed that no works will be carried out to the trees or deadwood until after the tree survey has been completed in April. Cllr. Joshi will liaise with R. Watts regarding the extended survey coverage.

After the buildings have been removed and the immediate works undertaken resulting from the tree survey, **it was agreed** a programme of ongoing maintenance will be developed, to be led by Cllr. Joshi.

The metal, danger warning sign that was previously erected has gone missing. Options for replacement wood or plastic signage will be investigated.

PC/22/26 To consider AI subscriptions

ChatGPT – approx. £30 per user per month.

Claude – approx. £18 per user per month or £80 per month for 5-20 users.

GPeto – specialising in planning matters – approx. £30 per user per month.

It was agreed that, subject to further investigation into the quality and relevance of the data provided, subscriptions may be taken out for up to two users.

PC/23/26 To discuss website content and improvements

Cllr. Jones conducted an audit of the current website and presented the findings to Council prior to the meeting.

The summary of this is:

The site has some solid foundations, a .gov.uk domain, a well-organised document library and actively maintained planning and hall hire pages but there are issues in several areas:

The most urgent problem is legal, the site is not currently compliant with WCAG 2.2 AA accessibility standards, which became a legal requirement in October 2024. The accessibility statement hasn't been updated since 2020 and the current fix (an overlay plugin) doesn't meet the standard.

The audit also flags poor mobile experience, outdated content on several pages, a dated visual design and broken links, GDPR compliance also need attention.

It was agreed that Cllr. Jones will investigate the steps required to address the legal compliance issues as a matter of priority and the Clerk will review and update the out-of-date content before any further work commences. **It was agreed** that as the website is primarily used for hall hire bookings rather than general information – a function which currently operates effectively – significant expenditure on extensive changes is not warranted at this time. The focus will be on bringing the existing content up to date and simplifying the site.

PC/24/26 To discuss and consider requirements for drone use

Following recent increases in activity on particular sites around Taplow, **it was agreed** quotes will be sought for a programme of monthly drone photography and footage, with provision for ad hoc visits as required. In the meantime, **it was agreed** that County Cllr. Caesar and Cllr. Walsh will arrange for drone footage to be obtained as soon as possible to serve as a baseline for future comparison.

PC/25/26 To discuss footpaths, bridleways and pavements, including the devolved services plan

The Clerk confirmed that concerns have been communicated to the Local Area Technician regarding the failure to carry out the previously promised works to the deteriorated section of pavement on Boundary Road.

County Cllr. Caesar confirmed that Thomas Broom has been in discussions regarding all pavements within the Taplow Station parking scheme.

Cllr. Worthington confirmed that enforcement action is being considered in respect of the footpath issues in Ellington Gardens.

PC/26/26 To update on environmental issues and biodiversity

No update.

PC/27/26 Planning - Planning report Feb/March 2026 – Cllr. Roger Worthington

New applications of interest

PL/25/6795/EU	Lawful use of Dorney Rise Workers Cottage (See next entry)	
PL/25/6318/PNAD	Agri buildings to residential Dorney Farm multiple grounds	REFUSED

Objections to be considered

PL/26/01250/AGN	Shipping containers Hill Farm Road Claimed as agricultural.
PL/26/00522/CONDA	Stables near Skyfall follow-up conditions after appeal. Does not address the unlawful access track

Decisions of interest

PL/25/1717/FA	Loft conversion with a rear dormer delayed – local objections	ALLOWED
PL/25/6745/CONDA	Joes Folly drainage into lake amended. Improved but still goes to Lake?	APPROVED

Outstanding applications of interest

PL/22/3278/FA	Old Boathouse site moorings	COMMENTED
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PC/28/26 To update on Cliveden Stud activity

Cliveden Stud Planning Report – Cllr. Barnes

Recent Applications of Interest – NONE

Recent Decisions of Interest - NONE

Recent Enforcement Notices

ES/25/00878/COU	Hill Farn Road Alleged laying of hardstanding extension of illegal vehicle operations.
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Outstanding applications of interest

PL/25/1456/FA	Post Barn Cliveden Road erection 1 house	REFUSED
PL/25/2546/FA	Land at Red Horse Equestrian Centre Spray Booths	REFUSED
PL/25/6684/PIP	Demolition of barn and erection of 1 house	Awaiting Decision
PL/25/2206/FA	Conversion of the main Stud House into two	Unknown status
PL/24/1149/MDLA	Cliveden Stud House removal Section 12 covenant	Unknown status

Past Decisions of Interest

PL/24/2211/FA	Red Horse Equestrian Centre Hunts Lane 2 houses	REFUSED (October 2024)
PL/23/3336/FA	Red Horse Equestrian Centre Hunts Lane 2 houses	Conditional (April 2024)
PL/25/2509/PIP	Cliveden Stud 1-4 houses	Conditional
PL/25/2034/FA	Single dwelling house opposite Paddock Bungalow	REFUSED
NOTE: this application PL/25/2034/FA is the same as previous application PL/23/3483/FA, which was refused and went to appeal - Appeal APP/X0415/W/24/3350611 was dismissed on 16 th April 2025.		
PL/25/1971/PIP	Cliveden Stud 1-3 houses	Conditional
PL/25/1970/PIP	Cliveden Stud – 1 to 3 new houses	Conditional
PL/25/1561/PIP 6 dwellings Cliveden Stud Cottages		REFUSED
PL/25/1561/PIP 6 dwellings		REFUSED
PL/25/0756/PIP	1-5 low energy dwellings	Conditional
PL/25/0235/PIP	1-5 low energy dwellings	REFUSED
PL/21/3263/FA	Single dwelling at American Barn	Appeal Allowed

Appeals

APP/N0410/C/24/3345342 Paddock Barn / Car Repair World	Awaiting Decision
APP/N0410/C/25/3364961 Green Barn – Removal of hardstanding	Awaiting Decision
APP/N0410/C/25/3361547 Green Barn – Unauthorised change of Use	Awaiting Decision
APP/N0410/X/24/3349768 Lawful use of the land as a caravan site.	Appeal Dismissed
APP/N0410/C/24/3349257 & APP/N0410/C/24/3343577 American Barn	Appeal Dismissed

Ongoing Enforcement

ES/24/00128/COU	Paddock Barn / Car Repair World – Unauthorised change of use
ES/24/00457/COU	Green Barn – Removal of hardstanding
ES/24/00457/COU	Green Barn – Unauthorised change of use Car Repairs
ES/25/00098/NAPP	Red Horse Equestrian Centre – Unauthorised change of use

Other News

Eviction of Tenants at American Barn, Land South of Huntswood Lane.

On 03rd March the Local Planning Enforcement team accompanied by Thames Valley Police and Bailiff services evicted the current tenants from the American Barn.

The local Planning Enforcement Team confirm that the landowner, Mr Krishnamohan served the papers.

There is confirmation from local Planning Enforcement that this does not affect the strict terms of the notices already served on the landowner, to clear the site and return it to its original state, target date is 02nd April 2026 – legal action will commence from that date if the notice has not been adhered to.

PC/29/26 Finance

29.1 to agree/ratify expenditure in the cashbook - The cashbook was circulated prior to the meeting, was **agreed** by Council and signed by the Chair.

29.2 to agree the budget for 2026/27

Cllr. Thomson circulated an updated budget report prior to the meeting.

The new budget was **agreed** including the 4% Clerk salary increase, with only one change:

It was agreed that, as THRGAs are contributing half of the £1,796 cost of the outbuilding removal at OPG, the Council's remaining share will be reallocated to the Tree Survey budget, increasing it to £4,000. Cllr. Joshi will liaise with R. Watts to extend the scope of the tree survey at OPG accordingly.

PC/30/26 Agenda items for the next meeting on 12th May 2026

All items to remain on the Agenda.

The meeting ended at 9.14pm

Signed (Chair) _____ Date _____