

**Minutes of the Parish Council Meeting  
held on Monday 11<sup>th</sup> May 2026**

**Present:**

Sandra Cosier	(SC)	Chair and Councillor & District Councillor
Keith Hickson	(KH)	Vice-Chair
Joe Deane	(JD)	Councillor
Robin Morley	(RM)	Councillor
Jim Coleman	(JC)	Councillor
Trudi Gasser	(TG)	Parish Clerk

**In Attendance:**

Steve Cosier	(SCo)	District Councillor
8 Members of the public		

<b>MIN REF</b>	<b>ITEM</b>
<b>26/050</b>	<b>APOLOGIES FOR ABSENCE</b> Geoff Webster (GW) Councillor Dan Levy (DL) County Councillor
<b>26/051</b>	<b>DECLARATIONS OF INTEREST</b> No interests were declared by the councillors present
<b>26/052</b>	<b>APPROVAL OF MINUTES</b> Minutes Parish Council Meeting of the 13 <sup>th</sup> April 2026 were reviewed and approved by the chair.
<b>26/053</b>	<b>MATTERS ARISING</b> Light Pollution at Industrial Estate – a Light Pollution Office has been assigned to monitor. 26/030 - additional bin grit bin had been installed. 26/042 – Dan Barton has been invited to the June meeting to discuss S106 Art Fund and what he can provide to the PC 26/048 – the replacement defibrillator battery had been installed  The PC congratulated SC on her re-election as District Councillor
<b>26/054</b>	<b>COUNTY &amp; DISTRICT COUNCILLOR REPORTS</b> See attached appendix for full report from Steve Cosier & Sandra Cosier, District Councillors.
<b>26/055</b>	<b>QUESTIONS FROM MEMBERS OF THE PUBLIC</b> Cricket Club S106 Funding The Cricket Club recently applied for funding to expand their pitch – the application was refused as there was no long-term lease in place for the grounds – A 10 year lease has now been granted. A re-application has been made, which the PC fully support.  Pot Holes Concern over pot holes in the village – KH confirmed that he had recently marked pot holes, but more marking is required due to the number. It was suggested a further ‘Super User’ is recruited to help with the marking. TG to find out what is required to become a ‘Super User’ and feedback to all.
<b>26/056</b>	<b>PLANNING</b> Planning applications received which were circulated for comment:

	<p>Planning application by FCC Environment (UK) Limited for planning permission: Section 73 application to continue the development permitted under 09/1182/P/CM (MW.0187/09) (to continue without complying with condition 9 (working hours) of planning permission 0293/93 continuation of waste disposal and ancillary operations, extraction of clay and backfilling with controlled waste) to allow working on Good Fridays at Dix Pit Landfill site, Dix Pit, Oxfordshire) without complying with conditions 1 (development as approved), 2 (time limits), 7 (operating hours), 10 (CA facility hours), 21 (Trees and Shrub Maintenance) and 22 (Aftercare – Phases 1–3/f), to allow for a revised working plan and restoration scheme at Dix Pit Quarry and Landfill Site, Linch Hill, Stanton Harcourt OX29 5BB</p> <p>APPLICATION NO: 26/00895/LBC PROPOSAL: External alterations to increase the height of the chimney Planning (Listed Building and Conservation Areas) Act</p> <p>APPLICATION NO: 26/00894/HHD PROPOSAL: External alterations to increase the height of the chimney</p> <p>Town and Country Planning Act</p> <p>LOCATION: The White Cottage 22 Main Road Stanton Harcourt</p> <p>TG to follow up the request for map of the gravel extraction in Sutton.</p>
<p><b>26/057</b></p>	<p><b>ROADS</b></p> <p>Speeding: The speedwatch group shared data from the VAS in Sutton.</p> <p>The data covers the period 01/04/26 – 30/04/26</p> <p>Incoming Vehicles</p> <ul style="list-style-type: none"> <li>• Total incoming vehicles: 51,584</li> <li>• 30,574 (59.27%) of which were over 20mph</li> <li>• 1,019 vehicles per day over 20mph</li> </ul> <p>Outgoing Vehicles</p> <ul style="list-style-type: none"> <li>• Total outgoing vehicles: 65,353</li> <li>• 55,472 (84.88%) of which were over 20mph</li> <li>• 1,849 vehicles per day over 20mph</li> </ul> <p>The group had followed up their application to OCC, there is currently a queue of applications, which OCC are working through, so at this time it's unclear when further progress will be made.</p> <p>It was reported that strips had appeared across the road in two places in the village – TG to contact Highways to find out their purpose.</p> <p>Pot Holes: KH reported he's been out to mark up further pot holes.</p> <p>Other: The Cricket Club have applied to create an entrance to the ground closer to the village, as the current entrance is very close to the bend at the top of West End and is felt to be</p>

	dangerous.
<b>26/058</b>	<p><b>MAINTENANCE</b></p> <ul style="list-style-type: none"> <li>• The removed concrete posts are still at the Village Hall as WODC have refused to collect them. They will need to be disposed of – PC are working towards a solution.</li> <li>• OGR fencing had been replaced</li> <li>• The bus stop and bench at Flexneys had been repaired</li> <li>• The play park at the village hall requires some work/tidying</li> <li>• A request had been made for a large number of bags of play bark for the playgrounds – it was felt that too much was requested and only a couple of bags would be required. PC to hold off ordering until the result of the playground inspection to see what is actually required.</li> </ul>
<b>26/059</b>	<p><b>S106</b> <b>Art Fund</b> Dan Barton to attend the June meeting to present his proposal to the PC.</p> <p><b>Leisure</b> Nothing to report</p>
<b>26/060</b>	<p><b>VILLAGE VOICE</b> Another excellent issue of Village Voice. The PC contribution to Village Voice was discussed. SC to provide copy for the next issue. The deadline for VV content is the 20<sup>th</sup> of each month.</p> <p>It was suggested that the PC revisit the possibility of publishing Village Voice online only. It was suggested an article is published asking residents to opt-in to a delivered copy.</p>
<b>26/061</b>	<p><b>GUARDROOM</b> Solar Panels: A Deed of Variation had been applied for to use S106 funds to purchase solar panels for the Guardroom – a decision is expected next week.</p> <p>It was suggested that the PC find out what the Carbon Offset would be for the PC to install Solar Panels in the Old Guardroom.</p>
<b>26/062</b>	<p><b>VILLAGE HALL</b> The damaged wall has been repaired.</p> <p>The kerb outside the Village Hall had been damaged by Thames Water – a substandard repair has been carried out, but further work will be required.</p>
<b>26/063</b>	<p><b>CORRESPONDENCE</b> Covered during the meeting.</p>
<b>26/064</b>	<p><b>ANY OTHER BUSINESS</b> It was reported that the PC noticeboard at the Village Hall required some work, as the pin board was coming away from the back of the board – TG had purchased a magnetic board to place inside the frame and replacement locks, as the current ones are failing.</p> <p>It was confirmed that the Methodist Church had now agreed to have a defibrillator installed on the church. TG to explore costs of a unit and cabinet and report back at the next meeting.</p>

**26/065**

**NEXT MEETING**

- The next ordinary meeting of the PC: 7.30pm Monday 1<sup>st</sup> June 2026 at the Old Guardroom.

Signed .....

Date .....

## **Parish Council Report: Cllr Steve and Sandra Cosier - May 2006**

### **Sandra Cosier Re- Elected as SASH District Councillor**

I wanted to begin this month's report by saying a heartfelt thank you to residents across the ward for reelecting me as their West Oxfordshire District Councillor. It was a wonderful result, and I am truly grateful to everyone who voted for me, and to everyone who took the time to cast their vote yesterday. Your support means a great deal to me, and I am honoured to keep serving our community.

I have been reelected as District Councillor for Standlake, Aston & Stanton Harcourt with 981 votes, representing 50% of all valid ballots cast. This strong result reflects clear and continued confidence from residents across the division.

I will continue working closely with the Parish Councils to ensure village priorities remain firmly on the district agenda.

Thank you

Sandra

### **The Downs, Standlake**

Recently, Sandra and I have been corresponding with the West Oxfordshire District Council policy team regarding activity on The Downs by a developer. Residents had expressed understandable concern about why a consultation from a developer Mac & Mic had appeared before the Local Plan has been discussed. WODC's policy team explained to me that developers had increasingly been bringing forward proposals on sites identified as potentially suitable in the longer term, a pattern seen across several locations in West Oxfordshire and influenced by national pressures to accelerate housing delivery.

We made it clear that The Downs was not an appropriate location for development at the scale being suggested. We outlined the specific constraints affecting Standlake, including the limited capacity of the local road network, the pressure already placed on drainage and sewage systems, and the restricted availability of school places and essential services. I also emphasised that the landscape and character of The Downs made it unsuitable for a large housing estate. These concerns reflected practical, lived realities for residents and were presented as essential considerations for any future planning decisions.

Our concerns addressed the wider national context. Over many years, governments of different political parties had introduced housing policies designed to increase the speed of development, and commentators have noted that such policies can enable developers to bring forward proposals earlier than local planning processes might anticipate. This national backdrop formed part of the pressure being experienced locally.

We stressed to the policy team the importance of a fair and transparent process and reiterated that the scale of development proposed for The Downs did not align with the infrastructure constraints or the established character of the village. We confirmed that residents expected their concerns to be fully considered as the situation progressed, and I committed to continuing to keep the community informed as further information became available.

### **Croudace Application - Aston**

Much to our chagrin The Local Planning Authority (LPA) has agreed to extend the determination period for the Croudace application in Aston until 22 June, stating that additional work is required to understand the floodrisk assessment for the site.

However, the applicant has already been advised by the LPA that the proposal is likely to be refused regardless of the floodrisk outcome, due to conflicts with heritage and landscape policies. This indicates that the extension may not influence the final decision.

Residents, the Parish Council and other expert bodies submitted detailed comments within the statutory 21day consultation period, identifying significant flaws in the application. Despite this, the applicant has been permitted to exceed the standard 8week determination timeframe.

We have been lobbying the LPA to act now in refusing the application under Section 70(2) of the Town and Country Planning Act 1990. Using this the LPA must determine applications lawfully and regarding all material considerations. In this case, the acknowledged heritage and landscape conflicts suggest the proposal is unacceptable in principle.

The Development Management Procedure Order requires decisions to be made without unnecessary delay, and extensions of time should only be used where they could genuinely change the outcome. As the LPA has already indicated that refusal is the likely result, the justification for extending the deadline is unclear.

Concerns also remain regarding the applicant's technical submissions, including floodrisk evidence, which contain inaccuracies. Under the new planning appeal system, developers cannot introduce new evidence at appeal, meaning further negotiation is unlikely to resolve these issues.

We have therefore request that the LPA does not extend the deadline further and instead issues a timely refusal based on the information already available.

If there is anything that you would like to discuss in this report, or any other district council issues, please contact us.

Best wishes

Cllr Sandra and Steve Cosier

WODC District Councillors – SASH Ward