

# NUFFIELD ANNUAL PARISH COUNCIL MEETING

## HELD AT 7PM ON 30<sup>TH</sup> JANUARY 2025 @ The Maker Space

### Present:

Gill Austin (GA, Chair), Dave Passmore (DP, Vice Chair), Peter Neagle (PN, Councillor), Matt Byrne (MB, Councillor), Felix Bloomfield (FB, County Councillor), Annette Young (AY, Clerk), Members of the public – 3

**2025/01/1. Apologies:** Jo Robb, (JR, SODC Councillor), Mary Anderson (MA, Councillor)

**2025/01/2. Declarations of Personal or Prejudicial interests:** None

**2025/01/3. Confirmation of the minutes of 7<sup>th</sup> November 2024.**

These minutes were agreed and signed by the Chair

**2025/01/4. Public Participation.** Included in matters arising below.

**2025/01/5. Actions and matters arising from those minutes**

- a. **Roads.** Discussion about the poor state of the roads, particularly flooding at Port Hill. FB gave contact to write to direct. Parishioners are encouraged to write separately to add weight to the arguments and to continue reporting on [FixMyStreet](#). Details to be sent out with Meeting Minutes.
- b. **20mph speed limit.** This has now been implemented in the village and initial thoughts are that there is some positive effect with vehicles driving slower. Adrian Mettem noted that one repeater sign is missing and the road signage had not yet been changed. AY to follow up.
- c. **Fred's Field lease.** GA gave an update re: renewing lease and enquiring about Parish Council buying the land. Jill Davies will forward a valuation document. The Nuffield Educational Trust "ransom strip" was also discussed and confirmation that the Parish Council do not hold any formal documents relating to this agreement with OCC.

**2025/01/6. Holy Trinity Nuffield.** No update

**2025/01/7. Report OCC.** FB has signed off application from the Councillor Priority Fund. £2500 agreed to secure fencing and gates in the playground. (recommendations from ROSPA reports). See separate report for Oxon-wide updates [here](#).

**2024/01/8. Report from SODC.** See separate report [here](#).

**2024/11/9. Planning**

**a. New & Awaiting decisions**

**P24/S3861/S73.** Comus, Howbury Lane near Nuffield RG9 5SU. Variation of condition 2 (Approved plans) on application P23/S3449/FUL (Erection of a two storey dwelling with 4 bedrooms and work rooms with an integrated garage) - for a reduction in the proposed footprint. **Target Decision Date 7th February 2025**

**P24/S3592/HH** Woodsgift House Nuffield Lane near Nuffield OX10 6QQ

Form new entrance and driveway. Target Decision Date 8th January 2025. **No decision Issued**

**P24/S3178/FUL** English Farm, English Lane near Nuffield

Erection of building and station of mobile butchery unit within that building, formation of new access with associated track, and associated works. **Target Decision Date 28th February 2025.**

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[P24/S2489/FUL](#) Land at Timbers Lane Nuffield RG9 5SY

Conversion and extension of an existing disused grain store and tractor shed to create a single dwelling including associated landscaping and parking. Objection submitted. **Target decision date 20th December 2024. No decision Issued.**

[P24/S2451/FUL](#) Upper House Farm Access Road To Upper House Farm Nuffield RG9 5TB

Retrospective application for the development of a stable block, storage barn, haybarn and associated groundworks, creation of a new access from the byway, permeable hardstanding to equestrian yard, replacement of disused agricultural building with a garage and replacement permeable hardstanding, landscaping scheme, and drainage. No PC objection. **Target decision date 6<sup>th</sup> Dec 2024. No decision Issued.** Amendment (no. 1), on application [P24/S2451/FUL](#), for development work at the following location: Upper House Farm Access Road To Upper House Farm Nuffield. Amendment: **Additional drainage information and revised landscaping plan received 23 January 2025**

### b. Decisions made

[P24/S2530/FUL](#) Howberrywood Farm Newnham Hill Henley-on-Thames RG9 5TU

Foul water drainage related to planning applications P21/S2767/LB, P21/S2764/HH and P22/S3666/HH (retrospective). **Planning Permission granted 23rd December 2024**

[P24/S2976/NM](#) Comus Howbury Lane near Nuffield RG9 5SU

Non material amendment to application ref P23/S3440/FUL. **Rejected 8<sup>th</sup> November 2024.**

[P24/S2770/HH](#) The Old Post Office Nuffield Hill Nuffield RG9 5SS

Demolish an existing garden shed and replace with a larger ancillary outbuilding for secure storage and workshop for garden machinery used to maintain the house and gardens. **Planning Permission granted 25th November 2024**

[P24/S3267/DIS](#) Warren Lodge Nuffield Lane near Nuffield OX10 6QN

Discharge of conditions 8 (Energy Statement Verification), 9 (Landscaping Scheme) & 10 (Electric Vehicle Charging Points) on planning application [P22/S0527/FUL](#) (Demolition of existing domestic dwelling and the erection of a new dwelling, granted 12 May 2022). New application is not subject to consultation.

**Fully Discharged on 13th November 2024**

[P24/S0465/FUL](#) Groveridge Port Hill Nettlebed RG9 5RN

Proposed erection of two 3-bedroom semi-detached dwelling houses. End consultation period 26<sup>th</sup> Sep 2024. There was much discussion regarding this application and residents noted reasons for previous refusal included visibility at entrance onto A-road with national speed limit, no mains drainage and a disused septic tank on the land, over development in an AONB and market housing pricing. NPC will object and residents were advised to also contact Nettlebed PC, as this area is on the border of the two parishes. **Refusal of Planning Permission on 3rd December 2024**

**2025/01/11.** Huntercombe Residents Assoc. Nothing new to report.

**2025/01/12.** Oakley Court residents. Nothing new to report.

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**2025/01/13. Footpaths.** Discussion about footpath on Oakingham House land, where the landowner is working with Chiltern Society and is committed to keeping the footpath clear. The latest news from the Chiltern Society is available here, along with details of how to report footpath problems:

<https://chilternsociety.org.uk/>

### **2025/01/14. Correspondence**

- Notification from Chiltern National Landscapes of a thermal drone survey of deer being undertaken next week 3<sup>rd</sup>-7<sup>th</sup> Feb across the southern Chilterns (south of the M40). Info to be sent with Meeting Minutes.
- Gigaclear Ltd are planning a network upgrade to deliver faster and more reliable broadband in the area and are looking to contact who is responsible for a section of unregistered path between Timbers Lane and Howberry Lane. GA to put the Network Access Officer in touch with Marcus Lovelock at the Golf Club.

### **2025/01/15. Finance**

- a. CIL. It was agreed to request the new CIL amount £4346.18 due at the next payment round.
- b. Precept 25-26. Confirmation that Precept will be set at £8350 for 2025-26
- c. Budget. Details were explained and agreed to look into moving monies into a savings account. Councillors agreed and GA signed.
- d. Payments due and authorised for payment: Clerk salary, HMRC

	Payments	Receipts	Balance
Balance b/f 7 Nov 24			£14121.51
<b>Income</b>		0.00	
<b>Payments</b>			
Clerk salary	1013.10		
HMRC	62.26		
<b>Balance c/f 30th Jan 25</b>			<b>£13046.15</b>

### **2025/01/16. Chairman's Business**

Discussion about the possibility of installing a crossing on A4130 between the bus stops. A petition to be organised and documents collated as evidence for the need. FB asked that he is copied in on correspondence as he is in support of this initiative. AY to draft petition wording and local establishments to be asked to collect names (HMP Huntercombe, National Trust, Huntercombe Hall have already agreed to support. Golf Club to be included, along with The Maker Space).

### **2025/01/17. AOB**

Date of next Litter Pick will be Saturday 1<sup>st</sup> March. meet at 10.00am in the Church Car Park.

**Next meeting 27<sup>th</sup> March, 7pm at The Maker Space**

Meeting closed at 21.20