CROPREDY PARISH COUNCIL

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Minutes of a meeting of the Parish Council held on **Monday 9th November 2026** at **7pm** at **The Sports & Social Club, Cropredy.**

Present: Cllrs Carine Varaez (Chair), Des Knight, Jacqui Smith, Clive Dunn.

In attendance: 7 members of the public, District Cllr Borkmann.

77) Apologies – Apologies received from Cllr Collis, and Cllr Hughes. Cllr Smith will be late. District and County Cllr Brant also gave his apologies.

78) Declaration of interests on items on the agenda - None.

79) To approve the minutes of the meeting held on 12.10.2026 - The minutes were proposed, agreed, and duly signed.

80) Outstanding matters/actions from previous meetings

a) Update re setting up account with CCLA – The account has been set up.

b) Update re request for copy of the list of Local Heritage Assets from Cherwell District Council (CDC) – Details have been received from CDC. Cllr Dunn advised that it appears to be buildings rather than smaller items such as street furniture like the post box in the wall, but it may be worth trying to add the post box. **Clerk to make an application to add the post box to the list.**

c) Update re contact with Three regarding the direction of their mobile phone mast – No further update due to Cllr Hughes' absence. It was agreed to remove this item from future agendas unless it is requested again.

Cllr Smith joined the meeting at 7:06pm.

d) Update regarding costs for installing a new water supply for the allotments, and consideration of next steps – The Clerk has contacted Thames Water and they advised that in order to get a quote the PC will need to pay a fee of £354, however they also provided a general idea of the cost of installing a new supply, and the base cost is £10,105. The Clerk has looked for grant schemes that may help fund this, but there only appear to be schemes for sustainable water supplies. The Clerk suggested that rather than installing a new water connection, the PC could consider increasing the capacity of rainwater harvesting systems on the allotments, as there may be funding available for these. A resident suggested that there are some ecologists in the parish who may be able to help with advice on options to increase the capacity of the existing water harvesting systems. **Cllr Knight to speak to the person who built the existing system to ask if they have any suggestions for increasing capacity, and Cllr Varaez to speak to the ecologists in the parish**.

e) Update on closure of the Stone Pit Charity – The Clerk submitted the closure request on 13th October and will inform the PC when the Charity Commission has responded advising if they have processed the closure.

f) Update from The Crier regarding their printing abilities and consideration of how the PC will get the PC section of the Crier printed in future – It was agreed that the Clerk should print a summary of the minutes, up to 2 sides of A4, for each edition of the Crier. Councillors will help with the delivery of the documents to the editor of The Crier when possible.

81) Public Forum - None.

82) Planning applications received

26/02670/F - High Beech, 8 Vicarage Gardens, Cropredy. Single storey side extension to form annexe accommodation. No objection.

26/02630/F - Greenbank, Claydon Road, Cropredy. Demolition of existing conservatory, garage and outbuilding; erection of two-storey and single-storey side extensions; installation of entrance porch canopy, external boiler, air-conditioning condenser and roof-mounted solar panels; and replacement of first-floor external door with a window. No objection.

26/00518/F - Oathill Farm, Claydon Road, Cropredy. Erection of equestrian stables with associated store/tack and farm office/home office associated to Oathill Farm/Farmhouse, and associated works. No objection.

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26/02838/LB - Springfields House, 24 Station Road, Cropredy. Temporary removal of the existing recessed post box to rebuild the stone boundary wall, with rebuilding of the collapsed adjoining section and the remaining sound wall to be locally raked out and re-pointed in a compatible lime mortar. Support. The wall and post box is a community asset that is part of the character of the village, and the functioning post box is regularly used.

26/02776/TCA – 2 Kyetts Corner, Cropredy. T1 - Hawthorne – fell. T2 - Hawthorne - reduce from 3 metres back to previous at 2 metres tall. No objection.

Planning decisions received

26/02223/DISC – OS Parcel 9195 North of Claydon Road, Cropredy. Discharge of Condition 6 (Contamination Report) of 23/00977/OUT. Approved.

Planning appeals received

Appeal ref 6015227 re application 25/03234/OUT - Land To The East Of, Claydon Road, Cropredy. Outline planning application (with All Matters Reserved except for access) comprising a residential development of up to 74 dwellings (Use Class C3) with associated access, landscaping, amenity space, drainage and associated works.

After considerable discussion it was agreed that the PC will submit a further objection to the appeal, based on the following:

- *The Cherwell Local Plan has been developed further since the original application.* ***Clerk to contact the planning officer and the Cherwell District Council (CDC) Planning Policy Team*** *to ask for clarification on what changes have been made to the Local Plan since the original application, particularly in relation to the village classification (moving to a category C village), and what impact this could have on the compliance of the application with planning law.*
- *Obsidian have submitted additional information with the appeal.* ***Clerk and Councillors to review the additional information submitted and consider if there are any additional objections and/or comments to be made in relation to that information.***
- *Obsidian asserts that Phase 1 is not financially viable on its own and that both Phase 1 and the proposed GP surgery depend on the approval of Phase 2. If the GP surgery was never viable under Phase 1 alone, this should have been explicitly disclosed during the original application. Concealing this information—or failing to anticipate it through competent financial planning—should not now be leveraged to justify Phase 2. Furthermore, while a larger GP surgery is welcome, the demand for it is generated entirely by the proposed development itself. Mitigating the impact of new housing by addressing self-created demand is a necessity, not an independent community benefit, and it cannot outweigh the harm caused by additional development in the parish.*
- *Could Obsidian be asked to provide a breakdown of what has happened over the last 18 months that has caused such a significant change that would require more than double the number of properties in order to make the development and GP surgery financially viable?*

Clerk to contact CDC to ask relevant questions and provide responses to the PC, along with a draft response to the planning appeal, for consideration, approval, and submission before the appeal response closing date.

It was noted that the planning permission for Phase 1 requires the developer to submit a detailed planning application before March/April 2027 otherwise the existing permission expires, and questions were asked about what the next steps would be – could the developer request an extension to the permission or will they be required to submit an entirely new application. **Clerk to ask the planning officer if she can provide an update on the current situation regarding both Phase 1 and Phase 2 applications, including whether there are any detailed planning proposals in progress, and to ask if the PC can be informed when any significant milestones in the planning process are reached.**

83) Finance

a) To confirm bank balances as at 3rd November 2026 as £3,902.80 and £52,909.14 - Cllr Varaez confirmed the balances stated are correct.

b) Proposal to make the following additions to the Asset Register – Proposed and agreed.

Grit Bin - Creampot Lane	£250.00

Grit Bin - Drs surgery	£250.00
Grit Bin - High St	£250.00
Grit Bin - corner Station Rd/Plantation	£250.00
Grit Bin - Bridge Williamscot Rd	£250.00
Grit Bin - Opposite school	£250.00
Grit Bin - Bridge - end of Red Lion St	£250.00
Bus shelter - Station Road	£5,000.00
Grit Bin	£250.00
Little Explorers Unit	£3,198.60
Zip line	£5,100.00
Speed camera - Station Rd	£3,000.00
Basketball post and surfacing	£8,000.00
Goal post	£400.00
skateboard ramps	£1,700.00
	£28,398.60

c) To note and approve the following payments and receipts:

Payments made since last meeting using delegated powers: Proposed and agreed.

30.10.26	Kirsty Buttle	Salary, tax reimbursement, and wfh Oct	£1,154.65
30.10.26	Stephen Watts	Underpayment re June invoice	£100.00
30.10.26	Kirsty Buttle	Reimbursement - mileage, stamps/postage fee	£54.04
30.10.26	NCALC	Burials training	£55.20
30.10.26	Volunteer Driver Service	Donation	£100.00
31.10.26	Unity Bank	Account fee	£7.00

Receipts: Noted.

20.10.26	HM Treasury	Consolidated stock	£104.73
26.10.26	Mills	Allotment fee	£10.00
26.10.26	Crisell	Allotment fee	£10.00
02.11.26	Cropredy Sports & Social Club	Rent	£3,500.00
03.11.26	CCLA	Interest	£9.39
03.11.26	Gross	Allotment fee	£10.00

84) Review of the parish Emergency Plan – The Emergency Plan needs updating. It was agreed to ask Cllr Collis if she would work with Cllr Hughes on updating the plan. **Cllr Varaez to contact Cllr Collis and Cllr Hughes to advise them of the PC discussion and request that they make the relevant updates.**

85) Sports and Social Club (SSC) - Update re advice sought on the agreement between the PC and the SSC – The Clerk and Cllr Varaez have both chased up Tessa Hall from Community First Oxfordshire but have not received any response. **Clerk to try to contact someone else at Community First to see if Tessa is getting the e-mails.**

Cllr Borkmann left the meeting at 8:38pm.

86) Church Wall progress – Cllr Knight advised that the architect had scheduled the work in for the first week of November so the report is expected over the next week or so. The Oxfordshire Historic Churches Trust runs a grant scheme that sometimes provides funding for Churchyard Walls so the details in the report will be useful to help put together an expression of interest for the next round of grant applications which should be open sometime in the first half of 2027.

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87) Parish Matters

a) Query from resident about what the PC can do, if anything, to monitor the progress, and obligations of the S106 agreement associated with the Claydon Road Phase 1 development, particularly in relation to the Doctors' Surgery – The S106 says 'Not to Commence Development until the Doctors' Surgery (Health Facility) Specification has been approved in writing by the Council'. **Clerk to ask CDC if the specification has been approved yet.**

b) Progress on The Red Lion being proposed as an Asset of Community Value (ACV) and consideration of next steps – Cherwell District Council have advised that the application is not in progress on their system as further information was requested. It was agreed to pause the application process until further evidence can be gathered about regular use of The Red Lion. **Cllrs to e-mail clerk details of any regular activities they are aware of.** Due to the council possibly changing in May as it is an election year, it was agreed that the **Clerk should put an item on the June agenda** for the new council to consider whether they think having The Red Lion registered as an ACV would be of benefit to the village, and if so, whether there is sufficient evidence to put together an application that is likely to be successful.

2 members of the public left the meeting at 8:58pm

88) To receive the following reports

a) Village Maintenance and Improvement – The written report can be found on the website with the meeting documents.

b) Transport, Traffic, and Street lighting - The written report can be found on the website with the meeting documents**. Cllr Dunn will send information to the Clerk regarding the part night lighting options that were considered by the PC last year, for the Clerk to put together an article January Crier asking what residents think about part night lighting.** Due to the way the funding was provided for the Vehicle Activated Signs (VASs), it was agreed that the **Clerk should contact Oxfordshire County Council to see if they are willing to repair the VAS that has a problem with one of the numbers (as reported on Fixmystreet) or whether the PC will need to get them repaired.**

89) Recruitment of new councillor – The period for request of an election has now passed and no election was called, so the PC are now in the position to co-opt a new councillor.

90) Information exchange – None.

Meeting closed @ 9:20pm.

Date of next meeting – 14th December 2026

Signed…….. Date…….

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