

MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD IN THE JUBILEE HALL ON 10th FEBRUARY 2025

Present: Mrs Caroline Hjorth (Chair)
Mrs Margaret Poole
Mr John Poole
Mr Ray Hudson
Mr Les Gordon

Mrs Donna Evans (Clerk)

Also present was: Cllr Georgina Heritage (SODC), Angus Richards and Giles Wordsworth (Savills), Paul Harrison (Proposed Conservative Councillor for Chinnor), 2 members of the public

Apologies were received from: Mr Duncan Boulton

Item 1: MEMBERS' DECLARATION OF INTEREST

None were received.

Item 2: APPROVAL OF THE MINUTES OF THE MEETING OF THE PARISH COUNCIL

The minutes of the parish council meeting held on 13th January 2025 were accepted as being a true record of proceedings by councillors and signed accordingly by the Chair.

Item 3: MATTERS ARISING FROM PREVIOUS MINUTES

a) Huge hedges on Weston Road from the Crescent – these are owned by SOHA housing and Chair has made contact, awaiting response.

CH

Item 4: PUBLIC PARTICIPATION IN SESSION

There was none.

Item 5: FUTURE DEVELOPMENT OF THE PARISH

The Parish Council requested an update from Savills the agents of All Souls College on any future developments in our parish. This followed camera and monitoring equipment being sighted in Lewknor in previous weeks.

a) Angus and Giles (Savills) confirmed that the developer Rainier are starting to prepare an application for the development of 25 houses on the site of Watlington Road, this will consist of market housing and affordable housing. Angus and Giles confirmed that the cameras were all part of work involved in that application. LPC were asked if Rainier had been in touch directly and it was confirmed they had not of which Savills found this surprising and would report back. Savills confirmed that Rainier would have to address issues that were the result of the application being refused last time. Savills confirmed that when any site is sold there are conditions that have to be met, one of these being the delivery of the site to a good/high level and there will be a covenant in place to ensure this happens.

Cllr Heritage questioned the visual impact and what would be visible for Watlington Road – Savills confirmed that Rainier would have to do wire line drawings both in summer and winter to confirm this. Savills did not know where Rainier had got to with this at present. Savills

Savills to report back to Rainier that LPC do not know anything about their potential plans

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confirmed they will not be doing the whole field, and it is likely this will be towards the North end of the field with more space and planting encompassed here.

b) Knapp Farm and Farmhouse – Savills confirmed that the tenancy on Knapp Farmhouse had ended, and it is likely that it will be offered as a separate plot, possibly at the same time as Knapp Farm. It is likely that Knapp Farm will go on the market around Easter time.

c) Solar Farm – Savills confirmed that they are expecting an application for this in the first half of this year. LPC raised concerns over the use of the land, the visual impact on residents of Postcombe and Lewknor, the view from Aston Rowant and the Chilterns National Landscape, the maintenance of any trees that are planted, as well as how close the solar farm would be to residential properties. Savills stated that if an application was put forward all of these issues would have to be addressed. The agricultural land was questioned by Savills as samples would have been taken a long time ago to determine the classification. LPC stated that the field currently produces strong crops year on year so how can it be classified as poor agricultural land. Savills confirmed they would feed this back.

Concerns were raised by the council that all of these applications could all arrive at very similar times.

Item 6: THAMES VALLEY POLICE

There was no police report however councillors noted Matthew Barber's Police and Crime Bulletin' Jan 2025 and can join the WhatsApp group if desired.

Item 7: DISTRICT AND COUNTY COUNCILLORS' REPORTS

The council noted February report from Cllr Heritage. Cllr Heritage gave updates to Councillors on issues raised at January meeting via email. Cllr Margaret Poole noted she would update the resident in Box Tree Lane regarding the response from Cllr Heritage and ensure all issues are reported to Fix my Street. Cllr Heritage confirmed that Oxfordshire has **not** been selected as one of the first areas to undergo restructure, and this means County Council elections will go ahead in May.

MP

Item 8: FINANCE

a) The council received and noted a budgetary control report for the year to date from the RFO which showed balances as of 4th February 2025:

Treasurers Account: £3,505.22

Business Savings Account: £ 15,362.72

Hall Account: £7,614.75

And noted that the RFO has transferred £2,000 from LPC's savings to Treasurers account.

b) The council confirmed payment of the following outstanding accounts:

i) OALC Training £60 S.111 LGA 1972

ii) PetWasteSolutions Dog bin emptying £92.95 S.111 LGA 1972

RH and CH

c) The council approved the standing order for Clerk's salary and tax to be paid until April 2025

d) The council resolved to assist the Jubilee Hall by donating the annual and ongoing maintenance contract for the boiler and heating system to Heat Industrial. CH signed forms and Clerk to return these to Heat Industrial.

Clerk

e) The council agreed to renew Community First Oxfordshire Membership

f) The council agreed to renew renewal of subs to Friends of the Ridgeway

g) The council agreed to renew CPRE membership

h) The council noted appointment of internal auditor and agreed the Scope of Works that had been provided with the removal of the line regarding cheques

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i) The council noted Clerk phone contract has been changed to Tesco mobile, Business account and noted the end of contract fee for Sky mobile which had been discussed with Cllr Boulton. Initial payment for Tesco mobile sim had been paid from Clerk petty cash.

RFO and CH

j) To council noted that the required forms had been completed and sent to Lloyds, there are still issues arising which need resolving but this is in hand by Chair and RFO. Councillors noted the account card had been received by RFO and purchase of the new laptop was underway.

Item 9: PLANNING

a) The council noted the following new planning applications:

i) P25/S0116/N4B, for development work at the following location: Upper Copcourt Farm Thame Road Postcombe. The application is for: Change of Use of agricultural barn to 3 bedroom dwellinghouse. Target Decision Date: 26th March 2025 – Cllr John Poole to formulate a response on behalf of the Parish Council. Cllr Margaret Poole to assist with evidence to support response.

JP and MP

ii) P24/S2648/HH Sheep Brook Cottage Nethercote Lane Lewknor - The application s for discharge of conditions 3 (slab levels & materials), 4 (tree protection), 5 (CEMP), 6 (biodiversity enhancements), 7 (external lighting) & 8 (GCN licence) on application P24/S2648/HH (Two storey side extension, the addition of dormer windows in the loft and internal alterations). Target Decision Date: 31st March 2025 – The council noted that the applicant had satisfied these conditions and would not be responding to the application.

b) The council noted the status of the following applications:

i) P24/S3485/FUL Land on the north west side of Icknield Way Lewknor. The application is for: A wooden shed 20 x 16 ft (retrospective). LPC commented on the application. **Application decision: Refused**

ii) /S3760/LB The Hall Barn Church Lane Lewknor. Part retrospective Listed Building Consent application for maintenance works to reconstruct a section of the boundary wall between St Margaret's Church and The Hall Barn. **Application decision: Approved.**

iii) APP/Q3115/W/24/3352135 on P24/S1542/FUL Lancing, 11A Weston Road, Lewknor. Division of site. Construction of a new house and retention of existing bungalow. **Decision awaited**

Item 10: HIGHWAYS AND TRANSPORT

a) Councillors noted update from 3rd February regarding Hill Road Steps that all being well the vegetation aspects will be attended to around the 6/7th March and then the other works to follow – ideally they will follow straight on from this. Milestone, the contractor are currently working on the detail of this. It was noted there is a cable currently unearthed on the slope and this will be reported.

CH

b) No update from Traffic and Road Safety on 20mph signage and VAS.

c) Councillors noted response to resident of Manor Close from Paul Beeks. Beeks have minor works to complete to the entrance but no further confirmation on the agreement that needs to be actioned to sign land over. Residents of Manor Close have sought a quote for tree work that falls on their boundary line, however it has been noted that there is a tree and hedges that fall to Highways and these are in need of attention. Clerk confirmed the Tree Officer was due to attend site on 10th February and should be looking at these as part of inspection, will await feedback on this. Furthermore, the residents would like to plant some hedgerow along the boundary line as there is currently a gap leading to a ditch. It was asked if the application could be done through the parish council as this would mean they could get them from Woodland

Clerk

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trust free trees for communities. The council agreed to this. Clerk to complete application, residents to plant and maintain.

d) The council noted that the debris from the crash site has been cleared and the animal proof fencing had been reconstructed along the M40.

e) The council noted the update on overhanging trees in Box Tree Lane from Cllr Heritage (please see refer to item 7).

f) Clerk apologised for omitting 'discuss and any other issues arising in the parish' from agenda. Councillors had issues to raise and these were noted.

i) Hedge on A40 has been cut but there is a large amount of debris lying across the footpath and on the verge, some being thick branches. Cllr Hjorth has contacted the resident regarding this.

ii) Salt Lane – a fence that is now leaning on a telegraph pole and the footpath cannot be used. Clerk
It was agreed a letter would be sent to resident from the council.

iii) Manhole cover – it is not known who owns this but Cllr Hjorth will investigate further. CH

Item 11: CIL

a) The council noted that the noticeboards for Postcombe and South Weston have now been ordered, expected 3rd March. The council noted and approved a quote for installing these noticeboards from Allen Landscaping.

b) The council discussed what to spend the remaining CIL money on – it was agreed that the dog bin should be moved from near the noticeboard to make way for the bench. The council noted that CIL money cannot be spent on maintaining the Jubilee Hall driveway but this was an area of concern. Cllr Hudson and Cllr Gordon agreed to discuss with another contractor options for the driveway. RH and LG

Item 12: GRANTS

a) The council noted the Capital Grants offer letter, LPC have been awarded 50% of their application costs for installation of solar panels project. The offer letter and conditions of grant was signed in the meeting and Clerk to return this. Considerations for the other half of the grant money would be brought to the next meeting to discuss next steps. Clerk

Item 13: AGENDAS

a) The councillors agreed delivery of agendas via email, with the exception of Cllr John and Margaret Poole who will receive paper copies for the time being.

b) Councillors raised concerns regarding Vision ICT emails and how this is proving difficult for them. Clerk to do some further research on options available and present to Councillors ahead of March meeting for discussion. Clerk

Item 14: ANNUAL LITTER PICK

a) The council noted the date of the litter pick in Lewknor and Postcombe will be Saturday 22nd March 2025, 10am -12noon. All forms have been returned.

Item 15: VE DAY COMMEMORATIONS and Lewknor Summer Fete and Show

a) The council noted that there would be no formal commemorations for the 80th anniversary of VE day.

b) The council noted that Lewknor Primary School are not hosting a Summer Fete but instead a disco on the first Saturday of July. It was also noted that the Village Show in September is too late and in recent years has not been well supported and weather has not been on their side. It

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was felt that there should be something so that community events are not lost and that it would be nice to host something during the day in July. Clerk to action a poster to go in the Grapevine and discussions to continue around a summer fundraising event, this could link to fundraising for the Jubilee Hall solar panels.

Clerk

Item 16: CORRESPONDENCE RECEIVED

a) The council noted that the family of Susan Watts were happy with the location of the bench suggested by LPC and agreed with it being recycled plastic. Approval had been sought from OCC and this has been granted. The bench has been sent to councillors to approve before sending the family to purchase.

Clerk

DATE OF NEXT MEETING: 10th March 2025 Monthly Parish Council Meeting

The meeting closed at 9.47pm

Chair:

Date:.....