



**MINUTES OF THE ANNUAL TAPLOW PARISH
COUNCIL MEETING HELD ON
TUESDAY 8th SEPTEMBER 2026
7.30 P.M. @ TAPLOW VILLAGE HALL.**

Present

Chairman Cllr. Karen Walsh Cllr. Gerry O’Riordan Cllr. Graham Jones Cllr. Jen Thomson
Cllr. Louise Symons Cllr. Lunel van Zijl Cllr. Roger Worthington Cllr. Saty Joshi Cllr. Val Pridmore

Clerk - Ms. Ruth Senior

Open forum

Heather Shuff-Wentzel, Little Karoo Farm – following our request to take up the invite to visit the farm, Heather confirmed that this is likely to happen next year as DEFRA have advised farms to have no visits while blue tongue virus remains a threat to livestock.

They have many plans for the farm and will keep the Council informed and asked for our support.

PC/74/26 Apologies for absence

Apologies received from, Cllr. Michael Barnes, Cllr. Hugo Page and County Councillor Cole Caesar.

Absence of County Councillors Kirsten Ashman and Paul Kelly noted - no response to invitations.

PC/75/26 To confirm the minutes of the Meetings held 7th July 2026

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

It was agreed the Clerk will make contact with Green King again regarding The Feathers land as there has been no response since the last meeting.

PC/76/26 Declarations of Interest

There were none declared.

PC/77/26 To receive the Clerk Report

There was no Clerk Report as all items remain on the Agenda.

PC/78/26 To update on the Local Plan and NPPF

NPPF (National Planning Policy Framework) – the new policy has been published and is in force.

Local Plan (LP) – The draft Local Plan has been published, with the deadline for comments being 7th September.

SBALC submitted a comprehensive objection response and Taplow Parish Council also submitted a separate response reiterating the points specifically relevant to the parish.

Overall, the draft plan appears to contain some contradictions, with a number of important matters still missing.

A positive aspect is that no specific housing allocation has been imposed on Taplow. However, the current draft does leave the parish open to potential development applications that may not necessarily best serve the local area. The Parish Council will therefore continue to monitor planning applications closely, submitting comments where appropriate and encourage residents to do the same.

All planning applications can be viewed on the Buckinghamshire Council Planning Portal. Residents will also be kept informed through the Parish Council’s new WhatsApp channel and website, as detailed below.

PC/79/26 To update on the Neighbourhood Plan

The committee has held meetings with ONH and agreed the scope of the plan. An action list is currently being developed and work has begun on researching the background information required.

It was agreed that, where necessary, tasks will be allocated to other Councillors to assist with progressing the plan. It is particularly helpful that ONH was also involved in the preparation of the Burnham Neighbourhood Plan, which provides a useful example to follow and may help to save time during the process.

PC/80/26 To update on the Taplow Station parking project

Work is well underway on the project now and the aim is for a soft launch from 11th September. **It was agreed** the Clerk will hand deliver the resident permit letter form Bucks to each house on Boundary Road to ensure they have received the information.

PC/81/26 To discuss electric car charging options

Cllr. Page contacted Scottish Power however we don't qualify for their charging point scheme. Blink have also been contacted and we are waiting a response.

To fund the project would cost up to £20,000, **it was agreed** this would not be a feasible project if not available through a grant.

PC/82/26 To update on the TPC WhatsApp group

Cllr. Jones has created a Taplow Parish Council WhatsApp group with himself and the Clerk as admins. The group is a to broadcast news and information and members will not have the ability to comment.

It was agreed that planning applications can automatically be added with links to the Bucks portal, all other items should be agreed by TPC.

It was agreed we will advertise the new group as much as possible to gain a following with the aim of directing more people to the website and eventually remove the need for a separate newsletter.

It was agreed the Clerk will produce a headline to advertise with.

PC/83/26 To consider website content and improvements

General content and information are to be kept up to date.

It was agreed that changes will be made to the planning section to remove individual applications and previous decisions to avoid any being out of date and point people in the direction of the Bucks Planning portal.

It was agreed TPC comments on individual applications will be published on the website.

It was agreed that a Neighbourhood Plan page should be added to keep residents informed of the progress.

PC/84/26 To discuss footpaths, bridleways and pavements, including Buckinghamshire Council road & pavement maintenance

Cllr. Van Zijl gathered evidence and submitted a report to the Rights of Way (ROW) and Definitive Maps Team (DMT) for the Amerden Lane footpath to remain open to the public. Work on this will continue with the DMT.

Partial Boundary Road pavement repair works have been undertaken by Bucks Council, it is unclear why the full works have not been completed as yet.

The broken kissing gate at OPG had been reported to ROW.

PC/85/26 To update on environmental issues and bio-diversity

It was agreed that Cllr. Joshi will contact R Watts to go ahead with the tree works for OPG and the tree survey. The essential tree works in OPG were suggested by professionals from R Watts and the Cliveden Grounds Team.

The Forest School may have a database of 'friends of OPG', it was agreed contact should be made and info on the new WhatsApp group passed on for them to join.

It was agreed that Cllr. Joshi and Cllr. Jones will explore a possible source of income for OPG by registering for carbon credits whilst keeping OPG open to the public.

The warning sign at the entrance to OPG has once again gone missing, other options will be considered.

PC/86/26 Planning - Planning report Cllr. Roger Worthington

New applications of interest

PL/26/05378/FA Barge Farm residential development

Decisions of interest

PL/26/03395/CONDA Condition approval land at Ye Meads

APPROVED

PL/25/6795/EU	Lawful use of Dorney Rise Workers Cottage	REFUSED
PL/26/03518/EU	Loft approval Ellington Gardens	APPROVED

Outstanding applications of interest

PL/26/03178/EU	Downlands Barn B8 storage	
PL/26/06131/FA	Resident objections to substation process	COMMENTED
PL/26/01050/FA	Huntswood golf revisions	
PL/26/03789/FA	Johnsons Coppice retrospective	COMMENTED
	We supported resident complaint	

Appeals

PL/25/6318/PNAD	Dorney Rise Farm conversion from agriculture to residential
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Enforcement

PL/24/1726/EU	Possible unlawful extensions	COMMENTED
	Marshmead – active.	
Roots site	Erection of building without approval queried with enforcement	

PC/87/26 To update on Cliveden Stud activity

Cliveden Stud Planning Report – Cllr. Barnes

Recent Applications of Interest - None

Recent Decisions of Interest

PL/24/1149/MDLA	Cliveden Stud House and entire estate - Section 12 covenant	RELEASED
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Recent Enforcement Notices

Section 215 Notice served for the removal of the two caravans from APP/N0410/X/24/3349768 dismissed
New Appeal in progress and will be heard at High Wycombe Magistrates Court on 11th Feb 2027

Outstanding applications of interest

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/26/01919/FA	Demolition of stables and 3 dwellings and erection of 8 dwellings - (rework of PL/22/4027FA Approved Feb 2024)	Registered

Past Decisions 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 (Now under appeal)
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 new houses	Conditional
PL/25/1970/PIP	Cliveden Stud 1-3 new houses	Conditional
PL/25/1561/PIP	6 dwellings Cliveden Stud Cottages	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
PL/22/3274/FA	Single dwelling to replace site office	Approved

Appeals

APP/N0410/C/24/3345342 Paddock Barn / Car Repair World	Appeal Withdrawn
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
APP/N0410/C/24/3349257 & APP/N0410/C/24/3343577 American Barn

Appeal Dismissed
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 for Car Repairs
ES/25/00098/NAPP Red Horse Equestrian Centre – Unauthorised change of use
ES/25/00878/COU Hill Farm Road - Laying of hardstanding & extension of illegal vehicle operations.
Case closed by Council – Reason was not in the public interest to pursue.

Other News

The Bucks Compliance Team is making promising progress with the landowner of the Cliveden Stud to clear the site at the American Barn and Paddock Barn and to return the land to its original state.

PC/88/26 Finance to agree/ratify expenditure in the cashbook

The cashbook was circulated prior to the meeting, was **agreed** by Council and signed by the Finance Chair.

Cllr. Thomson presented the latest finance update, the main points: Overall we are slightly over our income targets as compared to the budgeted income for this point of the year. The difference is almost entirely due to an unforeseen CIL payment of £8,955 however we are under performing on the hall hire income, likely due to a quieter summer.

Outstanding/in progress projects: Village Hall mural, OPG tree work and clean up, tree survey and works, Neighbourhood Plan.

Completed projects: Village Hall roof, Village Hall car park, website audit.

PC/89/26 Agenda items for the next meeting on 10th November 2026

Mural
Budget for 27-28
WhatsApp
Car park contribution request from St Nicolas school

The meeting ended at 8.58pm

Signed (Chair) _____ Date _____