

NUFFIELD ANNUAL PARISH COUNCIL MEETING

HELD AT 7PM ON 7TH NOVEMBER 2024 @ The Maker Space

Present:

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

2024/11/1. Apologies: David Wood (Councillor)

2024/11/2. Declarations of Personal or Prejudicial interests: None

2024/11/3. Confirmation of the minutes of 12th September 2024.

These minutes were agreed and signed by the Chair (after edit of OCC last name)

2024/11/4. Public Participation

Gill Davies asked for an update on Freds Field – details below.

2024/11/5. Actions and matters arising from those minutes

- a. Roads/speeding/laybys. Road cleaning, including Timbers Lane gullies arranged for 19 December 2024. Port Hill flooding continues to be a problem for residents and pavements in Nuffield village also need clearing. AY to contact team at OCC and copy FB for support.
- b. 20mph speed limit. Consultation period ends 15 Nov. All residents are encouraged to comment, particularly as there is mention of no change to the 40mph speed limit along the A4130. Link here: https://letstalk.oxfordshire.gov.uk/nuffield_20mph2024
- c. Fred's Field lease. A draft new contract has been received for a further 25 years. Registering as a Community Asset will be looked at again and FB to be copied in correspondence to support an application. Following discussions, GA will respond to the letter.
- d. Abandoned car Nuffield Lane. Car has now been moved.
- e. Hedging and fence at playground. FB suggested applying for a grant under the Councillor Priority Fund. AY to apply.
- f. Bus stop survey. Returned to OCC.

2024/11/6. Holy Trinity Nuffield. No report this month

2024/11/7. Report OCC. See separate report [here](#). FB agreed to support the 20mph speed limit in the village. Motorbike noise and crossing problems on the A4130 were discussed. FB to be copied in on correspondence and will continue to support the Parish Council in getting a crossing installed between the two bus stops.

2024/11/8. Report from SODC. See separate report [here](#).

2024/11/9. Planning

- a. Pre-Planning Oakingham House, Whitcalls Lane, Nuffield. Tim Neil, Estate and Gardens Manager at Oakingham House outlined the owners' project to rewild the estate, inspired by Isabella Tree's book *Wilding*, collaborating with organisations such as Rewilding Britain. The intention being to return the fenced, grazed paddocks to nature and encourage biodiversity. The Parish Council have no objection to the project and ask that they are kept updated as there is a lot of interest from local residents.

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b. New & Awaiting decisions

[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). End Consultation Period **6th December 2024. No objections.**

[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.

Target Decision Date 16th December 2024.

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

Non material amendment to application ref. [P23/S3449/FUL](#) - reduction in total built-up area Erection of a two storey dwelling with 4 bedrooms and work rooms with an integrated garage. New application is not subject to consultation. **Target Decision Date 14th November 2024**

[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 5th December 2024. No objections**

[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.

Target Decision Date 21st November 2024. No objections.

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

Proposed erection of two 3-bedroom semi-detached dwelling houses. End consultation period 26th 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. **No decision Issued**

[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 3rd October 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 27th September 2024. No decision Issued**

c. Decisions made

[P24/S2529/FUL](#) Howberrywood Farm Newnham Hill RG9 5TU

Ground Source Heat Pump (GSHP) related to planning applications P21/S2767/LB, P21/S2764/HH and P22/S3666/HH (retrospective). **Planning Permission granted 29th October 2024**

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2024/11/11. Huntercombe Residents Assoc. Huntercombe Residents Assoc (HRA) continues to liaise closely with HMP Huntercombe, Huntercombnbe Place (NT) and Huntercombe Nursing Home for local matters.

2024/11/12. Oakley Court residents. No additional news

2024/11/13. Footpaths.

A wooden kissing gate has been installed on NU36. and has been funded by Sam Peates, author of the Stile Hopper books of local walks. Sam records the walks and wants to use some of the profits from book sales to fund gates/stiles locally. Copies of his book and more information can be obtained direct from Sam at sampeates@gmail.com

Oxfordshire County Council have given Notice of Modification Order, Section 53 Wildlife & Countryside Act 1981. Definitive Map and Statement of Public Rights of Way for Oxfordshire. Nuffield Footpath No. 36 (part) Modification Order 2024. On 30 September 2024, Oxfordshire County Council made the above Order under Section 53(2)(b) of the Wildlife and Countryside Act 1981. Ord Friday 11 October 2024 to Monday 25 November 2024 inclusive has been displayed.

2024/11/14. Correspondence

a. Port Hill bin – SODC monitoring use.

2024/11/15. Finance

- a. Duplicate VAT has been refunded to HMRC.
- b. Payments due and authorised for payment: clerk salary increase was agreed and will be back-dated as per national guidelines.
- c. CIL payment. No increase in amount for 25/26
- d.

	Payments	Receipts	Balance
Balance b/f 12 Sep 24			£15845.27
Income			
Precept		4107.50	
Payments			
Play Safety - ROSPA	187.20		
P Wyatt Gardening/tidying	220.00		
VAT Refund	1316.56		
Balance c/f 7th Nov 24			£14121.51

2024/11/16. Chairman's Business

Golf Club maintenance plan has been received and includes scrub clearance and work on the wild flower meadow.

2024/11/17. AOB

Date of next Litter Pick will be Saturday 16th November, meet at 10.00am in the Church Car Park.

Dates for 2025 meetings:

30 January, 27 March, 22 May (Annual Parish and Parish Council Meetings), 11 September, 13 November

Next meeting 30 January, 7pm at The Maker Space

Meeting closed at 8.50pm