



CROWMARSH PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held at Crowmarsh Gifford Village Hall on Thursday 5th February 2026
starting at 7.30pm**

Present:

Mr John Griffin (Chair)	Mr Julian Park
Mrs Zazie Carruthers	Mr Stephen Sherbourne
Prof Andrew Johnson	Mr David Topliss

Attending: Dr Yvonne Peet (RFO) and Mrs Sue Rance (Clerk). County Cllr Gavin McLaughlan and District Cllr Andrea Powell attended part of the meeting. Twenty-nine members of the public attended part of the meeting.

Apologies: Received from Ms Anna Best, Mr David Rowley, Mrs Fleur Stevenson and District Cllr Sue Cooper

Declarations of interest: Cllr Sherbourne declared an interest in planning application P25/S4092/O Land east of Benson Lane Crowmarsh Gifford and took no part in the discussion.

The meeting was quorate.

Comments from the public

Bloor Planning Application:

Two members of the public voiced residents' concerns about the planning application for 195 houses on land adjacent to Benson Lane. The following points were made:

- The development is contrary to the local plan and the neighbourhood plan;
- The development is not needed and would be over-development of the area;
- There would be an adverse impact on the Chilterns National Landscape;
- Wallingford Medical Centre's facilities are inadequate for a large increase in population;
- There are already sewage and drainage issues locally;
- There would be a significant increase in traffic in Benson Lane which is effectively a single-track road owing to the cycle lanes on both sides;
- Benson Lane is already used heavily by road users as an alternative to using the roundabout with the A4074 at the far end of the Street;

Bloor has said there would be an increase in cycling but OCC has removed the centre line on Benson Lane and the remaining space is too narrow for two way traffic;

OCC has published plans for a Bus Gate from the A4074 and siting a Park and Ride at the old SODC office site which would further increase the traffic;

In 2008 a traffic survey showed that there were 9 or 10 vehicles per minute. It is recommended that another traffic survey be conducted to reflect the current situation.

Objection to use of high-quality farming land for housing development.

Advice was requested on the best way to present the data to the SODC planning committee.

Proposed development at North Stoke:

Three members of the public stated their objections a proposed development on farm land adjoining Cook Lane.

The landowner wants to build houses on land which has been farmed for many years. The development would harm protected scenic qualities in the Chiltern National Landscape and conflict with the local plan and neighbourhood plans.

There is insufficient evidence of local need;

Development would harm the setting of listed buildings, monuments and archaeological assets central to North Stoke's historic character;

Approval would set an undesirable precedent, risking further expansion and ongoing erosion of the countryside;

Building here would increase surface run-off and flood risk and reduce biodiversity, threatening habitats for local species.

Cook Lane cannot support increased traffic, has no pavements or lighting and the absence of shops increases reliance on cars, leading to safety and sustainability concerns.

NO.		ACTION
5836	<p>MINUTES OF PREVIOUS MEETING</p> <p>The Minutes of the meeting held on 4th December were approved as a true record and signed by the Chairman.</p>	
5837	<p>MATTERS ARISING FROM PREVIOUS MINUTES</p> <p><u>Item 5824</u>: Cllr Best will show on a map the data from the Autospeed Watch camera.</p>	AB
5838	<p>REPORT FROM THE COUNTY COUNCILLOR</p> <p>Cllr McLauchlan's report had been circulated and this was noted.</p> <p>There is a consultation on reducing the speed limit in Benson Lane to 30mph from the 20mph limit currently in force at the village end up to the junction with the A4074.</p>	

	<p>Cllr McLauchlan recommended involving Benson and Wallingford Councils as well as our MP Freddie van Mierlo in the objections to the proposed Bloor development. He will contact the OCC councillor for Wallingford as well as Benson Parish Council.</p> <p>Access to the development is a concern and Cllr McLauchlan recommended carrying out another traffic survey.</p> <p>There may be concerns from residents of other new developments locally and it would be useful to obtain their comments.</p> <p>The speed indicator device in North Stoke should be installed soon.</p> <p>Flags on roundabouts are being taken down but it may be necessary to leave them if they are persistently replaced.</p> <p>OCC does not have the funding to mend every pothole. The weather has aggravated this problem and there was agreement that the quality of repairs is not consistently good.</p>	GM
5839	<p>REPORT OF THE DISTRICT COUNCILLORS</p> <ul style="list-style-type: none"> • The District Councillors' report had been circulated and the following points were noted: <ul style="list-style-type: none"> ➤ The 2026-27 budget should be agreed on 12th February. ➤ Government consultation has started on the three unitary authority proposals and this runs for seven weeks. ➤ Inspectors will meet with council officers on 11th February to discuss the way forward for the joint local plan. ➤ The SODC CIL grant fund is now open for applications. ➤ SODC has submitted a response to the public consultation on the new Thames Water reservoir. ➤ A public inquiry into the refusal of a planning application in Berrick Salome will start on 17th February. 	
5840	<p>REVIEW OF STRATEGIC PRIORITIES</p> <ul style="list-style-type: none"> • Bus Shelters: Cllr Sherbourne reported that the first shelter should be ready to erect in two weeks. 	

	<ul style="list-style-type: none"> • Watery Lane: One quote for surface improvements has been received from Drayton Construction. Further quotes are needed. Cllr Sherbourne will contact White Horse Contractors. A specification will be needed to put on the government's tender website. Cllr Sherbourne and the Finance Officer will speak to Drayton Construction about this. • Quotes are needed for improving the surface of the football pitches. The Environment and Recreation Committee will bring a recommendation to the next meeting. 	<p>SSh/RFO</p> <p>E & R Cttee</p>
<p>5841</p>	<p>PLANNING</p> <p>Decisions by SODC</p> <p><u>P25/S3474/HH</u> 151 The Street Crowmarsh Gifford OX10 8EQ. Construct new wall to front of curtilage in brick and flint with pedestrian and vehicle gates (as amended by plans to set back gate and section of wall received on 19 December 2025). Planning Permission.</p> <p><u>P25/S3777/LDL</u> Howbery Park Manor near Crowmarsh, Oxfordshire OX10 8BA. Certificate of Lawfulness for the creation of a small hole in a former exterior wall of the manor house, but now within a 1960/70s extension. The small hole will allow a 35mm diameter heating pipe to pass through from the listed building into the adjoining extension. Certificate of Lawful Use or Development.</p> <p><u>P25/S3807/NM</u> 23 Park View, Crowmarsh Gifford OX10 8BL. Non-material amendment to application ref. P23/S3983/HH - change proposed flat roof on outbuilding to pitched tiled roof. Proposed two storey side and rear extension with single storey flat roof rear extension. New window to first floor front elevation. Proposed single storey, flat roof outbuilding in rear garden built into the sloping ground. Rejected Non-Material Amendment. A full application has been submitted.</p> <p><u>P25/S3226/DIS</u> 1 Church Cottages Church Lane North Stoke OX10 6BH Discharge of condition 3 (Schedule of Materials) agreed on planning application P23/S3986/LB (Single storey rear extension and alterations).</p> <p>Consultations</p> <p>P26/S0079/HH 23 Park View, Crowmarsh Gifford, Wallingford OX10 8BL. Proposed tiled, pitched roof over outbuilding in rear</p>	

	<p>garden to be constructed instead of the flat roof approved in application ref: P23/S3983/HH. Recommend approval.</p> <p>P25/S4092/O Land east of Benson Lane, Crowmarsh Gifford. Outline planning application with all matters reserved except for access for up to 195 dwellings, a building for community use (use classes e(f) and f.2(b)), landscaping, open space, sustainable urban drainage scheme and associated works, with access from Benson Lane and McCulloch Meadows. Recommend refusal. The parish council urges the local planning authority to refuse this application which is not needed, is contrary to local plan and neighbourhood plan policies, would urbanise the countryside in the setting of the Chilterns National Landscape, would add considerably to existing serious traffic problems on Benson Lane and would increase pressure on overstretched infrastructure/</p> <ul style="list-style-type: none"> • Inappropriate, development in the countryside outside the settlement boundary. • Contrary to Local Plan (Policy H4) and Crowmarsh Parish Neighbourhood Plan Policy (CRP 1) Crowmarsh Gifford is classified as a Larger Village expected to grow by 312 dwellings but has 571 completions and commitments so the outstanding housing development is zero and there is no justification for further housing development here. • Loss of prime arable land and loss of rural character. • Adverse effect on the setting of the Chilterns National Landscape. • Poor access and integration with the village. • Serious concerns about highway and pedestrian safety on Benson Lane, adding to unresolved problems created by the first Bloor development. Inadequate road infrastructure for existing and proposed vehicle movements, exacerbated further by OCC plans for 2-way bus routing on this road and other expected developments. • Pressure on already inadequate local sewerage system and overstretched infrastructure. <p>The Chairman will draft a response to the planning authority based on these points of objection.</p> <p>P25/S2718/LB 55 The Street, Crowmarsh Gifford OX10 8EA (amendment). Additions and alterations. Double-storey rear addition. Single-storey rear addition. Amended plans received 2 February 2026 reduce the height and extent of the rear extension. Awaiting neighbour views on whether the reductions have overcome their objections.</p>	<p>JG</p>
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	<p>Major developments</p> <p>We have been assured that the Newnham Manor legal agreement is due to be completed very soon and the applicants are keen to implement the scheme.</p> <p>We have had no news of the Jewson site despite an email sent to T A Fisher. The district council's target decision date is given as 6th February 2026.</p>																																																					
5842	<p>FINANCE</p> <p>a) <u>Consider and agree payments since last meeting</u></p> <p>The Finance officer had circulated a list of payments to be authorized. In addition to salaries and PAYE these were as follows:</p> <table border="1" data-bbox="363 813 1217 1137"> <tr> <td>26.12.2025</td> <td>SSE</td> <td>Church lighting June – November</td> <td>778.22</td> </tr> <tr> <td>30.11.2025</td> <td>Grundon</td> <td>Refuse collection November</td> <td>131.45</td> </tr> <tr> <td>26.12.2025</td> <td>Shield</td> <td>Dog bin emptying Dec</td> <td>243.10</td> </tr> <tr> <td>08.12.2025</td> <td>Castle Water</td> <td>Allotment water</td> <td>13.89</td> </tr> <tr> <td>16.12.2025</td> <td>Tom Cottrell</td> <td>Tree works at pavilion</td> <td>180.00</td> </tr> <tr> <td>06.01.2025</td> <td>Streetwise</td> <td>OS mastermap</td> <td>612.00</td> </tr> </table> <table border="1" data-bbox="363 1178 1217 1469"> <tr> <td>28.01.2026</td> <td>Elite Heating</td> <td>Boiler service</td> <td>109.50</td> </tr> <tr> <td>30.01.2026</td> <td>Shield</td> <td>Dog bin emptying</td> <td>243.10</td> </tr> <tr> <td>08.01.2026</td> <td>Castle Water</td> <td>Allotment water</td> <td>70.46</td> </tr> <tr> <td>22.01.2026</td> <td>Bowak</td> <td>Janitorial supplies</td> <td>80.72</td> </tr> <tr> <td>07.01.2026</td> <td>SSE</td> <td>Church lighting</td> <td>150.80</td> </tr> <tr> <td>31.12.2025</td> <td>Grundon</td> <td>Refuse collection December</td> <td>160.24</td> </tr> <tr> <td>31.01.2026</td> <td>Tom Cottrell</td> <td>Tree work at rec.</td> <td>2,700.00</td> </tr> </table> <p>It was noted that the water at the allotments has been switched off and usage had been nil. The bill will be paid as otherwise a late payment fee will be levied. This will be investigated.</p> <p>It was agreed that the cost of the Ordnance Survey map for the interpretation boards will be funded from CIL money.</p> <p>The Finance Officer is investigating a change of provider for the church lighting supply.</p>	26.12.2025	SSE	Church lighting June – November	778.22	30.11.2025	Grundon	Refuse collection November	131.45	26.12.2025	Shield	Dog bin emptying Dec	243.10	08.12.2025	Castle Water	Allotment water	13.89	16.12.2025	Tom Cottrell	Tree works at pavilion	180.00	06.01.2025	Streetwise	OS mastermap	612.00	28.01.2026	Elite Heating	Boiler service	109.50	30.01.2026	Shield	Dog bin emptying	243.10	08.01.2026	Castle Water	Allotment water	70.46	22.01.2026	Bowak	Janitorial supplies	80.72	07.01.2026	SSE	Church lighting	150.80	31.12.2025	Grundon	Refuse collection December	160.24	31.01.2026	Tom Cottrell	Tree work at rec.	2,700.00	RFO/SSh
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It was proposed by Cllr Griffin and seconded by Cllr Johnson that the above payments be approved and this was agreed. Cllrs Sherbourne and Griffin will authorise the payments on-line.

b) Review of Accounts Status for Year to Date

The accounts status at 31st January had been circulated. Payments made in January amounted to £4,564.83. Income received was £3,870.44, including VAT refund and a feed-in tariff payment of £1,037.21. The bank balance at 31st January was £204,272.45. The unspent CIL money for 2022/23 stands at £32,571.36 and must be spent by the 2027/28 financial year.

c) Service Contract for Sewage Pump

Soma Services had submitted a service contract in the sum of £360 + VAT per annum for the new dual pumping station at the pavilion. This was approved and was signed by the Chairman.

d) Requests for Grants and Donations

The Thames Run Committee had requested a contribution towards the cost of the event. After discussion, it was proposed by Cllr Sherbourne and seconded by Cllr Griffin that a grant of £300 be made under Section 137 and this was agreed.

Crowmarsh News had requested funding towards the cost of publishing the monthly magazine. After discussion it was proposed by Cllr Sherbourne and seconded by Cllr Topliss that a grant of £1,800 be made under Section 137 and this was agreed.

A grant had been requested towards the cost of providing the Window magazine to North Stoke residents. After discussion it was proposed by Cllr Park and seconded by Cllr Sherbourne that a grant of £350 be made under Section 137 and this was agreed.

e) Review of allotment fees

There are twenty plots for which the annual charge is £20 each for a full-size plot. Currently there are six residents on the waiting list. After discussion it was agreed to keep the

	charges at the current level. The Clerk will write to two allotment holders whose plots have not been cultivated.	Clerk
5843	<p>CHAIRMAN'S REPORT</p> <p>An online training session on local government reorganization will be held on Monday 9th February. The Chairman is unable to attend and requested other councillors to take part if they are able to.</p> <p>A litterpick is planned for the morning of 14th March, organized by the 1155 group in Wallingford. It was agreed that Crowmarsh will participate in this and volunteers are encouraged to come along.</p>	
5844	<p>REPORTS OF COMMITTEES</p> <p><u>Environment and Recreation Ground Committee</u></p> <ul style="list-style-type: none"> • The committee met on 12th January. • Three quotes had been received for the new surfacing under the Extron unit and the Fantallica seesaw. It was proposed by Cllr Johnson and seconded by Cllr Carruthers that the lowest quote, from Abacus, be accepted and this was agreed. It was proposed by Cllr Griffin and seconded by Cllr Sherbourne that this should be funded from CIL money as it is an enhancement to the facilities. This was agreed. • Felix Ogdon, a fitness coach, has joined the committee and is keen to improve the outside gym equipment. • It is planned to replace the train with some new equipment and this will be considered at the next meeting. • Flooring in the pavilion: it was noted that the main hall has a suspended concrete floor. This results in a cold temperature in the room. This will be considered at a later date. • Discussions are taking place with the football club about the state of the pitches. • It is hoped to arrange a maintenance contract for the children's play equipment. <p><u>Traffic and Transport</u></p> <ul style="list-style-type: none"> • The contract for the Autospeed Watch camera was due for renewal at the end of December. It was agreed to renew this. Cllr Johnson suggested that the camera could be moved to Benson Lane. The Clerk will discuss this with Cllr Best. 	Clerk/AB

5845	<p>UPDATE ON WEBSITE</p> <p>Cllr Best has in hand the acquisition of gov.uk email addresses from Parish Online. This will be a requirement for the audit. The Clerk will contact her to discuss progress.</p>	Clerk
5846	<p>REPORTS OF REPS ON OUTSIDE BODIES</p> <p><u>Neighbourhood Plan:</u> Cllr Griffin and Mr Nick Robins had attended a workshop on this topic.</p>	
5847	<p>CORRESPONDENCE</p> <p>The following correspondence was noted:</p> <ul style="list-style-type: none"> • Letter from a Crowmarsh School pupil on behalf of the whole school, thanking the Parish Council for funding the purchase of new laptops. • Letters from residents objecting to the proposed Bloor development at Benson Lane. • Letter from residents objecting to the proposed housing development on agricultural land in North Stoke • Notice of a 5 day road closure at Oakley Wood, starting on 21st April to facilitate work by Thames Water • Update from the Chilterns National Landscape • Safeguarding Update. • Update from the Police and Crime Commissioner • Rural Weekly News • Parish Online Update • SODC Updates • Healthwatch Oxon update • OALC updates • NALC updates 	
5848	<p>DATE OF NEXT MEETING</p> <p>The next meeting will be held on Thursday 5th March at Crowmarsh Gifford Village Hall starting at 7.30pm.</p>	

The meeting closed at 9.00pm