

DRAFT NUFFIELD PARISH COUNCIL MEETING MINUTES

HELD AT 7PM ON 17TH SEPTEMBER 2026 @ The Maker Space

Present: Gill Austin (GA, Chair), Dave Passmore (DP, Vice Chair), Peter Neagle (PN, Cllr), Annette Young (AY, Clerk), Members of the public x 7

- 2026/09/1. Apologies:** Matt Byrne (MB, Cllr), Dave Wood (DW, Cllr), Mary Anderson (MA, Cllr), Jo Robb (JR, SODC Cllr), Ben Higgins (BH, OCC Cllr)
- 2026/09/2. Declarations of Personal or Prejudicial interests:** Peter Neagle re No9 footpath diversion.
- 2026/09/3. Confirmation of the minutes of 4th June 2026.** These minutes were agreed and signed by GA.
- 2026/09/4. Public Participation:**
- 1. Quiet Lanes.** Giles Carradine talked about the residents of Huntercombe Lane (known as Suicide Alley) requesting the Parish Council apply for Quiet Lane designation – a new initiative by OCC following concerns about motorised traffic flows, speeds, and road safety in nominated areas with local support. All councillors agreed to support the request and an application form to be submitted by AY.
 - 2. Parking in Nuffield Hill.** Cecilia Furner talked about the issue of cars parking on the grass verge outside of Ridgeway Close and opposite The School House. There have been many incidents during the summer of long-term parking/living in a camper van which has resulted in harassment, verbal abuse and criminal damage. TVP are involved. Apart from the damage to the verges, the vehicles block the view when exiting Ridgeway Close. GA asked CF and neighbours to keep a log for the next meeting and photos (some already submitted) to progress this matter further.
- 2026/09/5. Actions and matters arising from those minutes**
- a. Traffic Calming.** (Community Speed Watch). Stuart Sinclair (SS) and Adrian Mettem (AM) reported that several live sessions have been held successfully. The lack of volunteers is still a problem to be able to continue. Another message to be sent out to the community (AY). More information and to get involved contact cllr.mary.anderson@nuffieldparishcouncil.gov.uk or Stuart Sinclair on 07942 388173.
The road crossing petition was submitted to the full OCC September Meeting and received favourable feedback. The request was allocated to the relevant Councillor for review.
Names can still be added to the online petition here:
https://www.change.org/A4130_Nuffield_road_crossing
 - A consultation on A and B roads** has started and stakeholders have been contacted. All councillors are in full support of the changes proposed for the A4130. A general consultation including all stakeholders and the public via the Council's Let's Talk web pages will be sent out for people to comment, after Stakeholders comments have been reviewed by the Vision Zero team. Link will be here: <https://letstalk.oxfordshire.gov.uk/> This includes the junction at A5130 with Benson turn.
 - b. Fred's Field.** Heads of Terms for the sale of Nuffield Playing Fields (Fred's Field) has been received but the Councillors feel the price is too high. A meeting is arranged for next week to discuss an independent valuation of the playing field in accordance with the requirements of Section 123 of the Local Government Act 1972. There was also discussion about whether the proceeds should go ultimately to the Nuffield Educational Trust as it originally formed part of the boundary of Nuffield Primary School. Jill Davies (owner of The Old School) asked that her solicitor be involved in any discussions. GA to meet with the Senior Estates Surveyor, OCC.

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- c. **Groveridge.** No further update due to change in decision-making personnel. .,
- d. **Notice Board.** AY to apply for grant from SODC via the Community Grant Scheme.
- e. **Asset Risk Assessment.** AY confirmed that all issues identified in inspection have now been attended to.

2026/09/6. Holy Trinity Church Nuffield.

GA reported that work has started on the refurbishment including some electrical work and the heating system will be changed.

2026/09/7. Report OCC.

Full report [here](#).

2026/09/8. Report from SODC.

Full report on the website [here](#).

2026/09/9. Planning

a. New & Awaiting decisions

[P26/S3841/DIS](#) Howberry Lane Cottage Track Known As Howberry Lane Nuffield RG9 5SU

Discharge of Condition 14 (Surface Water Drainage) of planning ref. P25/S2054/S73 (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 (Erection of a two storey dwelling with 4 bedrooms and work rooms with an integrated garage). **Consult Expiry 24 Sep 2026**

[P26/S1936/FUL](#) Huntercombe Golf Club Nuffield Hill Nuffield RG9 5SL

Use of existing land within golf course to provide new short game practice area and relocated practice range tee area. Application Received 10 Jul 2026, Consult Expiry Date 21 Aug 2026, **Application not yet decided**

[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

[P26/S1521/FUL](#) Huntercombe Golf Club Nuffield Hill Nuffield RG9 5SL

Demolition of lightweight steel structure and construction of a portal frame steel structure for storage and maintenance of the Golf Clubs machinery. Alterations to the "Old Stables" to provide improved welfare facilities for the Golf Clubs greenkeepers. Received 19 May 2026. **Planning Permission Granted 10 Sep 2026**

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[P26/S2654/DIS](#) Howberry Lane Cottage Nuffield RG9 5SU

Discharge of Conditions 10 (Cycle Parking Facilities), 12 (Tree Protection (Detailed)), 14 (Surface Water Drainage), and 15 (Foul Water Drainage), of planning application ref. P25/S2054/S73 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 (Erection of a two storey dwelling with 4 bedrooms and work rooms with an integrated garage). **Decision Discharge Partially Agreed 26 Aug 2026**

2026/09/10. Playground. ROSPA inspection was carried out in August and no red flags for immediate attention.

2026/09/11. Huntercombe Residents Assoc. Nothing new to report.

2026/09/12. Oakley Court Residents. Nothing new to report.

2026/09/13. Footpaths.

No 9 diversion. The process for diverting the footpath at Fairway House, Nuffield. Some concerns have been raised and the next stage is with OCC.

Grimms Dyke. Some work was carried out by the chiltern Society including moving a fallen tree.

Oakingham Court Estate. Councillors are grateful to the the Chiltern Society, who have replaced a broken stile with a traditional “Oxford” wooden as part of their maintenance programme.

John Case’s half-yearly Report [here](#).

2026/09/14. Correspondence.

An email was received from a relative of a Nuffield resident regarding a bequest. The details have been passed onto church representatives.

Verge opposite Ridgeway Close – covered in Public Participation above.

Breach of Planning Control in Timbers Lane. An email has been sent by several residents concerned about a breach of planning control in Timbers Lane. Following lengthy discussions, it was agreed that the Parish Council will make a formal complaint. AY to contact JN and BH for next steps.

2026/09/15. Finance

- a. Payments, Income and Balances. Agreed as correct and signed by GA and DP.
- b. Insurance was renewed with Zurich and include War Memorial
- c. Accounts were reviewed against Budget and spending/income is on track.
- d. Internal Auditor, Theresa Goss was appointed again for 2026-27.
- e. Review Internal Auditor Final Report – held over to next meeting.
- f. Reserve Policy Reviewed and Agreed
- g. Grant Policy Reviewed and Agreed.
- h. Records Retention Policy Reviewed and Agreed.
- i. All councillors agreed to add Cllr Peter Neagle to the Bank Mandate. Peter to sign documents and return to AY for sending to Barclays.

2026/09/16. Chairman’s Business/Other matters Nothing further to report.

2026/09/17. AOB. Date of next litter pick – Saturday 14th November. Meet at 10am in the church car park.

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- 2026/09/18.** **Staff** - Exclusion of the Public and Press To consider passing a resolution in accordance with the Public Bodies (Admission to Meetings) Act 1960, that the public and press be excluded from the meeting for items numbered 14 on the grounds that it could involve the likely disclosure of private and confidential information. Pay reward agreed in accordance with NALC guidelines.
- 2026/09/19.** Next meeting will be Thursday 12th November 2026, 7pm at The Maker Space.

Meeting closed at 9.25pm