

**MINUTES OF THE MEETING OF ASTON TIRROLD AND ASTON UPTHORPE PARISH COUNCIL  
HELD ON WEDNESDAY 15<sup>th</sup> APRIL 2026**

**13/121 Apologies for absence**

Anne-Marie Simpson SODC (AMS), Sarah Munro (SM), Crispin Topping SODC (CT),

**13/122 Present**

Jane Imbush Chair (JI), Simon Young Vice-Chair (SY), Jane Knight (JBK), Neil Carter (NC), Peter Butcher (PB), Tom Mooney (TM), Mary Severin (MS), Joanna Hart (JH), Johnny Hope-Smith OCC (JHS),

Members of the public - 27

**13/123 Declaration of any relevant interests**

None

**13/124 Minutes**

Minutes from the meeting held on 18<sup>th</sup> March 2026 were then agreed by all and signed by the Chair.

**13/125 Public questions, comments, or representations**

The new owners of the field on Moreton Road attended the meeting to introduce themselves as well as explain the plans for the site. SODC enforcement team have been involved and they now recognise that the land is subject to an Article 4 directive making any works undertaken to date illegal. All work has ceased. The owners have appointed a planning consultant to help prepare a planning application for works they wish to undertake on the site.

The PC thanked the owners for attending. The PC can expect the planning application at its June meeting.

Anyone from the village wishing to comment on the work and possible development of this field can do so via this link [planning.enforcement@southandvale.gov.uk](mailto:planning.enforcement@southandvale.gov.uk)

**13/126 SODC and OCC Reports to the Parish Council**

**SODC:** report received

**OCC:** report received

See link for SODC report

[Aston Tirrold Aston Upthorpe Parish Council DC Report 150426.docx](#)

See link for OCC report

[County Councillor Parish Report Apr 2026.docx](#)

**13/127 Planning**

To consider the following planning permissions:

- a) [P26/S0727/HH](#) – For development work at the following location: 1 Rectory Lane, Aston Tirrold, OX11 9DH.

The application is for: Proposed ground floor rear extension. New twin wall external black flue to rear elevation, fenestration changes and associated internal layout changes.

**The PC support the application.**

- b) [P26/S0835/O](#) - For development work at the following location: Ham Paddock, Alison's Lane, Moreton Road, Aston Tirrold, OX11 9GW

The application is for: Two dwellings and associated works (phased development).

There were 24 representatives from the village who attended the meeting with regard to this application. There were many concerns expressed by villagers and the PC. JPPC represented the BM Cook Settlement 1965. The representative was provided the opportunity to explain both the application and the rationale for the application, stating that the Trustees of the Settlement needed to act in the best interest of the Trust.

**Salient Points**

- The land in question is subject to an Article 4 Direction.
- Ham Paddock can only be accessed via a private road and residents using Alison's Lane (9 houses in total) are concerned that the ownership of the road has not been transferred to the residents of the properties on Alison's Lane. They are pursuing this separately. The road is narrow (4.8m) and not as described in the planning consultation document. It is not suitable for 2 way traffic for HGVs and cars, nor is the surface suitable for HGVs. It is understood that there is a restriction of vehicles up to 120bhp using the lane for access to Ham Paddock  
The PC feels this is a material consideration and **does not support this application on the grounds of poor access and concerns regarding the legal ownership of the lane.**
- The habitat report presented with the outline application was undertaken in February 2026. The PC has requested that an updated and more thorough ecological assessment be conducted in May. The history of the site is complex and the Biodiversity Net Gain of the site currently is diminished from October 2025 when the site was cleared of trees and ground cover without due regard to species habitat or the ponds in gardens immediately adjacent to the land. It is clear from correspondence held by villagers that there has been an intention to build (citing also the dryers and barn) well in advance of this application and was indicated in October 2025 when Ham Paddock was cleared. The applicant's representative will contact one of the villagers present to discuss further. The PC feel this is a material consideration and **cannot not support this application until further information is available**
- The land is visible from the National Landscape and this in part was given as a reason for refusal of planning in 2022 at number 8 The Croft (immediately adjacent to the south of this application Planning Application P22/S3052/HH). The PC feels this is a material consideration and does **not support this application on the grounds of detriment to views and outlook from and to the National**

### **Landscape.**

- The village has seen 24 planning applications approved for new build or converted agricultural barns since 2017. 22 have been built with 2 awaiting construction to commence. This is an increase on residential houses of 9% from that date. As a small village with little infrastructure to support new development, the PC does not see the development as sustainable. The appeal decision of 6th December 2019 for planning application no, P18/S4124/O which recognises that we have limited sustainability for new developments, no schools, limited bus service, heavy reliance on car journeys, very limited employment provision, no grocery shops or doctors surgery, and the cumulative effect of the 22 dwellings since 2017 has put additional pressure on village infrastructure. The PC feel this is a material consideration and **does not support this application on the grounds of sustainability**

- In 2019, the planning inspectorate refused an applications for 9 houses on the site immediately to the west of this field. Five were subsequently approved and built accessing Alison's Lane. The PC feels that an additional 2 houses does not accord with the Planning inspectors views of 2019 where nothing has changed in the village since that time. The PC feels this is a material consideration and **does not support this application on the in line with the planning inspectors findings in 2019**

- There are extremely limited employment opportunities in the village. There are no medical facilities, no school, no shop and public transport is extremely limited. Car journeys will increase and it is expected that between 3 and 4 cars per house is not unrealistic. plus deliveries etc. The PC feels this is a material consideration and **does not support this application on the grounds of increased traffic movements.**

- A decision on the previous application, P18/S4124/O for 9 dwellings adjacent the current application site well as the site where the agriculture buildings sit, demonstrates this. That application was refused and an appeal, dated 6th December 2019, **at para. 8** it was stated that that the proposal would not comply with the definition of 'infill'. The boundary to the east of the application site is countryside and part of the National Landscapes designation. The application site is not, therefore 'closely surrounded by buildings', and not therefore infill." The PC feel this is a material consideration and **does not support this application on the grounds of proposed infill**

- c) [P26/S0798/HH](#) - For development work at the following location: Post Office, Baker Street, Aston Tirrold, Didcot, OX11 9DD

The application is for: First floor extension over existing ground floor, rebuilding of annex to the side, new wall and roof to garage, front ground floor extension and roof lights to the study.

**The PC support the application.**

- d) [P26/S0706/LB](#) - For development work at the following location: Aston Tirrold Manor, Aston Street, Aston Tirrold, OX11 9DJ

The application is for: Repairs to front boundary wall.

The PC **supports** this application but makes the following observation. The work has already commenced and asks the heritage and conservation officer to ensure that the material used are appropriate.

**13/128 ARC**

- a) Approve Minute's from April's meeting. – **Approved**

**13/129 Finance**

- a) Payments below approved

Simplicity Payroll Service	£26.40
Charlotte Ray Clerk Fees	£317.18
HMRC PAYE Liability	£2.20
Village Hall Post Office Grant	£500.00
Burial Ground Grant	£1,000.00
Toddler Group Grant	£649.00
Village Hall Hire For PC Meetings (Jan-March)	£75.00

- b) Approve March's Financial Statement- **Approved**  
c) Discuss/Approve Zurich Insurance Renewal of £2,398.27 for 1-year agreement or £2,179.16 to enter into another 3-year agreement. - **The PC notes the policy is due for renewal in June and agreed to opt for the three year deal.**

**13/130 CLP Groups**

- a) **Roads and traffic** – Cllr Knight has registered to be the village flood contact and will receive training from OCC. Cllr Imbush met with a representative from OCC to discuss the ongoing issues on Chalk Hill. OCC will contact the farmer responsible for the ditch on the west side of Chalk Hill and it may be that 2 trees will need to be removed to assist in the free flow of water. The representative noted the ongoing issues and stop gap solutions over years and acknowledged that a long-term solution was needed. He will instruct operatives that all drains on the hill will be blasted to improve flow. JI also pointed out the significant damage to verges as a consequence of pot holes and flooding on the road. This is as a direct consequence of poor maintenance and lack of long-term solutions.
- b) **Housing and Development** – Covered under planning application for Ham Paddock
- c) **Environment group** – Village work day is on April 18th  
Cllr Carter submitted a comprehensive verge and hedgerow management plan for the village 6 weeks ago. Sadly, there has been no response or acknowledgement from OCC.

**13/131 To Discuss progress with the Internal Auditors Recommendations.**

The PC are continuing to work through the recommendations from the internal auditor. All councillors were asked to look at the tracker and update sections before the next meeting

**13/132 Items for next agenda**

Date of the next meeting is at 7:30 pm on Wednesday 20<sup>th</sup> May 2026 which will be held in the Village Hall.

Wednesday, 22 April 2026

The Meeting for July has been moved to July 8th at 19:30. Venue to be confirmed

The meeting closed at: 21:05

**13/133 Review Monthly Calendar tasks**

Following meetings will be on the third Wednesday of the month except for December when it will be the second Wednesday due to the closeness to Christmas:

17<sup>th</sup> June 2026

15<sup>th</sup> July 2026

16<sup>th</sup> September 2026

21<sup>st</sup> October 2026

18<sup>th</sup> November 2026

9<sup>th</sup> December 2026