

DEDDINGTON PARISH COUNCIL

Minutes of the Parish Council meeting held at 7:30pm at the Hempton Lounge, Windmill Centre, Deddington on Wednesday 19 November 2025.

Present: Cllrs M Robinson (Chair), N ap Simon, M Cox, D Mobbs, H Oldfield, E Palin, D Rogers, C Snashall, T Timms and J Watts **Also, present:** County Cllr G Epps, the Clerk and Assistant Clerk, 2 members of the public, and a Deddington News Representative.

204/25	Apologies: Cllrs S O'Neill and M Swadling.
205/25	Declarations of Interest General Interest: Cllr D Rogers 218/25 Planning Report, all items, as is on the CDC Planning Committee.
206/25	Co-option of new Councillors. Two vacancies still available.
207/25	Minutes: Cllr M Robinson proposed, Cllr C Snashall seconded the motion and the Council RESOLVED (unanimous by those in attendance) that the minutes of the meeting held on the 15 October 2025 were a true record of the meeting with the following amendments: 197/25 Large Scale Developments Working Group report item a) Heyford Park Development – ‘traffic calming measures in Clifton’ to be added to details of DPC request; 197/25 Large Scale Developments Working Group report item d) Puy du Fou – wording for the first vote to be amended to state that the Council resolved to object to the application on DPCs behalf, and to support the coalition of Parish Councils objecting to the application; 199/25 Highways and Transport item e) Earls Lane – Parking and verge erosion – Wording to be added to clarify that Cllr D Rogers will chase up the completion of roadworks at Fardon Way.
208/25	Matters arising from the minutes and not referred to later on the agenda: Noted agenda item 202/25 OALC - note from previous meeting that ‘Councillors at executive committee keen that all Parish Councils start to increase precept in preparation for unitary changes’. Budget to be discussed under agenda item 213/25 Finance and General Purposes item k) Possible budget 2026 items.
209/25	Large Scale Development Working Group report a) Clifton Gate – Auction of affordable houses. Have been in correspondence with residents there and OCC Highways – County Councillor was reasonably confident that the work will be carried out to progress S278 work (works on Clifton road including Earls Lane). There remains a question over formation of access. See 219/25 Large Scale Development Working Group report item a) Clifton Gate.
210/25	10 Minute Open Forum: Jim Calcutt informed the Council that he has been approached by a solar farm company who would like to put a small solar farm near the electricity substation on the Oxford road. A map was circulated to Councillors. The solar farm would be 16 acres, with 3.5 additional acres of BNG. The Council were invited to review the proposal to see if they would be interested in giving it support. Discussion regarding solar farms will be added to the agenda for the December meeting. Huw Cox addressed the council regarding Quince and Clover, which will be opening in Deddington in the old Foodies site. The venue will primarily offer takeaway, providing lunch and breakfast options daily alongside drinks. This offering is similar to the venue in Great Tew. Quince and Clover will be open 7 days a week. They are looking into installing an outside wooden recycling station, and will also keep an eye on nearby bins, and assist if these are getting too full. A toilet will be provided inside the building. The Council wished Quince and Clover good luck for its opening.
211/25	County Cllr G Epps update: Written report circulated. No fixed geography yet established regarding devolution – Buckinghamshire and Swindon key areas of debate. Next few weeks will be dominated by discussions on budgets. Cllr G Epps flagged the OCC’s scheme for people who would like to have on-street EV charging – which is still open for applications from householders. Part night lighting switch off – Parish Council can discuss this at any time. Noted that Heyford Park has made a big difference to the dark skies looking south.
212/25	District Cllr D Rogers update: See 216/25.
213/25	Finance and General Purposes. a) To sign off Internal control checklist – October 2025. b) Remembrance Sunday event. Thanks extended to those involved in the successful Remembrance Sunday event. c) December meeting. Venue confirmed as St Peter’s and St Paul’s Church, Deddington. d) Play area and CCTV signage. Cllr C Snashall proposed, Cllr M Robinson seconded the motion and the Council RESOLVED (unanimous) to update signage in all play areas and CCTV signage with new pc.gov.uk email address up to a cost of £400.

	<p>e) Cut-off date for use of new pc.gov.uk email address. Cllr C Snashall proposed, Cllr J Watts seconded the motion and the Council RESOLVED (9 for, 1 abstention) to cease use of old email accounts from 31 January 2026. Existing emails can be kept, but should not be used from this date. Note to be circulated to councillors nearer the time.</p> <p>f) Additional .gov storage for Clerk email. Cllr C Snashall proposed, Cllr J Watts seconded the motion and the Council RESOLVED (unanimous) to approve additional .gov storage for Clerk email at a cost of £54 +VAT per year.</p> <p>g) Tree works. Around the mini tennis courts. Cllr C Snashall proposed, Cllr T Timms seconded the motion and the Council RESOLVED (unanimous) to approve additional tree works up to a cost of £230 +VAT.</p> <p>h) Battery at Windmill. Grant offer has been formalised.</p> <p>i) Christmas tree. Cllr C Snashall proposed, Cllr E Palin seconded the motion and the Council RESOLVED (unanimous) to confirm the arrival date for the Christmas tree as Monday 1 December, with removal on 5 January 2026.</p> <p>j) Congratulations extended to District Cllr D Rogers on appointment of Chair of the CDC's Overview and Scrutiny committee.</p> <p>k) Possible budget 2026 items. 'No parking' cones – Clerk to confirm the number already held. Neighbourhood Plan – Already have £30,000 in the reserve for this, which has been accounted for. Support for the library – not yet in the budget, Cllr S O'Neill to speak on this at the next meeting. A full draft budget has been drawn up, which will be approved in full at the December meeting. This is based on the best guesses for the next year. Current increase of 12.75% on last year's precept. Discussion regarding £5,000 reserve fund - Helps to provide a fund for emergencies to ensure parish facilities remain functional, and smooths out spending burden, so that it is not placed on a future council.</p> <p>l) Clifton Orchard Group bills. Cllr C Snashall proposed, Cllr J Watts seconded the motion and the Council RESOLVED (unanimous) to approve expenditure of up to £150 for Clifton Orchard Group bills for plum trees and mulch.</p> <p>m) FOCG request for Castle Grounds bank clearance. Cllr C Snashall proposed, Cllr E Palin seconded the motion and the Council RESOLVED (unanimous) to approve the expenditure of £650 +VAT for Castle Grounds bank clearance, but will make every effort to secure the money from other sources, such as S106. If want to have S106 funding, need to have this agreed before any works go ahead.</p> <p>n) Snow wardens. Cllr C Snashall proposed, Cllr T Timms seconded the motion and the Council RESOLVED (unanimous) to purchase items for snow wardens (snow shovels between £15-£35 each) at costs of up to £250. Noted that shovels purchased should be metal ones.</p>																																																		
214/25	<p>To confirm policies for review.</p> <p>a) Risk Assessment. To be reviewed at December meeting.</p> <p>b) IT/Cyber security. Cllr M Robinson proposed, Cllr C Snashall seconded the motion and the Council RESOLVED (9 for, 1 abstention) to adopt the IT/Cyber security policy, subject to updating the email address.</p>																																																		
215/25	<p>Approval of invoices: Cllr M Robinson proposed, Cllr J Watts seconded the motion and the Council RESOLVED (unanimous) that the October invoices with a total of £13,463.45 be approved for payment. £2,523.83 monies were received.</p>																																																		
216/25	<p>District Cllr D Rogers update: Written report received. Kidlington illegal landfill key issue on the report.</p>																																																		
217/25	<p>Report upon the investment of the Council's Funds as at 31 October 2025.</p> <table border="1"> <thead> <tr> <th>Account</th> <th>Balance</th> <th>Interest</th> <th>Notice</th> <th>Matures</th> </tr> </thead> <tbody> <tr> <td>Current</td> <td>52,817.18</td> <td></td> <td>Current</td> <td></td> </tr> <tr> <td>Imprest</td> <td>6,617.47</td> <td></td> <td>Imprest</td> <td></td> </tr> <tr> <td>Unity Trust Bank</td> <td>278.50</td> <td></td> <td>Current</td> <td></td> </tr> <tr> <td>Unity Trust Bank</td> <td>140,185.49</td> <td>2.25%</td> <td>Savings</td> <td>2.1% from 23 Nov</td> </tr> <tr> <td>Redwood Bank</td> <td>93,798.01</td> <td>3.75%</td> <td>95 Day Notice</td> <td>Opened Aug 2019</td> </tr> <tr> <td>Cambridge and Counties</td> <td>85,000.00</td> <td>4.25%</td> <td>1-year fixed deposit</td> <td>14 August 2026</td> </tr> <tr> <td>United Trust Bank</td> <td>85,000.00</td> <td>4.21%</td> <td>2-year fixed</td> <td>06 August 2027</td> </tr> <tr> <td>Skipton Building Society</td> <td>92,593.74</td> <td>3.80%</td> <td>1-year fixed deposit</td> <td>21 May 2026</td> </tr> <tr> <td>Total</td> <td>556,290.39</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Account	Balance	Interest	Notice	Matures	Current	52,817.18		Current		Imprest	6,617.47		Imprest		Unity Trust Bank	278.50		Current		Unity Trust Bank	140,185.49	2.25%	Savings	2.1% from 23 Nov	Redwood Bank	93,798.01	3.75%	95 Day Notice	Opened Aug 2019	Cambridge and Counties	85,000.00	4.25%	1-year fixed deposit	14 August 2026	United Trust Bank	85,000.00	4.21%	2-year fixed	06 August 2027	Skipton Building Society	92,593.74	3.80%	1-year fixed deposit	21 May 2026	Total	556,290.39			
Account	Balance	Interest	Notice	Matures																																															
Current	52,817.18		Current																																																
Imprest	6,617.47		Imprest																																																
Unity Trust Bank	278.50		Current																																																
Unity Trust Bank	140,185.49	2.25%	Savings	2.1% from 23 Nov																																															
Redwood Bank	93,798.01	3.75%	95 Day Notice	Opened Aug 2019																																															
Cambridge and Counties	85,000.00	4.25%	1-year fixed deposit	14 August 2026																																															
United Trust Bank	85,000.00	4.21%	2-year fixed	06 August 2027																																															
Skipton Building Society	92,593.74	3.80%	1-year fixed deposit	21 May 2026																																															
Total	556,290.39																																																		
218/25	<p>Planning Report. Applications</p>																																																		

- a) **25/02785/F 3 Castle End, Castle Street, Deddington.** Single storey shower room extension. Cllr N ap Simon proposed, Cllr J Watts seconded the motion and the Council **RESOLVED** (9 for, 1 abstention) no objection.
- b) **25/02921/TCA Street Record, Grove Court, Deddington.** Tree works. Cllr N ap Simon proposed, Cllr H Oldfield seconded the motion and the Council **RESOLVED** (9 for, 1 abstention) no objection.
- c) **25/02915/F The Swere, Deddington.** Single storey rear extension, single storey linked between extension and garage, conversion of garage to utility/home office. Cllr N ap Simon proposed, Cllr C Snashall seconded the motion and the Council **RESOLVED** (9 for, 1 abstention) no objection.
- d) **25/02841/TCA The Mount, St Thomas Street, Deddington.** Tree works. Cllr N ap Simon proposed, Cllr E Palin seconded the motion and the Council **RESOLVED** (9 for, 1 abstention) no objection.
- e) **25/02686/TPO 5 day notice T3 (Oak).** This application has already been permitted due to the nature of the work needed. Cllr N ap Simon proposed, Cllr E Palin seconded the motion and the Council **RESOLVED** (9 for, 1 abstention) no objection.

Approvals

25/02268/TCA Deddington Manor, New Street, Deddington.

25/01951/LB Crown and Tuns, New Street, Deddington.

Correspondence

TPO No.14 2025 – CDC confirmation of a TPO on three trees in Hempton (opposite St Johns Way).

One Sycamore and two Norway Maples.

12th November 2025 – Jim and Leah Calcutt informed of their intention to attend the DPC meeting to inform their intentions for a Solar Farm on land bordering the A4260, south of Deddington.

29th October 2025 – Planning for the Future: Navigating the new planning framework. Virtual meeting attended by Cllr S O'Neill.

4th November 2025 – Planning: How to respond effectively to planning applications. Meeting attended by Cllr S O'Neill.

219/25

Large Scale Developments Working Group report.

- a) **Clifton Gate – Auction of affordable houses.** The five 'affordable' dwellings on the Clifton Gate estate went to auction today and were not sold. Only housing associations were eligible to bid for them. Guide price has been knocked down from £600,000 to £425,000. These houses are the only asset belonging to Burrington Clifton. DPC requested CDC to withhold permission for the dwellings to be sold until at least the internal roadworks were complete. Cllr D Rogers has offered to explore this with CDC's legal department.
- b) **Site north of the fire station.** Site may be sold to a development company soon. Car park – will be a reserved planning matter rather than an S106 item. DPC sub-group to arrange a meeting with the Health Centre to discuss the possibility of the Centre expanding once the car park becomes available. Nursery – Have been looking for legal and surveying expertise for guidance about the building and ownership of the nursery. Need to investigate the lease and discuss how long it should be. Meeting to be held with the manager of the nursery. Unsure whether a project manager will be needed – If going to employ professionals may need to include some money for this in the budget.
- c) **Update on planning letters r/e OxSFRI at Baynards Green.** Have written to OCC, CDC, the Ministry of Transport and the Ministry of Housing about these projects, objecting and stating that should they be approved, S106 highway improvement should be provided throughout the parish to cope with expected extra traffic. Copies of the letters sent to Bucknell and Stoke Lyme parish councils, which are most affected by the Puy du Fou proposal, and to Mid-Cherwell Neighbourhood Plan group. Also confirmed DPC support for coalition of parish councils and their opposition to Puy du Fou expressed in a thorough and eloquent letter. Thanks to Cllr N ap Simon who brought to the attention of the Council a campaign being waged by Monty Don, Alan Titchmarsh and other garden experts about the garden at Rousham House. It was noted that there is currently no evidence that the protected views of Rousham House will be affected.
- f) **Consideration of 'Movement and Places Plan: Bicester and Mid-Cherwell' plan.** Cllr H Oldfield has drafted a response, advising that the DPC would like to see the following included in the plan: segregated cycling infrastructure, including a dedicated cycle track from Oxford to Banbury along the A4260; comprehensive car sharing would require a lot of money for the initial purchase of the cars for a car club proposal, a large grant towards start up fund to buy cars would be essential; priced EV charging points in central location in Deddington; new bus service from Bicester to Chipping Norton; real time information on all bus stops; dovetailing of bus timetables and rail timetables where possible; parking at Banbury station on Deddington side; S106 requests

	<p>r/e highway improvements. Cllr H Oldfield proposed, Cllr J Watts seconded the motion and the Council RESOLVED (9 for, 1 abstention) for Cllr H Oldfield to respond to the 'Movement and Places Plan: Bicester and Mid-Cherwell' plan.</p>
220/25	<p>Environment and Recreation Working Group.</p> <p>a) Update on play equipment repairs. Ongoing problems with Creative Play, the original contractors, over service list. Have asked for rotting timbers to be replaced under warranty. They are saying that the warranty applies only to materials and that labour is chargeable. Materials to be requested free of charge, and another local firm, PlaySource of Milton Keynes, will be asked to do the work. Recommend that this company is used for all work going forwards if they are willing to take it on. The firm is recommended by the local clerks' network and has recently serviced the zip-wire. Creative Play to be asked to have another go at resetting the roundabout as they installed it. EcoSurface booked to cover the slide mound with rubber mulch. Investigating borrowing Heras fencing from a local builder. Wetpour on roundabout and trampoline to be reviewed next year and actioned according to new inspector's findings.</p> <p>b) Grass cutting contracts. On Find a Tender - deadline date of 5 December 2026.</p> <p>c) Update on mini tennis planting. Thanks to Cllr T Timms. Shrubs purchased from Bunkers Hill with 15% discount. These have now been guarded. Primroses to be planted next, and then the Cubs will plant bulbs.</p> <p>d) Thanks to litter pick teams for a great job. Another session is suggested for next Spring.</p> <p>e) Lookout. Work started 17 November – planned for completion mid-December. CDC Community Safeguarding has asked for feedback on the success of the project. They and TVP have no concerns.</p>
221/25	<p>Highways and Transport.</p> <p>a) Hempton traffic calming update. Installation of the traffic calming measures confirmed by OCC for 12–15 January 2026. Hempton residents informed via their social media-</p> <p>b) CAST meeting. Meeting has been held with the 10-member group called CAST. Looked closely at the submitted documents and felt that, in the interest of clarity, CAST needed to withdraw them and resubmit with a more focused approach regarding specific traffic management issues and related to the audit they conducted recently. Agreed that two pressing issues to focus on are at either end of the village. Should DPC decide to request OCC to look again at the traffic concerns in Clifton, then this request should come directly from DPC. DPC were asked if they would consider part funding traffic calming works with OCC.</p> <p>c) Highways Asset Response Team (HART). New OCC initiative aimed at enhancing OCC reactive highways maintenance service and improving engagement with local communities. DPC have been asked to produce a list with photographs of suggestions of maintenance issues prior to the HART visit walk around. Cllrs T Timms and M Cox to finish this task. They will inform DPC of a proposed date. Clerk to create file which can be handed over the HART team.</p> <p>d) Clifton Road – gateway measures – trees. Suggestions that the Deddington sign be moved eastward to the start of the 30mph zone together with two gates. Estimated cost of £1,400 which would come from DPC reserves or 2026/27 precept. Planter could potentially be re-sited in front of the relocated Deddington sign, subject to someone volunteering to maintain the planter in the future. Fardon Way and nearby resident have proposed trees be planted along the Clifton Road to give drivers the impression that they are driving out of open countryside into a village. Possible locations for new trees reviewed – locations would be subject to OCC informing of underground utilities, and DPC securing either grants or offer of trees. Crab apple and hawthorn seemed the most suitable species. DPC have been informed that they can have an input into sites and types of trees replacing those that are being felled. Where feasible, along the side of Clifton Road would be good. Potentially also around the lookout. Agenda item for future meeting. Google map has been sent to OCC for utility map to guide potential planting. Clerk has signed up for notifications of tree grants. Potential for additional streetlighting – this would be a decision for OCC. DPC to follow up request for street lighting. Resident to be thanked for their input, and informed of DPC actions.</p> <p>e) New Street. Complaint received about the difficulty of pulling out to New Street when there are cars parked on the verge. Possibility of bollard on the verge at the corner of the driveway into Affric and Mallards may marginally help visibility. Complaint initially sent to OCC, who are dealing with it. DPC would like to be invited to any prospective site visit.</p> <p>f) Request for Zebra Crossing or pedestrian refuge – New Street. A resident has expressed concern about the safety of crossing the road, especially for those with mobility problems and children. CSW to help monitoring the speed of traffic in this area. Expert opinion of OCC highways needed before bringing a suggestion to Council. Residents to look into this further to decide if they would like to put in a formal request.</p>

	<p>g) Noise and road surface – New Street. DPC waiting for response. Cllr G Epps to chase this up.</p> <p>h) Parking problems on Farmers’ Market days. Following receipt of resident complaint about inconsiderate parking on market days, extensive discussions have been held with the Farmers’ Market team and the Church PCC. PCSOs to circulate during the next two market days. Parking has been arranged at Orchard House, Hopcraft lane for stallholders of both markets, and also visitors. DPC will lend traffic cones to help keep the areas around the greens and pinch points clear of parked cars to help traffic flow.</p>
222/25	Emergency and Resilience report. Trying to fix a date for an emergency meeting. No date sorted yet, but poll to be circulated to establish availability. Information circulated to Council regarding Martyn’s Law.
223/25	Items for information. None.
224/25	Update from the Parish Council Representatives. None.
225/25	School Governor position. Cllr M Cox informed the Council that she has resigned as a School Governor. This was due to the large amount of work required as part of the position. Potential to encourage someone who is a School Governor to become a Parish Councillor. Noted that whilst the school has to have someone from the local authority as a community governor, this person doesn’t have to be a Parish Councillor.
226/25	Date of the next meeting: The next Parish Council meeting will take place on 17 December 2025 at 7:30pm in St Peter’s and St Paul’s Church, Deddington. Meeting closed at 21.45.
227/25	Exclusion of the Public and the Press: because the nature of the business to be transacted is sensitive the public and press be temporarily excluded from the meeting (Public Bodies (Admission to Meetings) Act 1960) 1) Staff matters. Discussion of resignation of Assistant Clerk; more information requested in order to bring back to December meeting.