

Stadhampton Parish Council

**Minutes of the Parish Council meeting of Stadhampton Parish Council (SPC) held on
Monday 21st September 2026 at 7.30pm in Stadhampton Village Hall**

Present: Cllrs Fitzgerald (Chairman), Howden, Campbell, Edwards and Bayoumi.

In attendance: Laura McDonald (Clerk/RFO)

Members of the public: 34

Public Participation: for any resident of the Parish to raise any issue, petition or question (15 minutes in total, or by consent of the chair). Once this item has closed members of the public are welcome to witness the meeting but are not allowed to participate.

The Chairman requested residents to consider providing voluntary support to the PC in any matters they were actively interested in or sought to improve. This included support to grant funding bids and the Neighbourhood Plan would greatly benefit the community. Any volunteers were requested to contact the Chairman or Clerk.

Resident 1- Newell's Farm – Resident raised concerns about potential breaches of planning permission P23/S2682/AG at Newell's Farm, including alleged residential occupation and the presence of campervans and mobile homes. **Action:** Clerk to liaise with GH.

Resident 2- Wild Pig Farm Shop and Crazy Bear- Resident raised concerns regarding Wild Pig Farm Shop and Newington Nurseries planning permissions and asked whether SODC Enforcement could investigate.

Resident 3 – Hayward Bridge Road- raised concerns about a hedge obstructing visibility of traffic pulling out from the estate onto Newington Rd, (which had subsequently been cut back on inspection by Cllr Howden) and speeding traffic. Cllr Howden also suggested traffic mirrors. Cllr Fitzgerald continues to liaise with Highways regarding traffic calming measure. See Highways standing item.

Resident 4 – Chalgrove Cavaliers Football Club - requested use of the football pitch and pavilion for up to two matches per month. They would provide match fixtures soonest each period to the Clerk, They reported two showers were broken (see minute 60/0926).

Resident 5 – Bonfire Night: Thursday 5 November was proposed for this year's event. Concerns were raised about grass reinstatement, watering restrictions and bins. Volunteers were requested. The Council thanked the organisers for last year's successful event, who reported £2,000 profit last year, including a £1,000 donation to Henley Young Farmers.

Action: Clerk to request additional bins from the Crown pub new owner.

Resident 6 – Late-Night Bus: The No. 11 bus will now operate late-night services on Fridays and Saturdays, with the last bus from Oxford now at 11.00pm. The last bus into Oxford currently departs at 5.30pm.

53/0926 Apologies: None.

54/0926 Declarations of interest: None.

55/0926 Minutes (D): The minutes of the meeting held on 21st July 2026 were approved and signed. Proposed: Cllr Bayomi, Seconded: Cllr Howden.

56/0926 Matters arising: None.

57/0926 Report from Ward Councillor (D): South Oxfordshire District Council (Cllr Georgina Heritage).

GH reported that the Government had paused local government reorganisation (LGR). The proposed changes would have placed Stadhampton within the Greater Oxford Council area. She outlined proposed changes to the national planning process, which would limit the circumstances in which planning applications could be referred to committee, with more decisions made by officers.

The Councillor Community Grant Fund was discussed. Applications of £250–£7,500 were available, subject to the Ward's allocation and eligibility criteria. GH advised that traffic calming and the proposed traffic mirrors above would need to be discussed with Oxfordshire County Council, although a community grant might be an option.

Regarding the motorcycle issues raised in e-mail to Clerk from CI (see below **59/0926**), GH confirmed that she was aware; had contacted Thames Valley Police and encouraged residents to report incidents. The Crime Panel is also aware of the issues.

Action: Clerk to forward email received re: motorcycle issues to GH for submission to the relevant authorities.

58/0926 Planning and licensing applications: To consider any representations to be made to South Oxfordshire District Council on the following planning application. Details can be viewed by searching for the property or application reference using the planning tab at <https://www.southoxon.gov.uk/>

- **Planning Application P26/S3786/PIP Land adj former Newington Nurseries Newbury Hill View.**
Erection of a minimum of 9 and a maximum of 9 residential dwellings. **Comment deadline 22nd September 2026.**
Residents raised concerns over flooding, drainage, existing services and infrastructure, and highways safety. Residents highlighted the lack of a pavement along Newington Road and concerns about access and visibility, noting previous fatal accidents on Newington Road. PB raised concerns that the proposal conflicted with the original development's requirement to retain the green verge with Hayward Bridge Road estate in perpetuity and protect the countryside. Concerns also raised regarding the use of the existing agricultural track access (P23/S2682/AG] and whether a change of use had been applied for. **Action:** PW to draft an email to the clerk highlighting his concerns. Clerk to submit comments by 22 September, using the wording from the original 21-dwelling application.
- **Planning Application P26/S3672/FUL Newells Farm OX44 7XJ.**
Demolition of the existing dwelling and the erection of a replacement dwelling with parking and amenity space. Comment deadline 15th September 2026. No comment.
- **Planning Application P26/S3062/FUL Newells Farm OX44 7XJ.**
Demolition/removal of the existing single storey (cafe) to the rear of the original farm shop and erect new extension with alterations to the existing Class E facility, together with relocation of existing store and freezer and provision of parking area and access and pathways (part retrospective). Comment deadline 30th September 2026.
The PC noted the works to the farm shop extension were largely complete, although the parking area remained outstanding. Concerns were also raised over potential restriction to the adjacent bridleway (see item below)..
Action: The Clerk to submit comments referencing relevant Joint Local Plan policies, the status of the works and the Council's concerns regarding the bridleway (see minute 64/0926).
- **Planning Application P26/S3689/LDE Chiselhampton Lodge OX44 7XH.**
Certificate of Lawfulness Existing Use for the erection of a dwelling and raised terrace. Comment deadline 23rd September 2026. No comment.
- **Planning Application P26/S1972/FUL The Crown Thame Road Stadhampton Oxford OX44 7TX.** Refurbishment, alteration and extension of the existing public house. Additional Plan showing privacy screen to the external staircase. Consultation period ends 18th September 2026. Some residents are concerned about the outdoor area. **Action:** Clerk to forward new owner's contact details to JA.
- **Planning Application P26/S3263/LB 5 School Yard OX44 7TT.**
Repair of building including historic timber frame using like for like materials where possible. Replacement of modern kitchen and bathrooms. Restoration of historic fireplace opening and addition of wood burning stove. Comment deadline 2nd October 2026. No comment.
- **Planning Application P26/S3902/S73 Poplars Ascott OX44 7UH**
Removal of Condition 3 (UNIQUE Specified use) of Planning Permission Reference P18/S1175/FUL Change of use of agricultural tractor shed to self contained holiday letting associated outside amenity space. Comment deadline 1st October 2026. No comment.

Decisions on planning applications:

- **Planning Application amendment (no. 1), on application P25/S2784/FUL, Santanna's Place OX44 7UQ.** Change of use of paddock land for the siting of 6 x pitches for permanent residential Gypsy and Traveller mobile homes with associated parking, groundworks and landscaping together with erection of garage associated with the existing site (Part development already carried out). (As amended by information received 16 March 2026.) End Consultation date 31st March 2026. **Application refused 1st September 2026.**

Clerk's Note – Planning Application P26/S3262/HH 5 School Yard OX44 7TT. Repair of building including historic timber frame using like for like materials where possible. Replacement of modern kitchen and bathrooms. Replacement of boiler and radiators. This application was inadvertently omitted from the published agenda. It is brought to Councillors' attention for information only. Consultation deadline 19th October. No comment.

59/0926 Reports from Working Groups and Projects:

- **Biodiversity and sustainability** (Cllr Campbell). Cllr Campbell reported that the summer had been difficult for trees, but the avenue of trees along the north side of the green had survived.
- **Highways and Traffic Calming:** (Cllr Fitzgerald).
Cllr Fitzgerald referred to the motorcycle speed and noise complaint circulated by email. The PC would raise this observation formally to SODC Cllr Heritage, in an already-ongoing initiative to combat motorcycle noise. OCC funding would have to be used for any further traffic calming measures, inc

Newington Road, subject to grant funding. The Council actively seeks volunteers to assist with funding applications. MR agreed to act as coordinator.

- **Allotments** (Julian Humm).
KT will carry out the agreed work on Cllr Allen's former plot. Two smaller plots also require attention, and the ditch needs regular clearance. Action: JH and KT will meet on 26 September to agree the required work.
- **Flooding activity:** (Cllrs Fitzgerald/Campbell). Cllrs reported that the Chalgrove flooding project is ongoing. Funding is being sought for Phase 2 of the flood measures upstream in an attempt to mitigate downstream flows.
- **Neighbourhood Plan Working Group. No update. PC continues to seek volunteers.**
- **History Group - Potential projects: deferred to next meeting.**
 - Displaying old photos of the Village. Deferred until the next meeting.
 - Parish Council archives – Cllr Campbell to inquire with FC about volunteers.
- **CIL current project** - Little Green footpath is now complete.
Little Green land protection: Cllrs Bayoumi and Campbell favoured patchwork repairs, while Cllrs Howden, Edwards and Fitzgerald preferred like-for-like replacement. EW suggested adding a white marking at the start and end of the path.
Action: Clerk to forward the contractors' specifications to KT to review and advise on the suitability of patchwork repairs. PC will decide on the preferred approach at the next meeting.

60/0926 Marquee/ Pavilion Hire. The PC approved the Chalgrove Cavaliers' request to hire the pitch and pavilion on 26 September 2026 and to use the facilities for up to two matches per month thereafter.

Actions: Chalgrove Cavaliers to provide the Clerk with monthly fixture details for invoicing. Clerk to obtain quotes for repairing the showers. The club will also seek quotes through its first-team plumbers.

61/0926 Grant Funding.

Morland House Surgery. The PC agreed in principle to consider CIL funding, subject to available funds and further information on the number of Stadhampton patients using the surgery. Cllrs would seek to visit the surgery to understand the proposal.

Proposed: Cllr Howden. Seconded: Cllr Bayoumi.

62/0926 Recruitment of new Clerk/RFO. Two applicants have come forward. Cllr Fitzgerald and Howden to follow up. The PC was grateful to the current Clerk for continuing to support in the interim.

63/0926 PC archives and records. Deferred until the next meeting.

64/0926 Wild Pig Farm Shop. The PC has received a number of complaints regarding the blocked bridleway and concerns over width restrictions. County Council officers had not raised concerns.

Action: The Clerk to contact the County Council regarding the blocked bridleway and whether its restricted width requires further investigation. (See above Planning Application P26/S3062/FUL – Newells Farm, OX44 7XJ)

65/0926 – External Auditor's Report 2025/26: The External Auditor's Report and Certificate for 2025/26 has been circulated, received and noted by the PC. Proposed: Cllr Bayoumi. Seconded: Cllr Howden.

66/0926 Other Matters Raised and Volunteers requested.

The PC thanked Sue White for her hard work in maintaining the pavilion over the years. Cllr Fitzgerald will arrange for flowers to be delivered. Proposed: Cllr Fitzgerald. Seconded: Cllr Bayoumi.

Volunteers required:

- Neighbourhood Plan co-ordinators.
- Pavilion custodian.
- Opportunity – Allotment mentoring available.
- OCC FixMyStreetSuper Users- authorised to directly task pot-hole repair to OCC Highways. Contact Cllr Fitzgerald.

67/0926 Finance: The monthly RFO report along with bank balances on 31/08/26 were approved and signed along with the bank reconciliations. Proposed: Cllr Fitzgerald. Seconded: Cllr Edwards.

68/0926 Payments: September payment schedule received and signed. Proposed: Cllr Fitzgerald
Seconded: Cllr Bayoumi

69/0926 Items for the October Parish Council Meeting.

Date and time of Next Meeting: Monday 19th October 2026 at 7.30pm at the Village Hall, St John the Baptist Church, The Green, Stadhampton OX44 7UA.