

WESTON ON THE GREEN PARISH COUNCIL

MINUTES - DRAFT

For the meeting of Parish Council, held in Village Hall on Wednesday 1st July 2026

Meeting Number 26.438

Note for information: Cherwell District Council – CDC, Oxfordshire County Council - OCC

Public Participation

There was nothing to note.

26.438.1 To Receive: Apologies for non-attendance

Councillors Bohm (DB), Miller (JM), Williams (DW) and Aldridge (MA) were in attendance.

Councillor Rowan sent her apologies which were accepted.

Councillor Faltermeyer (Cherwell District Council) attended for part of the meeting and Councillor Gordon (Oxfordshire County Council) sent her apologies.

4 members of the public were in attendance.

26.438.2 To Receive: Declarations of Interest

There were no declarations of interest relating to this meeting.

26.438.3 To Receive & Approve: Minutes of the Parish Council meeting held on 3rd June 2026 (DB)

The minutes of the Parish Council meeting held on 3rd June 2026 were discussed, with no changes required.

The resolution to approve the minutes for the Parish Council meeting held on 3rd June 2026 was proposed by DB and seconded by MA. The motion was supported unanimously by the Council.

Action: Clerk to present minutes to Chair to sign, then file and upload to the web.

26.438.4 For Information: Chair report (DB)

DB reported on several matters of interest, informing the Council that heatwave support packs were distributed to vulnerable residents, including fans, water bottles, cooling scarves and freezer packs. Residents who had previously received support were checked on, with local volunteers and neighbours providing valuable assistance. Thanks were extended to all those involved, with recognition to be included in the Village News.

A number of local concerns were raised during the month, including parking issues on Westlands Avenue, obstruction of visibility caused by flags and vehicles near the Ben Jonson and increased overnight noise from diverted traffic on the B430 during motorway works.

DB noted that the implications of the CDC Planning Review remain a matter of concern. An update was also provided on PFAS, with TR now leading a village working group that will bring recommendations to the Parish Council.

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DB noted that decisions on Local Government Reorganisation and the CDC Local Plan are expected shortly which will have implications for the Neighbourhood Plan Review.

DB also reported that the Parish Liaison Meeting scheduled for June had been postponed, and that technical difficulties prevented attendance at the OALC Talking Tables event, for which a refund is expected.

26.438.5 For Information: Clerk report (Clerk)

The clerks report to the Council was noted which confirmed the latest bank balances and payments received into the Parish Council bank accounts, including bank interest (£165.87) and road tax refund for the old community van (£183.75).

The clerk confirmed that all the required documentation had been sent to the external auditor and it had also been placed on the Parish Council website within the required timeframe.

A VAT claim for £695.12 has been submitted to HMRC to cover the period 1st October 2025 to 31st March 2026 (Q3 & Q4 FY 2025/2026).

26.438.6 To Note: Playing field update and playground inspection report (Clerk)

The playground inspection report undertaken by the clerk was noted, no new major defects to the equipment were identified, apart from those items mentioned in the annual RoSPA report and previous monthly reports.

The RoSPA annual playground inspection is booked to be undertaken in July/August 2026.

Outstanding items which require attention include wobbly fence by the gate, removal of the broken basketball hoop and ongoing monitoring of the edging.

26.438.7 For Discussion: Discuss recommendations from Planning Group on planning applications (DB)

DB commented on the announcement on 15th June 2026 about CDC’s Planning Considerations. A briefing note, provided by a nearby Parish Council, was reviewed.

The Secretary of State has designated CDC under Section 62A of the Town and Country Planning Act 1990. This means that developers of major planning applications may now choose to submit their applications directly to the Planning Inspectorate (PINS) instead of CDC. Cherwell remains the Local Planning Authority, but it no longer has exclusive control over determining major applications, which includes those applications of:

- 10 or more dwellings, or sites of 0.5 ha or more
- Commercial development of 1,000 m² floorspace or more
- Sites of 1 ha or more for other uses

Parish Councils will continue to be consultees, but the decision-maker may now be PINS rather than Cherwell. While the Government has stated that it will not make a difference in the process, it may have implications for Parish Council engagement and influence.

Parishes will need to adapt by:

- Strengthening evidence-based representations
- Engaging proactively with developers
- Monitoring applications more closely
- Ensuring local policies and community impacts are clearly articulated
- Maintain strong working relationships with Cherwell officers

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Councillor Faltermeyer (CDC) joined the meeting.

Key planning applications on the planning report were discussed by the Council.

Building Applications

Decisions Received – Permitted

26/00696/DISC - Siemens OS Parcel 5700 South West of Grange Farm, Street through Little Chesterton

Found on map function on Cherwell Planning site (attached to planning permissions ref: 22/0144/F)

To discharge Condition 5 which requires the submission of details of the plant enclosures and equipment within the service yard and approved plant zones.

See doc. SHS-ARUP-XX-GF-DR

26/00758/DISC - Cruck Cottage, Northampton Road

Discharge of Condition 15 (skirting boards) of 24/00498/LB

26/01124/TCA - The Old Stables, Oxford Court

T1 Ash F(fell)

Pending

26/01100/DISC - Siemens OS Parcel 5700 South West of Grange Farm, Street through Little Chesterton. Siemens on “Endeavour Way”. Travel Plan (includes car, bus, bicycle and walking)

Note: Focus is on main road. We need to understand rat racing routes through the village and along the B430. Connections to Green Lane to be explored.

25/00418/F and 25/00486/LB – The Manor Hotel, Northampton Road

Restoration and extension of Rupert's Cottage to provide additional guest accommodation and leisure facilities; re-instatement of the former outdoor swimming pool; construction of a new events pavilion; restaurant extension within the Manor's west courtyard; relocation of guest car parking away from the Manor's principal elevation; screening of the existing plant and biomass boiler area; restoration of wider landscape features including the historic moat and bridge.

OCC Transport – objection – reliance on car transport

Archaeology – need more information re excavation for Wedding Barn and Rupert's Cottage.

25/01418/F - Family Farm House, Part of A34

Driver rest stop facility including the formation of a new entry and exit slip road adjoining the A34, parking area for cars and HGVs, erection of an amenity building (including toilets and catering area), EV charging station, solar PV array, battery storage facility, other ancillary structures/buildings and landscaped amenity area.

Deferred until June 12, 2026 upon request of the National Highways Department. The Strategic Road Network includes the A34 and thus this application has drawn their attention.

26/00597/NMA - Variation – Condition 2 (non-material amendment). Siemens OS Parcel 5700 South West of Grange Farm, Street through Little Chesterton

There is a five-point list. The only issue could be the roof lighting although the applicant has a reasonable solution to usage of the lights.

26/01450/TEL - Telecommunications Mast, Manor Farm

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Upgrade electronic communications apparatus/development ancillary to radio equipment housing Target
Decision Date – 07/07/2026 (see map and info from June 2026 PC meeting).

NEW

26/01320/F - Southview, Northampton Road

Variation of Condition 2 of 24/02685/F – roof raised by 150mm to maintain first floor room heights . Application for removal or variation of a condition following grant of planning permission.

Delegated decision

Comments by: 01/07/2026

(Recommend: No objection Parish Council)

26/01297/CLUE - Southfield Farm, North Lane

Certificate of lawfulness of Existing Development for confirmation that the operational development has been lawfully carried out pursuant to planning permission 18/02066/F and has therefore lawfully commenced accordingly.

(Recommend: Objection by Parish Council & Neighbourhood Plan)

DB delivered a presentation on the Southfield Farm north site, outlining the planning history, including the 2018 application for four dwellings, a 2021 aerial image showing the barn with its roof removed and confirmation that the barn had been demolished by 2022.

It was noted that the proposed access road from the potential development site connects to Milestone Lane. The 2018 planning permission contains a number of pre-commencement conditions which, it is understood, have not been discharged. Therefore the Council considered that a number of issues remain unresolved beyond the question of a Certificate of Lawfulness.

It also noted that Milestone Lane remains an unadopted road, with OCC unwilling to consider adoption until all properties are sold and other requirements have been met. Residents are seeking to establish a Residents' Association and management company to enable local control and ultimately pursue road adoption as all twenty properties have now been sold. The administrator, Moorfields, currently has responsibility for Milestone Lane, four plots and adjacent field 1.

It was noted that a further court hearing is scheduled for next Thursday to determine whether residents have the right to form a Residents' Association.

26/01526/F - Southfield Farm House, North Lane

Replacement of windows and three courtyard external doors. The property is Grade II listed and is located within the conservation area.

Comments by: 23/07/26

Delegated decision

26/01527/LB - Southfield Farm House, North Lane

Replacement of windows and three courtyard external doors. The property is Grade II listed and is located within the conservation area.

Comments by: 23/07/26

Delegated decision

Tree Applications

PENDING – some of these have been completed but not registered on the CDC site as such

26/00898/TCA - Westfield Farm, Shepherds Close

London Plane (T1) - fell due to encroachment on neighbouring property and threat to boundary wall. Replace with slower going smaller tree more suitable for the location. Silver Birch (T2) - fell due to increasing damage to historic wall less than 0.5 metres away. Replace in part of the garden away from the wall. Hornbeam (T3) -

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Reduce and thin crown to deal with encroachment of branches on the structure of the farmhouse. The crown reduction would be around 5- 8 metres and thinning by about 30%.

(Photo of location of trees)

25/03295/TCA – Newby Cottage, Northampton Road

2 Pine trees, 1 silver birch – remove.

26/01226/TCA – Williams Cottage, North Lane

T1 Purple Plum - Reduce to give up to 3m clearance from properties.

Reduce remaining canopy for balance and shape G2 Leyland Cypress –

Carefully sectional dismantle and fell to ground level. T3 Hazel - Coppice, Reduce the larger stems to between 0.3 - 0.6m from ground level to stimulate regeneration from the base. T4 Cherry - Selective reduction of heavy lateral branches by up to 3m. Crown lift to 3m above ground level. Thin through canopy by 15% T5 Apple - Remove large up right stems in the upper canopy. Reduce lower to mid canopy by up to 2m. Thin through remaining canopy.

Action: DB/Clerk to send appropriate planning replies to Cherwell District Council.

26.438.8 For Discussion: Update on Heyford Park and PFAS awareness group (TR)

A meeting of the PFAS awareness group in the village was held on 22nd June 2026. JM was in attendance and provided an update in TR's absence.

JM noted that another test had recently been undertaken in the Middleton Stoney area, with results indicating a highly inflated level.

It was agreed to make contact with the PFAS group at Upper Heyford to explore the possibility of joining as part of a consortium.

JM reported that a quotation had been obtained for testing at Gallos Brook, near the service station; however, the cost was considered high. Alternative providers would be sought to identify a more cost-effective option. A resident with expertise in this area suggested a potential contact who may be able to assist with testing.

26.438.9 For Discussion: Update on Neighbourhood Plan review (DB)

DB commented that there is no further update, there is currently too much turmoil in a difficult landscape.

26.438.10 For Information: Update on village works (JM)

JM noted that the footbridge towards the A34 has not been fixed yet, Graham Barnett will follow this up with OCC.

26.438.11 For Information: Update from Traffic Calming Action Group including B340 speed reduction works and potential bus shelters (MA)

B430 Speed Reduction Signs: MA highlighted some issues to be discussed with OCC over the placement of some of the new speed signs on B430. The completion of the work has been delayed due to the intense heat conditions last week. The OCC officer is due to visit the village to inspect the work and discuss the installation of speed indicator signs. The purchase of these are required before September 2026 in order to utilise the grant received from Thames Valley Police; the spend will require prior approval at a Parish Council meeting.

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Action: Clerk to add approval for spend on SIDs to August PC meeting agenda.

Bus shelters: MA has placed the bus shelters in situ on a map of B430 with recommendations for specific locations; this is to be sent to the conservation team at CDC.

Action: Clerk to add approval for spend on bus shelters to a future PC meeting.

Speedwatch: speed checks by the volunteers have restarted.

26.438.12 Resolution: To Approve the purchase of a new community van, service, parts, diesel and MOT for the old van (still owned by the Parish Council) for a spend of £2,305.00+VAT (TR)

The resolution to approve the purchase of a new community van, service, parts, diesel and MOT for the old van (still owned by the Parish Council) for a spend of £2,305.00+VAT was proposed by DB and seconded by DW. The motion was supported unanimously by the Council.

The Council agreed to reduce the sale price of the old community van to £2.5k ONO; it is proving difficult to sell as the van has done over 200,000 miles.

26.438.13 For Information: List of invoices, donations, standing orders, direct debits paid from Parish Council bank accounts (20th May 2026 – 26th June 2026)

The following payments, covering invoices, direct debits and standing orders, from the Parish Council bank accounts for the period 20th May 2026 – 26th June 2026 were noted.

PC Ref	Payment Date	Payee	Purpose	Invoice Total / Amount Paid
DD	21/05/26	Nest Pensions	Clerks pension contribution – April 2026	-
SO	28/05/26	Clerk (J Mullane)	Clerks pay – May 2026	-
DD	03/06/26	Nest Pensions	Clerks pension contribution – May 2026	-
580	22/05/26	Clerk (J Mullane)	Planter noticeboard posters A1 x3 Annual Parish Meeting (Instant Print)	£46.54
581	22/05/26	Clerk (J Mullane)	Printer ink (Amazon)	£52.76
582	22/05/26	Clerk (J Mullane)	Grass seed (Amazon)	£7.94
584	22/05/26	OALC	Talking Tables Training Day: D Bohm	£48.00
585	22/05/26	Graham Barnett	Fuel for community van (Sainsburys)	£69.54
587	22/05/26	Parish Online/Local Authority Technology CIC	Website service & workplace email upgrade	£470.40
589	02/06/26	Oxford Edens	Grass cutting 18/05/26 (playground, stocks/Ben Jonson/Church Close corner)	£375.57
590	02/06/26	Oxfordshire County Council	B430 speed reduction signage works	£6,358.64
591	02/06/26	Oxford Edens	Grass cutting 14/05/26 (bollards & gates)	£406.79
592	02/06/26	Clear Insurance Management Ltd	Parish Council Insurance 2026-27	£549.46

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593	10/06/26	Laura White- Albry Audits	Internal audit review FY 2025-26	£300.00
594	10/06/26	Cherwell District Council	Uncontested May 2026 Election fee	£200.00
595	10/06/26	WotG Memorial Village Hall	Village Hall hire for Extraordinary PC Meeting & Training (26 May 26)	£15.00

DD – Direct Debit, SO – Standing Order

Resolution: To Approve the following invoices for payment (TR)

DW requested approval of the invoices detailed in the table below.

PC Ref	Payee	Purpose	Total (incl VAT)	Budget Line	Amount Remaining in 2026-27 Budget Line
596	Oxford Edens	Grass cutting 08/06/26 (playground, stocks/Ben Jonson/Church Close corner, playing field)	£765.57	Works/Grass Cutting & Playing field maintenance	£3,266.50 / £3,798.00
597	JE Miller Services	Supply of new community van, delivery, service & parts, diesel, MOT for original van	£2,766.00	Works/Community Bus	£3,158.39
598	JE Miller Engineering	Repair & supply parts for playing field mower (take off broken exhaust, weld up & refit), oil, new battery, electrical engineer to sort out electric solenoid valves	£504.00	Works/Playing Field Maintenance	£3,408.00
599	Graham Barnett	Fuel for community van (Shell)	£70.55	Works/Community Bus	£392.39
600	Clerk (J Mullane)	Microsoft 365 personal user (Your.Software)	£66.99	IT/Website, Emails, Mapping & Subscriptions	£89.60
601	Clerk (J Mullane)	McAfee Total Protection (3 devices)	£12.99	IT/Website, Emails, Mapping & Subscriptions	£22.61
602	National Association of Local Councils	Training 28/10/26 - Next Generation Leadership: D Bohm	£42.00	Staff Costs/Training	£186.00
603	Diane Bohm	Emergency heat supplies for residents (Amazon)	£142.40	Emergency Planning Fund	£500.00

The resolution to approve the invoices detailed in the tables was proposed by DW and seconded by MA. The motion was supported unanimously by the Council.

Action: Clerk to update invoice log with approvals.

Action: Clerk to initiate request for payments from Councillors and ensure payments authorised.

26.438.14 For Information: Oxfordshire County & Cherwell District Councillors updates (OCC & CDC Councillors)

Councillor Faltermeyer (CDC) attended a meeting in Upper Heyford regarding PFAS, and has been discussing the issue with professors in the United States, who have dealt with this for a longer period. The issue has been raised with CDC planning on whether testing will be requested on applications as it currently is not. Officers advised that PFAS is a relatively new issue in the UK, although Councillor Faltermeyer emphasised the importance of the CDC developing its understanding quickly.

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He went on to comment on the illegal waste site in Kidlington and has queried how such a large scale site was able to be developed. The importance of monitoring land ownership and proposed land sales to better understand future developments was noted.

Councillor Faltermeyer also highlighted a proposed large housing development in Bletchington, with an application expected in July or August, although submission has been delayed due to outstanding issues.

He also reported on proposals for Site A at MoD Bicester to accommodate 1,250 single male asylum seekers. Concerns were expressed regarding the lack of consultation with local authorities and agencies, the scale of the proposal, and the limited local infrastructure and services available. It was noted that the Government has powers to determine the proposal directly.

It was commented that there are currently more than 50 planning applications within our ward, reflecting a significant level of development activity.

26.438.15 For Discussion: Request from Community Shop Committee for financial support to help fund the external improvement works to the Community shop (DB)

The Parish Council considered a letter from Sam Sharp on behalf of the Weston Shop Committee regarding funding support for proposed repair works and improvements to the community shop.

It was noted that the Parish Council had not previously allocated any funding towards shop works for use within its business plan.

It was also considered that if the community shop operates as a business with shareholders the Council did not feel able to support. It raised questions about where the Parish Council should draw the line in providing financial support as it could set future precedents for all businesses in the parish. Further investigations around the ownership structure would be carried out by DB.

Councillors agreed that the Weston Shop committee should be provided with clarity regarding the Council's position.

Action: DB to investigate further and send a reply to the Weston Shop committee regarding their funding query.

26.438.16 For Information: Oxfordshire County Council's 'Quiet Lanes Programme' (DB)

DB provided an overview of the OCC Quiet Lanes scheme. The initiative aims to make rural roads safer and more attractive for walking, cycling and horse riding by reducing through traffic whilst maintaining access for residents, businesses and emergency services.

OCC approved the Quiet Lanes Policy in May 2026 and plans to trial up to ten pilot schemes across the county. Schemes are locally led, require parish support and are subject to consultation and monitoring before becoming permanent.

Wendlebury Road between Weston on the Green and Wendlebury had been identified as a potential option but has since been removed from the scheme as it was not supported by Wendlebury Parish Council.

26.438.17 Next Parish Council Meeting Date: Wednesday 5th August 2026, 7.30pm (DB)

Meeting closed: 21.27