

## DEDDINGTON PARISH COUNCIL

### Minutes of the Parish Council meeting held at 7:30pm at the Hempton Lounge, Windmill Centre, Deddington on Wednesday 15 October 2025.

**Present:** Cllrs M Robinson, N ap Simon, M Cox, D Mobbs, H Oldfield, S O'Neill, E Palin, D Rogers, C Snashall, M Swadling, and J Watts **Also, present:** County Cllr G Epps, the Clerk and Assistant Clerk and a Deddington News Representative.

184/25	<b>Apologies:</b> Cllr T Timms.
185/25	<p><b>Declarations of Interest</b></p> <p><b>General Interest:</b></p> <p>Cllrs M Cox, D Mobbs and S O'Neill 192/25 Finance and General Purposes item q) Allotment rent and water charges for 2026, due to being allotment holders.</p> <p>Cllr D Rogers 196/25 Planning Report, all items, as is on the CDC Planning Committee.</p> <p>Cllr S O'Neill 196/25 Planning Report item b) 25/02201/F Pure Barn, Oxford Road, Deddington.</p> <p>Cllrs D Mobbs, M Robinson and S O'Neill 196/25 Planning Report items c) 25/02342/F Mallards, New Street, Deddington and d) 25/02343/LB Mallards, New Street, Deddington.</p>
186/25	<p><b>Resignation of Councillor and co-options of new Councillors.</b></p> <p>Cllr N Smith has resigned from the Council. Council vacancies to be advertised in the Deddington News and on social media. Residents in Hempton and Clifton to be encouraged to apply. Cllr H Oldfield proposed, Cllr J Watts seconded the motion and the Council <b>RESOLVED</b> (unanimous) to extend a vote of thanks to N Smith for his time on the Council.</p>
187/25	<p><b>Minutes:</b> Cllr C Snashall proposed, Cllr J Watts seconded the motion and the Council <b>RESOLVED</b> (unanimous by those in attendance) that the minutes of the meeting held on 17 September 2025 were a true record of the meeting.</p>
188/25	<p><b>Matters arising from the minutes and not referred to later on the agenda:</b></p> <p><b>Action Plan.</b> Agreed last month. Dates changed from 2025-2028 to 2026-2029.</p>
189/25	<b>10 Minute Open Forum:</b> None.
190/25	<b>County Cllr G Epps update:</b> Written report received.
191/25	<b>District Cllr D Rogers update:</b> Written report received. Drain cleaning is being undertaken.
192/25	<p><b>Finance and General Purposes.</b></p> <ol style="list-style-type: none"> <li>a) <b>To sign off Internal control checklist</b> – September 2025.</li> <li>b) <b>Office computer.</b> Cllr C Snashall proposed, Cllr D Rogers seconded the motion and the Council <b>RESOLVED</b> (unanimous) to upgrade the office computer at a cost of up to £1000.</li> <li>c) <b>Reminder of the Parish Liaison Flooding workshop on 16<sup>th</sup> October 4-8pm.</b> PowerPoint slides requested.</li> <li>d) <b>Castle Grounds goal posts.</b> Cllr C Snashall proposed, Cllr D Rogers seconded the motion and the Council <b>RESOLVED</b> (unanimous) to have a bespoke goal post made for the Castle Grounds at a cost of £629.86 +VAT, with the work to be undertaken by a local contractor. Thanks extended to Cllr E Palin for work on this.</li> <li>e) <b>Training costs.</b> Cllr C Snashall proposed, Cllr M Cox seconded the motion and the Council <b>RESOLVED</b> (unanimous) for the Assistant Clerk to obtain CiLCA qualification in 2026, at a date TBC, at a cost of up to £800.</li> <li>f) <b>SLCC membership.</b> Cllr C Snashall proposed, Cllr D Rogers seconded the motion and the Council <b>RESOLVED</b> (unanimous) to purchase SLCC membership for the Assistant Clerk at a cost of £118.</li> <li>g) <b>Remembrance Sunday parade.</b> Support from County Cllr G Epps Councillor Priority Fund expected this year. Won't be receiving this funding in future years – will need to look at costs and options at the start of next year.</li> <li>h) <b>Remembrance wreath.</b> Cllr C Snashall proposed, Cllr E Palin seconded the motion and the Council <b>RESOLVED</b> (unanimous) to purchase a remembrance wreath at a cost of £30.</li> <li>i) <b>Fair.</b> Cllr C Snashall proposed, Cllr M Swadling seconded the motion and the Council <b>RESOLVED</b> (unanimous) to approve costs of up to £200 for the fair.</li> <li>j) <b>Christmas Tree.</b> Cllr C Snashall proposed, Cllr E Palin seconded the motion and the Council <b>RESOLVED</b> (10 for, 1 abstention) to provide a Christmas Tree at a cost of up to £1,100.</li> <li>k) <b>External Auditor's report.</b> Cllr C Snashall proposed, Cllr M Robinson seconded the motion and the Council <b>RESOLVED</b> (unanimous) to note and accept the External Auditor's report. The Council extended their thanks to the Clerk for her work regarding this.</li> <li>l) <b>Working group budgets.</b> Working groups were requested to consider their budget for the next financial year, with these to be given to the Clerk in time to bring a draft budget to the November</li> </ol>

	<p>meeting. The draft budget will be discussed at that meeting, with the final budget brought to the December meeting for approval.</p> <p>m) <b>Insurance update - Lookout.</b> Cllr C Snashall proposed, Cllr D Rogers seconded the motion and the Council <b>RESOLVED</b> (unanimous) to update the insurance to include the Lookout at a cost of up to £50.</p> <p>n) <b>MIND grant request.</b> Cllr C Snashall proposed, Cllr H Oldfield seconded the motion and the Council <b>RESOLVED</b> (10 for, 1 against) to provide a grant of £100 to MIND.</p> <p>o) <b>Future meeting dates and venues.</b> Noted and agreed. December meeting clashes with a Pantomime rehearsal, so may need to move the meeting to an alternative location. Cllr J Watts to find out if the Old School Room in Hempton is free on that date and the Church.</p> <p>p) <b>Parish Show.</b> Cllr C Snashall proposed, Cllr M Robinson seconded the motion and the Council <b>RESOLVED</b> (unanimous) to send a note to the Parish Show organisers congratulating them on another successful community event.</p> <p>q) <b>Allotment rent and water charges for 2026.</b> Cllr C Snashall proposed, Cllr D Rogers seconded the motion and the Council <b>RESOLVED</b> (8 for, 3 abstention) not to increase the rent and water charges for 2026, unless there is a significant increase in water charges.</p> <p>r) <b>Dead tree at mini tennis courts.</b> Cllr C Snashall proposed, Cllr M Robinson seconded the motion and the Council <b>RESOLVED</b> (unanimous) to agree to works for removal of a dead tree at the mini tennis courts at a cost of £250 for removal and £90 for stump removal + VAT.</p> <p>s) Cllr C Snashall proposed, Cllr S O'Neill seconded the motion and the Council <b>RESOLVED</b> (unanimous) for the council to extend their thanks and condolences to the family of Derek Parker.</p> <p>t) <b>Lookout contractors.</b> Cllr C Snashall proposed, Cllr M Robinson seconded the motion and the Council <b>RESOLVED</b> (unanimous) to formally approve the contractor for the Lookout, with costs up to £10,500 +VAT.</p>																																																		
193/25	<p><b>Policies for review.</b></p> <p>a) <b>Health and Safety.</b> To be reviewed at the November meeting.</p> <p>b) <b>Risk Assessment.</b> To be reviewed at the November meeting.</p> <p>c) <b>Cyber Security/IT.</b> To be reviewed at the November meeting.</p>																																																		
194/25	<p><b>Approval of invoices:</b> Cllr C Snashall proposed, Cllr M Robinson seconded the motion and the Council <b>RESOLVED</b> (unanimous) that the invoices with a total of £16,247.43 be approved for payment. £38,839.38 monies were received.</p>																																																		
195/25	<p><b>Report upon the investment of the Council's Funds as at 30 September 2025.</b></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>120,550.79</td> <td></td> <td>Current</td> <td></td> </tr> <tr> <td>Imprest</td> <td>6,890.88</td> <td></td> <td>Imprest</td> <td></td> </tr> <tr> <td>Unity Trust Bank</td> <td>457.06</td> <td></td> <td>Current</td> <td></td> </tr> <tr> <td>Unity Trust Bank</td> <td>89,085.49</td> <td>2.25%</td> <td>Savings</td> <td></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>21 August 2026</td> </tr> <tr> <td>United Trust Bank</td> <td>85,000.00</td> <td>4.21%</td> <td>2-year fixed deposit</td> <td>06 August 2027</td> </tr> <tr> <td>Skipton Building Society</td> <td>92,593.74</td> <td></td> <td></td> <td>27 May 2025</td> </tr> <tr> <td><b>Total</b></td> <td><b>573,375.97</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Account	Balance	Interest	Notice	Matures	Current	120,550.79		Current		Imprest	6,890.88		Imprest		Unity Trust Bank	457.06		Current		Unity Trust Bank	89,085.49	2.25%	Savings		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	21 August 2026	United Trust Bank	85,000.00	4.21%	2-year fixed deposit	06 August 2027	Skipton Building Society	92,593.74			27 May 2025	<b>Total</b>	<b>573,375.97</b>			
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196/25	<p><b>Planning Report.</b></p> <p><b>Applications</b></p> <p>a) <b>25/02155/DISC Pure Barn, Oxford Road, Deddington.</b> Discharge of BNG condition attached to planning permission 24/03123/F. Application already determined.</p> <p>b) <b>25/02201/F Pure Barn, Oxford Road, Deddington.</b> Extension of approximately 50% of the original floor space proposed on the east side of the building for storage and machinery. Cllr S O'Neill proposed, Cllr J Watts seconded the motion and the Council <b>RESOLVED</b> (10 for, 1 abstention) to object to the application due to increased traffic on the Oxford Road, and a lack of benefit to the Parish.</p> <p>c) <b>25/02342/F Mallards, New Street, Deddington.</b> Side and rear extension, alteration of a window opening to create a door, repair to front steps and a new door in the South East of the 2012 extension. Cllr S O'Neill proposed, Cllr M Robinson seconded the motion and the Council <b>RESOLVED</b> (8 for, 3 abstentions) to object to this application due to potential detriment to neighbouring property which is not accurately reflected in the application, over development in the conservation area, change of street scene in New Street, loss of openness between Mallards and Affric affecting the street scene with a two storey extension closing this in and becoming imposing, loss of amenity/privacy/overlooking, insufficient parking available on site or locally, increase in light</p>																																																		

pollution, concern that the proposal will be used for a small business/commercial or Air BnB holiday letting. Should the application be approved, Deddington Parish Council would request that an enclosed roof style is adopted, and usage restricted to domestic/residential use of the homeowners.

- d) **25/02343/LB Mallards, New Street, Deddington.** As above with the addition of – removal of partitions associated with a downstairs toilet and widening of an existing access to front rooms on the first floor. Cllr S O'Neill proposed, Cllr M Robinson seconded the motion and the Council **RESOLVED** (8 for, 3 abstentions) to object to this application due to conservation and heritage concerns as flagged above in relation to 25/02342/F. Deddington Parish Council defer to the Conservation Officer regarding the appropriateness of any internal alterations and materials outside of DPC objections and scope of knowledge.

#### **Approvals**

25/02009/F The End Cottage, Hempton.

25/02155/DISC Pure Barn, Oxford Road, Deddington.

25/02283/TCA The Stile House, New Street, Deddington.

25/02051/F 6 Hempton Road, Deddington.

25/02031/CLUP Clifton House, Clifton Road, Deddington.

25/02133/TCA Grove Cottages, High Street, Deddington.

25/01955/F 33 The Daedings, Deddington.

25/02246/TCA Plummers, 8 Hopcraft Lane, Deddington.

#### **Appeals**

APP/C3105/W/23/3324704 East of Combe Cottage and South of St Johns Way, Hempton. Appeal dismissed.

#### **Correspondence**

Email received regarding Mallards application on New Street, with an invitation to visit the location in order to gain perspective with which to better consider the proposed extensions from the Affric property, whose front door and living/bedroom windows directly look onto the side of the Mallards.

197/25

**Large Scale Developments Working Group report.** County Cllr G Epps joined the meeting at 20.10.

- a) **Heyford Park Development.** Cllr N ap Simon proposed, Cllr M Swadling seconded the motion and the Council **RESOLVED** (9 for, 1 against, 1 abstention) to object to the Heyford Park development. Council to request that if it is approved, the number of houses are included in CDC total. Cllr H Oldfield proposed, Cllr M Cox seconded the motion and the Council **RESOLVED** (10 for, 1 abstention) to write to CDC and the Department of Housing. DPC will point out that the zone that will be affected by the new development will be larger than currently drawn. Deddington, Hempton and Clifton will inevitably suffer from an increased flow of heavy goods vehicles and other traffic during the construction period and beyond. DPC request: improvements at the traffic lights junction of the A4260 and the B4031; Resurfacing of the uneven, patched-up and noisy High Street/New Street where there have been two accidents in the past two months with cars leaving the carriageway and crashing into parked cars; Enforcement of the 7.5t HGV limit on the Clifton and road traffic calming measures in Clifton
- b) **Rail freight.** More than 6 million square feet of warehousing, plus improvements to the slip roads on junctions 9 and 10 on the M40, and three new roads around Ardley, Heyford Park and Middleton Stoney. Essentially will also be a hub for heavy goods vehicles as well as trains. S106 contributions to be agreed with CDC. Planning to force all heavy goods vehicles to enter or exit the site via the new Ardley and Fewcott bypass which will help identify heavy goods vehicles illegally passing through the villages. Cllr H Oldfield proposed, Cllr C Snashall seconded the motion and the Council **RESOLVED** (10 for, 1 abstention) to write to CDC, OCC, the Planning Inspectorate and the Department of Transport, OxSRFI, Oxfordshire Neighbourhood Planning Alliance, and the Mid-Cherwell Neighbourhood Plan asking that OxSRFI, be required to install ANPR cameras at the Clifton and Deddington ends of the Clifton Road to enforce the existing but often ignored 7.5t limit on lorries, and requesting junction improvements particularly at the crossroads in Deddington. Discussion regarding joining up with other Parish Councils to create a unified position. County Cllr G Epps flagged that there are other groups providing this unified voice. He is happy to organise another round table of parishes should this be useful. Cllr D Rogers informed the Council that he has tabled a motion at a full CDC meeting to release planning officer time to support parishes on this which would be funded. Cllr M Cox suggested that the Council should introduce these issues to the Parish at the church/Farmers' Market. Separate feature to be included in the Deddington News. Cllr N ap Simon proposed, Cllr E Palin seconded the motion and the Council **RESOLVED** (8 for, 3 abstentions) to object to the proposal for the Rail Freight Terminal on land southwest of Junction 10 on the M40, on traffic, environmental, health and conservation grounds.

	<p>c) <b>Warehouses at Baynard's Green.</b> Cllr S O'Neill proposed, Cllr H Oldfield seconded the motion and the Council <b>RESOLVED</b> (10 for, 1 abstention) to object to the proposal. Should the application be approved, DPC request S106 highway improvements.</p> <p>d) <b>Puy du Fou.</b> The Council has been invited to join a coalition of parish councils opposing the Puy du Fou theme park application. Cllr H Oldfield proposed, Cllr N ap Simon seconded the motion and the Council <b>RESOLVED</b> (10 for, 1 abstention) to object to the application on behalf of Deddington Parish Council and support the coalition of parish councils objecting to this application. Cllr H Oldfield proposed, Cllr C Snashall seconded the motion and the Council <b>RESOLVED</b> (10 for, 1 abstention) to request S106 contribution toward highways improvements to help cope with anticipated increase in traffic through the parish, and also contribution to an additional sports pitch in Deddington, since the Parish is a sports hub in North Oxfordshire.</p> <p>e) <b>Response to S106 document on north side of Fire Station development site – working group needed for Nursery.</b> No car park ownership apparent in the documents – need to follow this up. Working group to be set up for the Nursery. Could request help/membership from specialised people in the village.</p>
198/25	<p><b>Environment and Recreation Working Group.</b></p> <p>a) <b>To update on post RoSPA report.</b> Ongoing discussion with Creative Play on split timbers on swing crossbar, rotating log and zip-wire. The warranty excludes splitting and cracking caused by natural shrinkage – ongoing dialogue regarding this. No agreement yet on 50:50 split on resetting roundabout. New quote requested to replace all wetpour at roundabout. Trampoline – decision needed on whether wetpour needs replacing. Heras fencing now required on all open sites for insurance purposes. Very expensive – DPC will consider purchasing their own or hiring.</p> <p>b) <b>To agree Cllr representative for Welford's Piece Community Orchard Committee.</b> Clerk to ask representative of Orchard Committee whether she can provide reports back to council, in the absence of a Cllr representative.</p> <p>c) <b>To give permission for the planting of 3x hazel trees in Welford's Piece Community Orchard.</b> Cllr M Robinson proposed, Cllr E Palin seconded the motion and the Council <b>RESOLVED</b> (9 for, 1 against, 1 abstention) to give permission for the planting of 3x hazel trees in Welford's Piece Community Orchard.</p> <p>d) <b>To consider use of Find a Tender for the grass and hedge cutting contracts for 2026-29.</b> Assistant Clerk working on this. As this is a 3 year contract, the amount exceeds the financial threshold for using the government's contract scheme and we will need to use new system (replaces Contract Finder). Cllr M Robinson proposed, Cllr E Palin seconded the motion and the Council <b>RESOLVED</b> (10 for, 1 abstention) to seek contractors for the grass and hedge cutting for 2026-29.</p> <p>e) <b>Lookout.</b> Nick Smith to continue acting as project manager – still awaiting start date.</p> <p>f) <b>Mini tennis.</b> Gravel boards have now been put in place on the north, south and west sides.</p> <p>g) <b>Battery back-up at Windmill.</b> SSE grant for £13,251 approved.</p> <p>h) <b>Shrubs/ground cover for strip by mini tennis.</b> E&amp;R progressing once the dead elder tree is removed.</p> <p>i) <b>Donald Lane memorial bench.</b> Installed.</p>
199/25	<p><b>Highways and Transport.</b></p> <p>a) <b>Fingerpost.</b> Repaired, refurbished and re-attached. Thanks to Alex Moss for refurbishing, and group of Cllrs who helped to bring this about. Council to send a vote of thanks to Alex Moss and OCC.</p> <p>b) <b>7.5t signs.</b> Replacement signs have gone up, including an additional sign in New Street, and for the school. Thanks extended to David Cattling for his working on this, and thanks to be sent to OCC.</p> <p>c) <b>Road closures – Earls Lane.</b> Incorrect and misleading information from Thames Water: School head teacher and contractor informed. Will have traffic marshals out at school drop-off time Monday/Tuesday/Wednesday. Once things are set up, hoping to have a site meeting to discuss concerns with other phases. Information shared on social media. Access to properties – contractor should approach each property as and when the works are moved. Access should be maintained.</p> <p>d) <b>Clifton Road – Speed reduction measures.</b> Residents in Fardon Way will give their view on type and placement of tree species. HWG will carry out a site visit to review residents' suggestions, then liaise with OCC.</p> <p>e) <b>Earls Lane – Parking and verge erosion.</b> Have informed M Timms/OCC that DPC understands that S278 money is no longer available. Cllr D Rogers to chase up with the housing team on the completion of road works at Fardon Way.</p>

	<p>f) <b>New Street – Surface condition and noise concerns. New Street – Surface condition and noise concerns.</b> Discussion regarding EU recommended road surface, which High Street and New Street should aim for. Cllr M Cox proposed, Cllr E Palin seconded the motion and the Council <b>RESOLVED</b> (unanimous) to formally request that CDC investigate the noise levels created by traffic in this conservation area. Given both the current high volume and the expected increase in vehicles, including HGVs, anything less than the highest quality road surface may not be effective in mitigating noise nuisance. Cllr D Mobbs has taken sound readings from her house, using a decibel meter, and these will be sent as gathered evidence.</p> <p>g) <b>Farmers’ Market – parking/near miss/accident/injury.</b> Chair of Farmers’ Market was contacted. She responded and acted promptly and will discuss further at their next meeting. Thanks extended to the Farmers’ Market Chair for prompt and comprehensive action.</p> <p>h) <b>Hempton traffic calming.</b> No update.</p> <p>i) <b>Clifton CAST.</b> Correspondence received. CAST group to continue to pursue traffic safety measures for the village.</p> <p>j) <b>ANPR cameras.</b> Can’t have these at the traffic lights.</p> <p>k) <b>Pollution.</b> DPC to request data from pollution tube, which has been in place for a year.</p>
200/25	<p><b>Emergency and Resilience.</b></p> <p>a) <b>To set a date for a November meeting.</b> Members to let Cllr M Cox know their availability. Cllr D Rogers requested an agenda item for next month’s DPC meeting of £250 to purchase necessary goods for the snow wardens. More robust shovels needed.</p> <p>b) <b>To update on Martyn’s Law.</b> Cllrs M Cox and M Robinson to attend a webinar on this. Information to be fed back to Council. Waiting to find out what is required before informing other community events organisers.</p>
201/25	<b>Items for information.</b> None.
202/25	<p><b>Update from the Parish Council Representatives.</b></p> <p><b>Deddington Library.</b> Library has been redecorated. The cost of the watering system and hanging baskets will be brought to the Parish Council in due course.</p> <p><b>Strategic Planning Meeting.</b> Deddington was at the top of the list for some of the inequalities for health/education, etc. Cllr M Cox to look at this and why this has occurred. Strategic level priority for County to look at inequality everywhere. In rural Oxfordshire there are often pockets of severe inequality. County Cllr G Epps happy to come to a meeting on this and feed it back to the County Council.</p> <p><b>OALC.</b> Councillors at executive committee keen that all Parish Councils start to increase precept in preparation for unitary changes. Consideration of whether to join with other parish councils. Cllr M Robinson attended a NALC webinar on their Star Awards scheme. There are three levels of awards; quite a lot of work involved in applying for the Silver or Gold award. May not best use of time.</p>
203/25	<b>Date of the next meeting:</b> The next Parish Council meeting will take place on 19 November 2025 at 7:30pm in the Old School Room, Hempton. Meeting closed at: 21.50