

DRAFT NUFFIELD PARISH COUNCIL MEETING MINUTES

HELD AT 7PM ON 11TH SEPTEMBER 2025 @ The Maker Space

Present: Gill Austin (GA, Chair), Mary Anderson (MA, Cllr), Peter Neagle (PN, Cllr), Dave Wood (DW, Cllr) Annette Young (AY, Clerk), Members of the public 5 parish members and 2 guests from Swyncombe PC.

2025/09/1. Apologies: Dave Passmore (DP, Vice Chair), Matt Byrne (MB, Cllr) Ben Higgins (BH, OCC Cllr)

2025/09/2. Declarations of Personal or Prejudicial interests: None

2025/09/3. Confirmation of the minutes of 19th June 2025.

These minutes were agreed and signed by Councillor Peter Neagle.

2025/09/4. Public Participation. There were lengthy discussions regarding unauthorised development of land in Nuffield and neighbouring parishes, specifically Swyncombe. There are two main areas of concern:

1. A) Land adjacent to Digberry Farm: This paddock has been developed and retrospective planning permission has been applied for the material change in use of the land to a mixed use, comprising agricultural grazing for horses and a caravan site, to provide residential accommodation for Gypsies and Travellers, comprising a single family pitch consisting of 1 Static caravan, 1 touring caravan, parking and associated infrastructure, new access to Digberry Lane. **End Consultation Period 19th September 2025, Parish Council to object.**
B) Springles Wood. Concern about development of the wood which has been divided into plots.
2. Groveridge Wood. Sold by auction as 4/5 plots and has access via Huntercombe End Farm along a designated bridlepath. A second access has been created to accommodate vehicles along a footpath. It is unclear who owns the land. Clerk to investigate to establish proper use, to prevent further damage to hedgerows and ensure footpath users safety.
It was agreed to apply for TPOs for Springle, Hogpen and Groveridge Woods to protect these ancient woodlands. It was also suggested that An Article 4 Direction should be applied for, to the District Council. **NPC to apply.**

2025/09/5. Actions and matters arising from those minutes

- a. Speeding /Motorbike noise/Petition/Community Speed Watch. MA reported that the 3 people have completed and passed the training. Three people are needed for each session and anyone wishing to get involved should contact Mary direct for more information: cllr.mary.anderson@nuffieldparishcouncil.gov.uk The next step is for Lee Turnham from the Community Speedwatch Team to arrange delivery of devices, equipment and carry out on-site training.
- b. Fred's Field and Nuffield Education Trust Ransom Strip. Unfortunately, there is no further update and GA will continue to follow-up with OCC Legal Dept.

2025/09/6. Holy Trinity Nuffield. Unfortunately, no update. Meeting arranged with GA for early July was cancelled due to ill-health.

2025/09/7. Report OCC. BH was unable to attend and sent his report plus an update regarding looking at the speed limit near Mays farm cottages. The request of changes on the A4130 to be looked at as part of the current A and B road speed limit review. A draft proposal for comments will hopefully be sent in the next two to three months. Report [here](#)

2025/09/8. Report from SODC. Full report on the website [here](#).

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2025/09/9. Planning

a. New & Awaiting decisions

[P25/S2054/S73](#) Comus Howbury Lane near Nuffield RG9 5SU

Variation of condition 2 (Approved plans) to reduce the scale of the proposal and alteration of window size and location, first floor external amenity removed and external walls materials changed on application [P23/S3449/FUL](#). **Target Decision Date 17th September 2025**

[P25/S1872/LDE](#) Oakingham House Whitcalls Lane Nuffield RG9 5TF

Relating to an existing staff accommodation cabin, associated to Oakingham House, which has been in place for more than 10 years, and which has been resided in by staff for more than 10 years. The cabin is within the curtilage of Oakingham House. **Target Decision Date 25th August 2025. No decision Issued.**

[P24/S3592/HH](#) Woodsgift House Nuffield Lane near Nuffield OX10 6QQ

Form new entrance and driveway. **Target Decision Date 14th March 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. 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 6th Dec 2024. No decision Issued.**

b. Decisions made

[P25/S2188/HH](#) Nuffield Hill Cottage Nuffield Hill Nuffield RG9 5SN

Replacement bay window. **Registration Date 14th July 2025. Planning Permission on 26th August 2025.**

[P25/S1812/AG](#) Mays Farm near Ewelme OX10 6QF

Erection of additional fodder building. Agricultural Development - **Application Not Required on 4th July 2025**

[P25/S1258/S73](#) ref: P20/S1918/FUL Swan Wood Highmoor RG9 5DA

Variation of conditions to allow for the installation of a seasonal pond. **Target Decision Date 9th June 2025. DP to look at application and comment directly to SODC with any concerns. Planning Permission on 30th July 2025**

2025/09/10. Playground – Annual Inspection carried out and two red flags were noted. PN to arrange for equipment to be removed. All agreed to use grant money to replace the pedestrian gate, which was noted as medium risk in the ROSPA report. PN to confirm work with builder, using original quotes.

2025/06/11. Huntercombe Residents Assoc. Nothing new to report.

2025/09/12. Oakley Court residents. Nothing new to report.

2025/09/13. Footpaths. Nothing new to report.

2025/09/14. Correspondence. Guttering on bus stop had bowed due to heat. PN has already fixed.

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2025/09/15. Finance

- a) Payments, Income and Balances. Agreed as correct and signed by Chair.
- b) Accounts v Budget. Spending is on track.
- c) Financial Risk Assessment Review. Asset Register, Risk Assessment and Financial Risk Assessments all reviewed and agreed.
- d) Auditor Report. Reviewed. All agreed to use WTG Consultants as Internal Auditor for fy 25-26.
- e) Reserves, Grant and Record Policies Reviewed and agreed Reserves Policy will be updated at Budget Meeting in November.

2025/09/16. New website and email addresses. Clerk and all Councillors have .gov.uk email addresses and the new website is now live nuffieldparishcouncil.gov.uk Clerk can be contacted at clerk@nuffieldparishcouncil.gov.uk Clerk to ensure new contact details are updated on various websites including OCC and SODC.

2025/09/17. Chairman's Business/Other Matters. Nothing extra to report.

2025/09/18. AOB Date Litter Pick – Saturday 8th November. Meet in the church car park at 10am.

2025/09/19. Next meeting 13th November, 7pm at The Maker Space

2025/09/20. Clerk Salary Increase. All agreed to increase Clerk salary in line with NALC guidelines and backdate to April 2025.

Meeting closed at 9.15pm

Next Meeting 13th November 2025.