

PARISH OF RADNAGE

A MEETING OF THE PARISH COUNCIL WAS HELD ON Wednesday 2nd September AT 5.45 PM AT RADNAGE VILLAGE HALL

Present: Councillors: Chair, Cllr Darren Ungless, Cllr Aidan Hancock, Cllr Sam Martin, and Cllr Charmaine Gallagher.

There were two members of the public present.

1. Welcome and Apologies for Absence

Apologies from Cllr Councillors Shade Adoh, Robert Carrington and Clerk Lisa Stibbs

MEETING CLOSED FOR PUBLIC SESSION (10 minutes total)

Publication of minutes and interim communication:

Before the ordinary meeting formally opened, a member of the public raised concern that official minutes can take several months to reach residents. It was explained that, under Parish Council legal procedure, minutes cannot be formally published until approved and signed at the following meeting.

It was agreed that a summary of the key/pertinent points would be prepared and agreed at each meeting, for publication on social media (Facebook, WhatsApp, Radnage website) shortly afterwards, separately from the formal minutes.

Action Clerk: Draft the official minutes within two weeks of each meeting; agree and issue a summary of key points for social media alongside this. It was confirmed that Agendas and Minutes are already published on the Radnage website, though it was noted the site is difficult to navigate.

Responsibility for improved communications to be discussed separately by Councillors

MEETING REOPENED

2. To receive any disclosure of pecuniary interests by Members relating to items on the agenda.

None

3. Acceptance and signing of the minutes of the Ordinary Meeting of the Parish Council held on the 13th May 2026.

The minutes of the meeting held on 13th May 2026 were approved as proposed by Cllr Ungless, seconded by Cllr Gallagher, and agreed by all as a true and accurate record. The Chairman, Cllr Ungless, signed and dated the minutes.

4. Project Updates:

a) Village Hall

- ☐ No maintenance issues; oil deliveries received and the boiler professionally serviced.
- ☐ External lighting remains an open action from a previous meeting; one problem light has had its bulb removed in the interim due to a nuisance issue, pending a more directional replacement.
- ☐ An apparent underspend on oil and overspend on electricity was explained as arrears now being caught up, plus the cost of temporary electric heaters used while the boiler was out of action last winter.
- ☐ Heating is now left on continuously (around 12°C) rather than only during hirings, to protect the building from damp and burst pipes. It was noted that with the global oil price adversely affected by geopolitics, substantially more would need to be budgeted for heating oil in the coming year.
- ☐ Concern was raised about noise, mess and litter (including cigarette ends) from some hirers, particularly non-local bookings. Weighed against hall income; a breakdown of income by regular/local/outside hirers was requested for the next meeting. It was agreed that we should continue with hiring as is, given the substantial income received (£7k this financial year so far)

☐ **Action PARISH CLERK:** Provide a breakdown of hall income and associated costs by regular, local and outside hirers, ahead of the next meeting.

☐ An additional general waste bin will be requested although this may not be successful, Alternatively, hirers could be required to remove their own rubbish.

A significant discussion took place on the village hall's energy costs and the case for solar panels, battery storage and a possible heat pump (potentially with ducted air conditioning as a secondary benefit). An earlier assessment found a long payback period (c.25–30 years) for solar given the halls low current electricity usage, but it was felt this may no longer reflect current technology, costs and available grants.

☐ **Action VICE-CHAIR** to liaise with Simon Watts who kindly offered to produce an indicative quote for solar/battery/heat pump options for the village hall, and investigate available grant funding.

☐ Additional gravel for the car park was raised but deferred, pending planned road resurfacing works nearby.

☐ Two vehicles in the car park were flagged as possibly abandoned/untaxed; to be investigated — noted that even on land treated as public space, untaxed and uninsured vehicles are not permitted. **Action CHAIR:** Check the registration/tax/MOT status of the two vehicles in the car park and follow up as

b) Play Area & Recreation Ground

☐ A damaged swing seat has been removed. A replacement was quoted at roughly £500 (seat only) or £1,500 installed — considered too expensive; cheaper DIY alternatives will be sought. **Action: CHAIR**

c) Village Appearance Hedges/Verges/Trees/Grazing/Allotments/Grass/General:

- The village contractor is carrying out routine hedge and verge cutting across the village at present. Given the Summer conditions, grass cutting has been less than a 'normal' year, however it was felt this balances out against other years.
- No issues with grazing; Green Lane grazing agreement is up for renewal in April. Chapel was taken on as a 3 year rental which started in September 2025 as agreed in previous meeting in July 2025. It was agreed the length of tenancy and the waiting list for allotments/grazing should be reviewed and made more visible, as part of the wider transparency effort.
- Hanging baskets have been well received; volunteers are watering them. Expansion (troughs etc.) is planned for next year, subject to volunteer capacity.
- The bus stop opposite the school is being refurbished by volunteers as a children's book exchange —repainting, shelving and a noticeboard, partly funded by the WI; work expected to complete around September.
- A volunteer is reviewing the condition of noticeboards around the village and will replace or relocate those in poor condition, including one near Springs Alley; lower-cost materials are being investigated as replacement boards are otherwise expensive. The expectation is this work will take place September 2026
- Councillor Gallagher asked for permission to cut back foliage around the village-owned pond. This was agreed by all with the original project lead to be informed as a courtesy. Weed-suppressing membrane will be used.
- A request was raised to lower or remove a kerb near the pond to improve access for elderly residents,. This needs to be investigated as it may be possible without formal permissions, being a verge rather than a footpath. **Action: CHAIR**
- Large branches have repeatedly been left along the Green Lane side hedge line of the Village Hall field, thought to be knocked off or discarded by passing vehicles and thrown over the hedge by villagers. This has been noted, no further action agreed.

d) Highways / road safety (added to this meeting's agenda)

A resident's concern about traffic volume and pedestrian safety on the City Road S-bend near the school was discussed at length.

- The informal footpath in this section is degraded and would need lifting/reinstating to be usable □ Measures previously investigated with Highways (signage, road markings, speed bumps, a lollipop patrol, priority lane) have either been ruled out due to cost or ineffectiveness, or there is lack of clarity whether they were completed
- It was agreed to review the highways report produced roughly two years ago to check which of its recommended actions (e.g. signage consistency, verge cutting) were actually completed.
- **Action CHAIR:** Check with the relevant councillor/Highways what became of the actions in the previous highways report, and arrange a Teams call to discuss further.
- The possibility of reviving a scheme to use a piece of land near the school for teacher parking and a kiss-and-drop area was raised again as a way of reducing on-road congestion at drop-off/pick-up times. This has not progressed previously. There was not universal support for this from councillors or members of the public. It was generally felt the issue is concentrated around school drop-off/pick-up times and driver/parking behaviour rather than through-traffic generally.
- A separate concern about satnav apps routing through-traffic via the village was noted; existing HGV signage is in place but limited.
- **Action CHAIR:** Look into options again for contacting satnav providers about routing, or another way of highlighting the road's limited width. It's not felt this will have much impact, but worth trying d)

e) War Memorial

- Advice received confirms cleaning must be limited to appropriate methods given the memorial's listed status — either specialist firms, or hand cleaning only (soap, water, brushes), no pressure washing
- Councillor Martin has partly cleaned the Memorial by hand, with good effect
- A small group of volunteers will fully hand-clean the memorial ahead of the Remembrance service, roughly a month beforehand; to be organised via WhatsApp. **Action: COUNCILLOR MARTIN**
- Previous attempts to obtain professional cleaning quotes were unsuccessful (cost, and contractors failing to attend.

f) Councillors – other updates

Covered above under Village Appearance and Highways

g) Village Groups

- No specific updates this meeting.

h) Fly Tipping

- Two further incidents since the last meeting; evidence including identifiable items was passed on, with sufficient grounds noted for possible prosecution, though the outcome cannot be shared due to data protection.
- The existing camera is unreliable due to battery life and tree cover affecting signal/positioning. A pole-mounted 4G solar camera was proposed (indicative cost c.£250–300 plus c.£6/month data), allowing remote viewing and cloud storage.
- **Action CHAIR:** Confirm 4G signal strength at the site before proceeding with a new camera and pole installation.
- Use of a visible decoy camera alongside a concealed working camera was discussed as a possible deterrent.
- Removing the layby entirely (a recurring fly-tipping site) was discussed but not agreed given its legitimate uses (horse riders, walkers, occasional parking); blocking it with logs was considered but felt unlikely to be effective. To remain under review.

i) The Crown Pub

- No update since the last meeting. An appeal against enforcement action has been refused; the resulting compliance deadline is not yet known.
- **Action CHAIR** to contact Stephanie in Enforcement: Chase confirmation of the enforcement/compliance deadline following the refused appeal.

☐ The meeting agreed with a member of the public that we should have and publish key dates on high profile planning applications. Chair to discuss with Enforcement

j) **The Mash Inn**

☐ No update this meeting.

5. Planning

a) To note planning decisions:

- Case Ref: PL/26/02108/FA - 12 Green Lane, Radnage, Buckinghamshire, HP14 4DN Proposal: Conversion of existing attached garage into habitable accommodation and fenestration alterations **Approved 30/7/26**
- Case Ref: PL/26/03567/OA - The Mead, Green End Road, Radnage, Buckinghamshire, Outline planning application for erection of two dwellings within curtilage of The Mead (matter to be considered at this stage: access) **Refused 26/6/26**
- Case Ref: PL/26/00697/VRC - Boundary Farm , Sprigs Holly Lane, Chinnor -Removal or variation of a condition following grant of planning permission. Variation of condition 3 (approved plans) attached to planning permission 23/05283/FUL (Demolition of existing dwellinghouse and construction of replacement detached dwellinghouse (alternative scheme to pp 21/08384/FUL)) to allow for alterations to external appearance and massing, refinement of roof forms, dormers, and elevations and non-material adjustments to footprint and internal layout **Approved 19/6/26**
- Case Ref: PL/25/6776/FA - Grays Lodge, Bottom Road, Radnage - Erection of new self-build dwelling and relocation of stable building **Approved May 2026**
- Case Ref: PL/26/02107/FA - Boundary Farm , Sprigs Holly Lane, Chinnor, Buckinghamshire, OX39 4BY- Proposal: External alterations to an existing stable block to create a home gym **Approved 16/6/26**

b) To consider planning/appeal applications

- Case Ref PL/26/06289/FA - Hinds Hill , Sprigs Holly Lane, Chinnor, Buckinghamshire, OX39 4BY Application for Detached outbuilding.

c) Awaiting decision:

- Case Ref: 24/08125/FUL – The Crown, City Road – Application for: Erection of additional letting use building.
- Reference: PL/25/3940/SA – Mulberry House, Horseshoe Rd – Certificate of Lawfulness for proposed erection of fence, hardstanding, new access and new access drive.
- Case Ref: PL/26/01715/FA - Ashridge Farm Cottage , Green End Road, Radnage, Bucks, HP14 4BY Proposal: Construction of single storey double garage

All of the above Planning Application(s) (section b) were considered and discussed by the Parish Council at this meeting.

d) Local Plan – It was agreed a working group should be set up to take forward the Local Plan, picking up from where the previous lead left off. Once new national planning guidance (expected around October) and its implications — including the area's changed AONB-equivalent designation — are known. although given other priorities, this will likely not start until 2027. **Action VICE-CHAIR**

e) Planning Control – No update on Stokenchurch Parish planning

6. Buckinghamshire Council

No separate update this meeting beyond items covered elsewhere as County Councillors were unable to attend

7. Finance

a) To receive a report from the RFO.

The Clerk had circulated the latest budget summary and no questions arose from this. Acceptance of it was proposed by Cllr Ungless, seconded by Cllr Martin, and agreed by all. As at 31st August, the Business Account held a balance of £5,000 representing interest of £1.04 for the last month, and the Community Account a balance of £1,166.13

The precept payment of £18,817.72 is due on 16th September. No major expenditure concerns currently. Finances are reasonably healthy.

b) To review and confirm payments for June to August 2026 (Appendix 1).

The payments for June to August were approved as proposed by Cllr Ungless, seconded by Cllr Martin and agreed by all.

8. Clerk's Matters - including late correspondence

☐ Thanks were recorded to the member of the public who cleaned up the grey bins which were filthy and infested (owing in part to bagged dog waste being dumped in them rather than the provided public bins)

9. Date of Next Meeting

- ☐ The next meeting, previously scheduled for 6th September, was moved to w/c 9th November (pending councillor discussion on exact date) to allow more time to progress the actions

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PUBLIC SESSION – (10 minutes in total) –

Nothing further was discussed

The Chairman closed the meeting at 18.45 hours

Signed

Chairman:

Date:

DRAFT