

Great Milton Parish Council

Clerk: Andrew Webster
Email: clerk@greatmilton-pc.gov.uk

Minutes of the Parish Council Meeting held on Monday 20th July 2026 at 7:30pm in the Pavilion at the Recreation Ground, Great Milton

Present: Councillors David Harms (Vice-Chair, DH), Richard Oliver (RO), Darren Timms (DT), David Mainon (DM), Sarah MacMahon (SM) and Andrew Noble (AN)

In attendance: Andrew Webster (Clerk, AW), Georgina Heritage (District Councillor, GH) and one member of the public.

54/26 Apologies for Absence

Malcolm Horsley (Chair), Judith Edwards (County Councillor)

55/26 Variation of order of business

Mr Harry Venners (agent for the applicant under item 62/26) was present, the Council agreed to vary the order of business and take item 62/26 (Planning Applications) to be discussed after 56/26..

56/26 Declarations of members' interests

None were declared.

It was noted that Councillors Darren Timms and David Mainon returned their completed Register of Interests forms to the Clerk for processing.

57/26 Reports

The District Councillor's report ([available on the Council's website](#)) was received. DH drew attention to the references to reduced pub business rates and noisy motorbikes on Thame Road as matters of local relevance.

GH reported that the Councillor Community Grant scheme opens for applications on 7th August and the Performing Arts Grant opens today (20th July). District Councillors have received training on the new planning rules, similar training is planned for parishes from September.

GH noted that an unauthorised development at Tetsworth has moved to the enforcement stage, so action is being taken.

GH reported that an application for 25 houses at Lewknor had been granted on appeal, on a site where permission had reportedly been refused for some 70 years. The 'tilted balance' rule of the National Planning Policy Framework (NPPF) had applied owing to the shortage of housing land in Oxfordshire. It was noted that this demonstrated the increasing difficulty of successfully objecting to development.

In relation to local government reorganisation, GH noted that Oxford City appeared to be the only party likely to favour the current proposals. The District and County Councils were working to apply pressure for the decision to be revisited. RO raised the possibility of a legal challenge; GH considered this unlikely, given the prohibitive cost, and considered that pressure would be better directed at ministers.

The council noted that villagers did not feel that they belonged to 'Greater Oxford'. The Council further noted its alignment with SODC in objecting to the proposals.

The Council recorded its thanks to GH for assistance with the removal of the redundant road signage from the village.

58/26 Correspondence and Public Discussion

An email was received on 9th July from a resident, raising concern about the volume and speed of large HGV movements past their properties, some of which appear to be associated with the works at Le Manoir (including vehicles branded "Ewals"). The resident reported that a car had been damaged, and asked the Council to raise the matter with SODC — noting that the development's traffic management plan should route HGVs via the A329, away from the residential part of the village — and to report back at a future meeting. This item was considered further under 60/26.

59/26 Haseley Trading Estate (standing item)

There was nothing further to add. RO asked about the road surface; DH noted that the Council should await the initial development before pressing the matter.

60/26 Le Manoir Aux Quat Saisons (standing item)

The Council noted the correspondence received under 58/26 regarding HGV traffic to the Le Manoir site. The Clerk has raised the matter with Le Manoir and the SODC planning department, noting that the development's traffic management plan specifies access via the A329 rather than Church Road. Additional signage for contractors is now in place.

The Council noted Le Manoir's response and considered that appropriate action had been taken

61/26 Allotments

This item was carried forward from the June meeting, noting that the school should be consulted on any proposals that might affect it. AN noted problems with trees adjacent to the allotments, the roots of which are making some plots uncultivable. Various queries were raised, and the Council tasked the Clerk with investigating and reporting back — in particular: whether the trees are within the conservation area; whether the trees are protected; whether any action would be economically viable; and whether action would be justified by the level of demand for allotments.

62/26 Planning Applications

Ref: [P26/S1535/O](#)

Proposal: Outline planning application (access, scale and layout) for the erection of seven dwellings and related works, including access.

Location: 14 Thame Road, Great Milton, Oxford, OX44 7HY

Mr H. Venners (HV) of JPPC attended, acting for Sweetcroft Homes. He explained that the applicant is currently the developer of "St James' View" in Little Milton and that this scheme represented a logical succession, in their view. The site had a previous Permission in Principle from the former landowner; this outline application seeks to establish the main constraints for an outward expansion of the village, with other details indicative at this stage. Parking would be provided on the individual plots so the proposed development would not

give rise to additional on street parking, drainage was part of the plan, with run-off to the rear of the site.

SM raised objections from the occupiers of No. 14 concerning loss of view; HV noted that the fencing would maintain privacy and that the new building would not affect light, but that this could be looked at.

A Councillor asked what “grey belt” meant. Mr Venners explained that, where a local authority has insufficient housing land, development land can be re-designated as “grey belt”, and that the Permission in Principle had established this. DH noted the gradual widening of the definition from brownfield sites towards green belt as a ‘legal strategy’ for development.

In discussion, RO said he was not opposed in principle provided drainage is addressed, particularly the capacity for foul drainage. The dangerous bend was noted, with a speed hump suggested as a possible traffic-calming measure, together with provision of a pavement. DH noted the loss of habitat, possibly nearby, and observed that extending the village boundary could set a precedent. HV noted that land behind the current site may be available for biodiversity offset.

The Council acknowledged that the proposal would extend the built form of the village beyond its current boundary, which is not something it would ordinarily support. However, given the limited scale of the proposal and the existing Permission in Principle on the site, the **Council resolved to support** the application.

This support is subject to reservations regarding traffic calming, pavements, adequate foul drainage and broadband provision. The Council also has a strong objection to any additional parking on Thame Road that may arise from the development, particularly given its proximity to the sharp bend on Thame Road.

During the discussion, the Council asked about the anticipated price range of the proposed dwellings. HV advised that this was not yet known and was unable to comment. HV also advised that there may be opportunities for the Parish Council to provide feedback on some aspects of the detailed design, including the architectural style of the dwellings, should planning permission be granted.

Accordingly, the Parish Council requests that it is consulted, where appropriate, if the development progresses and that these matters are considered as part of the Reserved Matters application.

Ref: [P26/S2111/RM](#)

Proposal: Reserved Matters application for appearance and landscaping following outline permission P26/S4062/O for a detached self-build dwelling and related works, with matters reserved except access, layout and scale.

Location: Coombe House (land to the east of Chilworth Road, Great Milton, OX44 7NY)

The Council resolved to support this application.

63/26 Minutes of the previous meeting

The minutes of the meeting of 23rd June 2026 were approved and signed by DH.

64/26 Actions from the previous meeting

The Council reviewed the action list from the June meeting (see Appendix 1). All items had been actioned. The outgoing Clerk (JW) had carried out hedge trimming to improve the

visibility of the speed limit signs. District Councillor Georgina Heritage had clarified the position on the grant application for the playground, which is now proceeding, the necessary supporting evidence having been supplied.

65/26 Finance

A Payments for authorisation: the following payments were considered.

Payee	Element	Amount	Date	Minute Ref / Order Agreed	Power to Spend
Shield Maintenance Ltd.	Dog waste – July 2026	£109.20	25/06		OSA s10
Green & Growing (John Pattisson)	Mowing – July 2026	£855.00	07/07	144/25	OSA s10
Castle Water	Allotments Water	£5.76	09/07		Small Holdings & Allotments Act 1908 s23
Clerk's expenses	Mailing services	£11.71	16/06		
Jonathan Dudley	July Bulletin	£305.43	10/07		

The Council asked the Clerk to clarify the schedule for the mowing of the verges, the Green and the Recreation Ground. The Council authorised the payments listed above for July, and similar amounts for August, when the Council does not meet.

B The Bank Reconciliation, Statement of Accounts and Bank Statements up to 30th June 2026 were received and signed.

C The following monthly/previously agreed payments were noted:

Clerk's salaries (£480.00 – JW; £449.40 – AW)

Scribe Accounts – £37.20

Bank Charges – £7.00

BT plc – £14.23

Councillors' Essentials online training (OALC) – £85.00

The BT service has now been cancelled, so this should be the final bill from BT.

D The budget monitoring update (circulated with the agenda) was received.

66/26 Training

Councillors have received a link from the Clerk to the available OALC training courses. The booking for the Councillor Fundamentals course (1st October, online) was confirmed.

67/26 Items for next agenda or information only

Reorganisation of Local Government.

The meeting closed at 20:25.

The next meeting of Great Milton Parish Council will be held on:

Monday 21st September 2026 starting at 7.30pm in The Pavilion.

(There is no Parish Council meeting in August.)

Agenda items for the September meeting are due to the Clerk by **Wednesday, 9th September 2026**

Appendix 1: Actions from the 23rd June 2026 meeting

Reviewed under item 64/26. All items had been actioned.

Action	Who?	Done
Plaque for Steve Harrod	MH	Yes
Create D Mainon & D Timms email accounts	AW	Yes
Circulate planning changes email from GH	AW	Yes
Check wards in bulletin & update for next edition	AW	Yes
Send details of correspondence around planning permission for playground to GH	JW	Yes
Request OCC to improve visibility of speed limit sign at Lower End	JW	Yes
Make agreed payments from the bank account	JW	Yes
Add new policies to the website	AW	Yes
Respond to planning applications	AW	Yes
Make booking for Councillor Fundamentals course	AW	Yes
Circulate OALC training courses link	AW	Yes

Appendix 2: Actions agreed

Actions agreed at the meeting held on 20th July 2026.

Action	Who?	Done
Respond to the Priory Bank resident regarding HGV traffic and keep Le Manoir traffic under review	AW	
Investigate the allotment tree queries (conservation area status, protection, viability, demand) and report back	AW	
Respond to planning applications P26/S1535/O and P26/S2111/RM	AW	
Clarify the mowing schedule for the verges, the Green and the Recreation Ground	AW	
Make the agreed July payments (and August payments when due)	AW	