

**PARISH COUNCIL OF STANDLAKE**  
**Minutes 20<sup>th</sup> October 2026 7.30pm**

**1. Present:**

Mr J. Clements - Chairman  
Mr. D. Jeffcoat -Vice Chairman  
Mr. B. Smith  
Ms. F. Smith  
Ms. A. Knipe  
Mrs. J. Macdonald  
Mr R. Maxwell  
Mrs. C. Swan - Clerk  
Mrs. S. Cosier

**2. Declarations of interest: None**

**3. Public Items: None**

**4. County & District Councillor's Reports:**



District Councillor's  
Report October 2026

The full report is attached as an Appendix and available on the Parish Council website.

**5. Planning:**

APPLICATION NO: 26/02221/PN56 PROPOSAL: Change of use and associated building operations to convert existing agricultural buildings into 8no. dwellinghouses. Town and Country Planning Act LOCATION: Malthouse Farm Aston Road Brighthampton APPLICANT: Mr Tiff Pickford REGISTERED: 15th September 2026 - OBJECTION

In considering the application, the Parish Council noted that there appears to be little substantive change from the previous proposal that was considered by the Council. As a result, the concerns previously raised by both the Parish Council and residents remain unresolved. The Parish Council remains concerned that the application does not adequately address the capacity of local infrastructure, including sewage and drainage arrangements. Concerns previously raised regarding wastewater disposal and the impact on existing infrastructure have not been satisfactorily resolved. The Council also notes that issues raised previously by Building Control regarding the structural integrity of the existing barns do not appear to have been fully addressed within the submitted documentation. The Parish Council considers that these matters remain material to determine whether the proposed development can be delivered safely and appropriately. Furthermore, the application does not provide sufficient detail regarding the management of surface water and groundwater run-off. Given the site's characteristics and local concerns regarding drainage, the Parish Council considers that a clear and robust strategy should be demonstrated before any permission is granted. The Parish Council also continues to have concerns regarding accessibility and connectivity. There remains no viable pedestrian route linking the site safely to the village. The absence of suitable footway provision raises questions regarding sustainability and the reliance on private vehicles for future occupiers. Councillors have been approached by numerous residents regarding the proposal and have received representations

expressing concerns consistent with those previously raised by the Parish Council. These include concerns relating to drainage, infrastructure capacity, traffic generation and highway impacts, together with wider concerns regarding the potential precedent for further development in this location

APPLICATION NO: 26/02184/HHD PROPOSAL: Construction of replacement wall to roadside boundary with a sliding timber gate Town and Country Planning Act LOCATION: Newholme Brighthampton Witney APPLICANT: Mr & Mrs Newport REGISTERED: 10th September 2026  
NO OBJECTION

APPLICATION NO: 26/02365/FUL PROPOSAL: Change of use of land to enlarge domestic garden and construction of Oak framed carport together with associated works including formation of new vehicular access with new entrance gates and stone piers and change existing access from vehicular to pedestrian with new gate and post and rail boundary fencing.

NO OBJECTION

WODC Local Plan Consultation response to policy RA5 for approval – approved.

6. Minutes: Agree and Sign Minutes of 15<sup>th</sup> September 2026 – signed

7. Correspondence: Thank you letter received from Oxfordshire Mind. Email request for permission to hold annual fireworks display – agreed unanimously.

8. Matters arising from previous minutes:

Flood/sewage; Cllr Smith attended the day course along with Cllr Macdonald. Cllr Smith hopes to create a laminated action card for incident reports, and she has reached out to WASP to further understand monitoring and the implications of vapour release.

Speedwatch/Roads; Cllr Maxwell said six checks have been conducted since the last meeting. 1944 vehicles were checked for speeding and twenty-eight offenders reported.

23<sup>rd</sup> Sept – Witney Road South – 441 vehicles monitored six offenders reported 1.56%.

29<sup>th</sup> Sept – Aston Road - 89 vehicles monitored nine offenders reported 10.1%.

30 Sept – Witney Road North – 479 vehicles monitored three offenders reported 0.6%.

5<sup>th</sup> Oct – Witney Road South -360 vehicles monitored zero offenders reported 0%.

8<sup>th</sup> Oct – Aston Road Martins Lane junction – 464 vehicles monitored two offenders reported 0.43%.

15<sup>th</sup> Oct – Aston Road – 111 vehicles monitored eight offenders reported 7.21%

Cllr Maxwell said that the figures demonstrate how the Aston Road is the worst area.

Cllr Smith reported that the slow down horse signs have had a positive influence.

Cllr Macdonald commented that the reporting on the consultation was particularly poor leaving some confusion as to feedback on each of the nine items. This was disappointing given the additional costs that the Parish Council were asked to cover.

Recreation grounds – unanimous agreement for the quotation from Absolute Solutions to conduct the immediate removal and repair of the items highlighted in the recent inspections.

The Chairman suggested a meeting of the working group to determine the priority items. He was reaching out to community first to start the process of requesting grant funding. Cllr Macdonald is awaiting some details from Fee Florey regarding how Northmoor approached their playground refurbishment and fund raising.

Environment/Nature recovery - Village Litter Pick: In October, 12 volunteers collected over 25 sacks of rubbish, together with car wheels and tyres, from roads around the village. The Village Market kindly provided refreshments. Pollinator Patch: Continues to be maintained regularly and is thriving as a habitat for pollinators. Wildflower Bank: Seeds were harvested and redistributed following the annual grass cut. Village Planters: Ongoing maintenance continues, with autumn replanting planned. Village Hall Planters: Options are being explored for spring installation. The Hut: A bird box is being supplied and fitted. LWVP: Working with the Lower Windrush Valley Project to identify local Black Poplar trees. Waterways Day: Cllr J Macdonald attended seminars in Witney on river water quality, flood management, and the benefits of water meadows. Church Burial Ground: Continuing to advise on plans for the new burial ground and its mowing management plan.

New Website: The new website is live, but it is prefilled with the old details. Paul Willis has offered to provide some village photography for the new site. Cllr Clements is going to write the wording based on an overview of other Parish Council sites. The website will include new email addresses, the current suggestion will be that all Cllrs have new email addresses set up, and forwarding services set up on the old ones.

Car park security: Cllr Clements hopes to arrange a meeting with the headteacher of the primary school so that we can be assured the money spent will be of benefit and parents will use the car park. Cllr Macdonald raised the issue of the new coffee shop now encouraging people to park on the road so they can then purchase coffees, which is making a bad situation worse.

Car park repairs: Cllr Jeffcoat has completed the filling of the holes now. It was noted it was a significant improvement to the car park.

Standlake 800<sup>th</sup> Anniversary – There is a meeting next month. Cllr Jeffcoat raised that he would like to see an upgrade to the playground provision and linking this to the anniversary would be an excellent way to mark the anniversary.

Bus Shelters – Cllr Jeffcoat confirmed that both bus shelter repairs have been conducted successfully.

Tree works to willows – OCC were contacted again to dispute the recent respond to the fix my street placed. Officers have reached out to meet a Parish Councillor in person to discuss further. The matter of the willows in the middle of the two trees OCC is responsible for is still outstanding and the likely cost for the works £1895. The Clerk and Chairman agreed to arrange a meeting with the OCC Officer at the site to discuss the issues further.

Savings account recommendation – Cllr Jeffcoat provided an update on the interest rates to the Parish Council and a recommendation that we move forward with the CCLA – Public sector deposit fund. It was agreed that £25000 would be deposited into the fund once opened, with the Clerk, Chairman and Cllr Jeffcoat as signatures.

9. Budget priorities – It was discussed and agreed that the play areas in the village will be the main priority for the Parish Council spending.

10. Accounts: Attached transaction report already paid for approval and Monthly report. Approved unanimously.

Date of next meeting 17<sup>th</sup> November 2026