



**MINUTES OF THE ANNUAL PARISH MEETING OF
TAPLOW, HELD ON
TUESDAY 12th MAY 2026
8 P.M. @ TAPLOW VILLAGE HALL.**

Present

Cllr. Karen Walsh (Chairman)

Ms. Ruth Senior (Clerk) and 20 members of the public including 9 councillors and 1 County councillor.

The Chairman declared the meeting open at 8.04pm.

1 Apologies for absence

Apologies received from Steve Warren, Jane Creswell, Cllr. Val Pridmore and County Cllr. Kirsten Ashman.

2 Reports from the Parish Council

2.1 CHAIRMAN'S REPORT 2026 – Cllr. Karen Walsh

It is a privilege to present this year's report.

If I had to sum it up, I'd say this is the year where we've actually seen things move forward. Not everything, not perfectly and not always as quickly as everyone would like...but real progress has been made. And in Parish Council terms, that is never something to underestimate.

We have achieved more this year than in any recent period. Not just in terms of projects, but in finally moving forward issues that have been with us for years.

That matters—because this is not just about process or paperwork, it's about the place we live in and the community we all care about.

How we have worked

Throughout the year, the focus has been simple. Get things moving. Keep them moving. And don't let them stall. because residents don't measure us by meetings—they measure us by results. And this year, there are results.

I'd like to thank my fellow councillors and our Clerk. A lot of work has gone in behind the scenes—steady, consistent, and often on difficult issues. This year, that work has made a visible difference.

What we have achieved

This has been a year of real delivery.

Station Parking

This issue has been around so long it probably deserves its own section in the village history.

For years it's been discussion after discussion, report after report and not a great deal of movement, this year we've finally moved it from talking to doing. We are confident that now all the plans have been approved, work on the parking restrictions will be commencing very shortly and we are finally moving forward in the right direction.

It is not finished—but it is finally moving.

Neighbourhood Plan Funding and Progress

I am pleased to announce that we have secured a generous donation of £20,000 towards the development of our neighbourhood plan. Our donor is a very private person and does not seek publicity, so we would like to respect that.

We are grateful for their support and wish to be transparent about the nature of this contribution. Our Donor is surrounded by significant areas of green belt land, and it is simply as fellow stakeholders in the protection of that landscape that they have chosen to contribute to this work, like us they share a genuine interest in ensuring that Taplow's green belt is properly safeguarded from inappropriate development and it is that common purpose alone which motivated their generosity.

The plan will, as always, be developed entirely in the interests of the parish and its community.

A neighbourhood plan is one of the most powerful tools available to a parish community, giving Taplow residents a statutory voice in shaping how their area develops for years to come. Once made, it forms part of the

development plan for Buckinghamshire and must be given significant weight in planning decisions, meaning that any development proposals within the parish must be considered against its policies. It enables the community to identify and protect the things that matter most locally – the character of the village, valued green spaces, heritage assets, and the setting of the conservation area – while also allowing the Parish to set out clear expectations about the scale, design and location of any future development. Without a Neighbourhood plan, those decisions rest entirely with the Local Planning Authority, leaving the Parish with far less influence over outcomes that directly affect the people who live and work here.

The Council owes a sincere debt of gratitude to Martin Maund and Roger Worthington, who first had the vision to begin Taplow's Neighbourhood Plan a number of years ago. The complexity of the process made it necessary to pause that work, but their efforts were never wasted and the foundations they laid remain invaluable. Because of the funding we have secured, we are now able to appoint professional planning consultants to drive the Plan forward with the expertise and pace that is required to complete this project, and Martin and Roger's perseverance in keeping that ambition alive deserves the wholehearted thanks of the whole community.

This is a major step forward. but this cannot be done by the Council alone.

We will need wider involvement. We will need more people from the community to step forward and take part.

If we get this right—and we must—it will shape Taplow for years to come.

Old Priory Gardens

We have made real progress at Old Priory Gardens.

There is still more to be done—but importantly, we have got things started.

The removal of the outbuildings has been completed, which is a significant step forward, and we are now moving ahead with the next stages.

I would particularly like to thank Saty Joshi for his efforts in getting this work underway and for continuing to push forward with this project.

I would also like to thank THRGa for contributing half the cost of the removal.

And importantly, I want to thank all the volunteers involved, including Miv Smith and Hugo Reeves, for their hard work and commitment.

This is a project that is now moving because people stepped forward and made it happen.

Cliveden Stud

This has been a long running issue. And I do mean long running. We've raised it, chased it, raised it again and chased it again, so it is genuinely good to finally see enforcement action taken against the illegal activities there and finally have all the vehicles removed. This a major outcome for the Parish

Persistence does work... even if it sometimes feels like you need more of it than should reasonably be required.

Unfortunately, the land has now been left in a terrible mess, and we must maintain the pressure to ensure that the landowners restore it back to its original state.

River Road Moorings

Another long-standing issue. For too long boats have been allowed to moor indefinitely along that stretch of the river without any restrictions being adhered to, making it nigh on impossible for other boat users to moor there.

We are now at the point where enforcement has finally been agreed and will be implemented shortly. That will bring proper control to an area that has needed it for some time. I would like to thank the residents of River Road for pursuing this problem and helping us to keep this issue in the spotlight.

Support for the Church

We contributed £5,000 towards restoring the church heating.

A practical decision—but an important one. The church is a key part of village life and is not Soley a place for worship, many events are held there throughout the year that benefit the whole community and ensuring it remains usable throughout the year is simply the right thing to do.

Council Improvements – Communication and Identity

We have introduced new gov.uk email addresses, improving professionalism and consistency.

We have also adopted a new Taplow Parish Council logo, giving the Council a clearer identity.

These are small but important steps in modernising how we operate.

Community, Events and Volunteers

The Taplow Summer Fête was an enormous success—well attended and a real credit to everyone involved.

The Tidy Up Taplow litter pick was another excellent effort, with volunteers giving their time to improve the local area.

And the continued use of the village hall and green shows just how valuable these shared spaces are.

I want to give a sincere thank you to all the volunteers involved.

These things do not happen without people stepping forward—and it is very much appreciated.

I would also like to give a special thank you to our regular hall hirers.

The playgroup, the scouts, the Maidenhead Operatic Society, as well as yoga and ballet classes, to name just a few. Your continued support keeps these facilities active and at the centre of village life. You are a vital part of this parish.

Planning

Planning remains one of our biggest responsibilities—and one of the most challenging. We were successful in holding off a Taplow new town but now with the introduction of the grey belt approach, pressure on land will increase. We need to be very clear about that.

It means we must be more alert, more proactive, and more involved at an earlier stage.

Because if we are not—decisions will be made without us.

We will continue to bring forward new ideas and practical approaches to help protect the village and manage development in a way that reflects the character of Taplow.

But experience tells us this—

We can cover every angle, but there's always someone looking for the one we didn't.

And that is simply part of the landscape we operate in.

Our role is to ensure what we put forward is robust, well thought through, and in the best interests of the parish—and then to stand behind it.

Day-to-day work

Alongside everything else, there is the steady flow of day-to-day work.

Planning applications, resident concerns, maintenance, footpaths and potholes alongside other local issues that need to be chased and resolved.

It is not always visible—but it is essential.

Unfortunately there are certain things that are outside of the Parish Councils remit, but we will continue to chase up County council on issues that are their responsibility and remain persistent until we have a satisfactory outcome—however, I think we are all aware that unfortunately some of these issues take a great deal of time to resolve.

Finances

We remain in a strong financial position.

We have been careful, focused, and disciplined.

That has allowed us to deliver more this year without losing stability

Looking ahead

There is still more to do.

The focus now is on delivery—making sure everything we've started is properly completed, and that includes ensuring the Neighbourhood Plan progresses with the level of involvement it deserves.

Because that will shape the future of Taplow more than anything else we do.

Final thoughts

This has been a very significant year.

We have delivered real progress. We have moved long-standing issues forward. And we have shown what can be achieved with focus and determination.

I would like to extend my sincere thanks to our Parish Clerk, Ruth, for her outstanding dedication and hard work. Your professionalism, care and tireless efforts make a real difference, and they are truly appreciated

I would also like to say a huge thank you to Roger Worthington.

The effort and persistence he brings—particularly in seeing things through—is tremendous and makes a real difference. His depth of knowledge and wealth of experience are beyond words. Don't even think about retiring Roger, it's not an option!

Also, a big thank you to our County Councillors, in particular Cole Ceasar who has made a real effort to try and resolve certain issues in our parish

And to all Parish councillors, I would like to thank you for all your efforts throughout the year. especially those who have given up their time to prepare reports and deal with ongoing issues, it takes teamwork to run a successful council, and I thank you for your support.

That work takes time—and it matters.

we are all volunteers, and the time and effort given is something that should be properly recognised and valued.

I also want to thank the residents of Taplow—for your engagement, your patience, and your willingness to speak up when needed.

And finally, thank you to everyone who contributes to village life—through events, volunteering, and the everyday effort that keeps this parish what it is.

I am genuinely proud of what has been achieved this year.

And we will continue to build on it.

2.2 FINANCE REPORT 2026 – Cllr. Jen Thomson

2025 / 2026 Financial Performance

2025/2026 Income:

Income for the financial year was just under **£96,5k**, this was higher than anticipated **£80k** due to increased interest earned on the reserve fund, a one-off CIL payment of **£12k** and additional Village Hall Hire revenue.

2025/26 Expenses:

Regular recurring expenses for 2025 were under **£60k 2025/26**

Ad hoc, capital projects:

These projects amounted to under **£10k** and included the following:

- Setting up and deploying an online accounting and hall booking system **£1,7k**
- Tree survey and actioning the recommendations just under **£2,3k**
- A one-off donation from the CIL to St Nicolas's asbestos challenge **£5k**
- Consulting fees for guidance on the Local Plan (in conjunction with Burnham) **£1k**

Total outgoings were just under **£70k** resulting in a profit for the year of just over **£27k** which will bolster the Cash Reserves which had an opening balance of just under **£111k** as of 1 April 2025.

We have ended the year with Cash Reserves of **£138k**, up from **£111k** in the previous year, this is good as the majority of that will increase the General Fund Reserve as a lot of Taplow Parish Council's reserves are tied up in specific funds which are very prescriptive as to how they can be used.

As of the end of the 2025/26 financial year, our cash reserves were as follows:

General Fund	£52,618
Building Reserve	£25,000
Brooking Estate Fund	£3,224
Gladys Jones Fund	£7,753
Land Securities Fund	£41,469
Community Grant	£1,000
CIL	£7,084

Total Cash Reserves £138,149

Budget for 2026 / 2027 starting 1 April 2026

2026/27 Income:

The Taplow Parish Council is expected to generate income from the following sources:

Precept which is collected as part of council tax which should amount to **£62,7k** (it was increased 20% this year due to the anticipated need for assistance with local planning inputs.

The hiring of the Village Hall, which is expected to amount to **£28,6k**

The interest on the cash reserves which is forecast to be **£2.7k**

Other - any community infrastructure projects where the developers contribute towards our funds or donations - this is ad hoc and not forecast in the budget but is usually set aside in the reserves

Total anticipated income for 2026/27 is **£94k**

2026/27 Expenses:

The Taplow Parish Council has regular recurring expenses, for 2026 these are expected to include:

Village Hall running costs and maintenance which is forecast to be **£12,5k** (excluding one off capital projects)

Village grounds maintenance, street lighting, tree maintenance, signage, Christmas trees etc. which is forecast to be **£20,5k**

Taplow Parish Council administration costs which is forecast to be **£34k**

Total anticipated recurring expenses for 2025 is **£67k**

2026/27 Ad hoc, capital projects:

These projects are done on an ad hoc basis and for 2026 we are planning on doing the following:

- Roofer to repair the roof on the village hall **£2,2k**
- Village Hall mural management **£1,8K**
- One-off OPG clean up just under **£1k**
- One-off village car park painting just under **£1k**
- Tree survey and respective outcomes (including OPG) **£4k**
- One-off website audit and update **£1k**
- Provision for Local Plan guidance (in conjunction with Burnham) **£5K**

Total anticipated capital projects for 2025 are **£16k**

Total costs are anticipated to be **£83k**, thus resulting in a forecast profit of **£11k**, this will go towards the Cash Reserves.

2.3 PLANNING REPORT 2026

Cllr. Roger Worthington

Last year's report opened with a paragraph on the multiple and continuing unlawful activities at Cliveden Stud. During this year we have been strengthened by the joining of Michael Barnes. Michael lives adjacent to Cliveden Stud and has been an active and knowledgeable objector to these developments. I am delighted that Michael has taken on the particular responsibility for Cliveden Stud so I will leave that item to him.

Parking problems along Mill Lane have quietened and the last housing development beyond the pub is now complete but the river moorings are still unresolved. We are told that County will complete the new road markings around the station and introduce the charging schemes in June and at the same time introduce a charging and enforcement scheme for the River Road moorings.

We are pleased that following submission of our report to the Government we did not get listed for a New Town but the emergence of the first informal consultation on the Bucks Council draft Local Plan in March carried some very serious implications for Taplow and surrounding parishes. These implications are too complex to go into detail here but they relate to the new concept of Grey Belt land as a device to remove land from the Green Belt to satisfy housing requirements and the assessment of some 13 sites in Taplow for potential developments. There is also a new version of the NPPF coming with a requirement to give priority to developments around stations regards of Green Belt status and further criteria that could expose large areas of Taplow to becoming Grey Belt. To ensure that we can make a constructive response to the full consultation when the plan appears for formal consultation in late July we have joined with Burnham Parish Council to engage planning consultants to advise on the best response. This will generate significant work loads for us through the late summer. This is in conjunction with the plan Karen has covered to reengage with a Neighbourhood Plan as our most useful longer term tool to steer development in Taplow.

Other than the Cliveden Stud area this has not been too dramatic a year for applications. The Hermitage development is all but complete and the 16 houses at Joes Folly are nearing approval subject to concerns over the related electric substation. An emerging trend is the number of applications for conversion of land to Open Storage use which seem to generally get approved, to the detriment of the landscape. There has been no progress to our knowledge in clearing Footpath 13 from the unlawful fencing.

Cllr. Michael Barnes

Cllr. Barnes gave an update on the current status of Cliveden stud along with background information dating back to when the site was bought by the current owner. There are currently 6 outstanding Planning Applications, 5 current open appeals and 5 enforcement sites.

Also, Buckinghamshire Council Compliance Team is now pursuing the landowner of the Cliveden Stud to clear the site at the American Barn and return the land to its original state – these are now criminal proceedings, but legal action is confirmed as a last resort.

Bucks Council are seeking costs for the appeal which was withdrawn at Paddock Barn / Car Repair World – action is ongoing.

3 County Council

Report delivered by Will Barnes on behalf of MP Joy Morrissey

First and foremost, I would like to apologise for not being able to join you in person today. Taplow is such a wonderful part of the constituency, and I want to thank the Parish Councillors for all the hard work you do to help maintain and protect it.

I wanted to give a brief update on some of the issues and projects I have been working on locally and nationally on behalf of Taplow residents.

On Cliveden Stud, this has been a long and ongoing process, but I am pleased that we are finally beginning to see real progress. I welcome the fact that the tenants have now been evicted by the landowner, and that the Council's compliance team is pursuing a criminal enforcement process to restore the site to its original condition before the tenants took over. I know this is something local residents have worked tirelessly towards for some time, and I have remained in regular contact with Buckinghamshire Council's enforcement team throughout the process.

Protecting the Green Belt in Taplow remains one of my top priorities as part of the Buckinghamshire Local Plan process. I strongly oppose Labour's decision to reintroduce top-down mandatory housing targets, which I had successfully helped remove under the previous Conservative Government. I am also deeply concerned by proposals to reclassify areas of valued Green Belt as so-called "grey belt" land, a policy that risks fundamentally undermining the protections our communities rely upon. Once these green spaces are lost, they are lost for good, and I will not stand by while the character of our villages and countryside is eroded.

During the latest stage of consultation on the Local Plan, I submitted objections relating to a number of sites across Taplow that could seriously harm our Green Belt and place further pressure on local infrastructure. I look forward to seeing the next update to the Plan in July and would be very happy to continue working closely with the Parish Council on this important issue.

On mobile phone signal across the ward, I recently met with Vodafone, the Cliveden Gages Estate Manager, Directors from Orkney Court, and the National Trust to discuss ways to improve connectivity in the area, particularly for vulnerable residents at the Gages who rely on emergency devices. I understand that Orkney Court and Cliveden Gages have continued discussions following that meeting in an effort to find a practical solution. I have also been in contact with the Department for Science, Innovation and Technology to explore what additional support may be available, and I hope to provide a further update soon.

It was also wonderful to celebrate the 100th anniversary of the Taplow & Hitcham Women's Institute. Established in 1926 at the request of Lady Nancy Astor, it is a truly special institution with an extraordinary history. I was honoured to give my Maiden Speech on the exact day 100 years after Lady Nancy Astor gave hers in 1920. It was a magnificent occasion, and I am very grateful to everyone who invited and welcomed me.

In Parliament, I continue to raise the concerns of local residents, including the condition of our roads. While I welcome the record levels of investment Buckinghamshire Council is now putting into road repairs, I still believe our communities deserve better. Rural areas consistently receive far less funding for roads than London boroughs, which is why I recently spoke in the Rural Roads debate in Westminster Hall to call for greater investment and a fairer funding formula.

As always, whether as a Parish Council or as individual residents, please know that I am always here if you need support or assistance.

House of Commons, London SW1A 0AA Tel: 020 7219 6453 mail: joy.morrissey.mp@parliament.uk

Report from County Councillor Cole Caesar

There has been a significant increase in fly tipping around Taplow, I am currently in discussions with Bucks Council to implement CCTV and other deterrents.

Discussions are also underway with the Environment Agency to better protect the local waterways.

Funding options for OPG work are being investigated.

It has been reported that there have been improvements on pathways by the Highways team.

Residents concern over car boot traffic are being investigated.

Thanks to Thames Valley Police and the Environment Agency on the Cliveden Stud enforcement activity.

4 Community Updates

Thames Valley Neighbourhood Police's Report - PCSO Ange O'Connell

The top reported crimes (and number reported) across the area during March 2026 were: Violence & sexual abuse 39, Criminal Damage 16, Theft 15 and Public order offences 11.

Over the last 12 months, the main issues have been related to anti-social behaviour and drug offences.

Stop and search activity since January has played a prominent part in finding and stopping criminal activity for drug offences, stolen good and weapons.

TVP also facilitated getting tenants off site from Cliveden Stud in January and are actively involved in the on-going court cases for the stolen car activities.

Robert Miles, General Manager, Cliveden National Trust

Cliveden has had a very hard 18 months following a large restructure and losing 6% of the staff. There is now a new 10 year strategy in place looking at public benefit. Cliveden are keen to help with outside projects such as the OPG.

It remains the busiest pay for attraction in London and the South East with 560,000 visitors last year and on Easter Sunday had its busiest ever day of 5600. This as ever is a huge challenge to the team, not knowing how many visitors will arrive daily.

Going forward the urgent need for a new car park is a priority followed by a second visitor centre and café.

The Christmas season was extremely successful, it has grown by 92% over the last 2 years.

Pathway access from Taplow Station is still being investigated.

Andy Bond and Drew Somerville, Taplow Cricket Club

Internal renovations have progressed recently and the new external nets have been completed. There is now a 3rd team of adults and juniors and overall there has been an influx of new members. The cricket club hopes they will be able to be featured in the Taplow Neighbourhood Plan project as an important 175 year old asset to the village.

All levels of players are welcome and they would like to develop a women and girls team.

Anyone is welcome to visit.

Jane Curry and Roger Worthington, Hitcham & Taplow Society

The society currently has 228 members. At the recent AGM they had a talk from Ecologist, Dr Helen Reed from Burnham Beeches.

The society plays a large part in helping the Tidy up Taplow project organised by Jacqueline Turner which recently attracted volunteers from as far away as Hong Kong! They also made a donation to the Church's asbestos challenge recently.

Leading projects such as the celtic cross restoration and the annual Taplow Village Green party, which this year has its 40th anniversary.

Anyone can subscribe to the newsletter for £7 per year to find out more information.

Hugo Reeve, THRG

THRG own and manage the recreational ground between Boundary Rd and Institute Road as well as other projects like OPG. The committee meet twice a year with the focus still remaining on providing facilities for younger people such as the Scouts hut and rugby club.

5 Any Other Business

Residents from Cedar Chase spoke about the 60 year birthday party celebrations and exhibition happening at Taplow Village Hall on 6th September where everyone will be welcome. They would love any photos and info of Cedar Chase.

Nigel Smales welcomed the result of Taplow not being selected for the New Town development and commended Taplow and Dorney Parish Councils for their submissions.

The meeting ended at 9.12pm.