



**Minutes of a Meeting of STANFORD IN THE VALE PARISH COUNCIL  
held on Wednesday 3<sup>rd</sup> December 2025 at Stanford in the Vale Village Hall**

**Present:** Cllr. Middleton (chair)      Cllr. Burls      Cllr. Foulkes      Cllr. Howes  
Cllr. Isaacs      Cllr. Kent      Cllr. Page      Cllr. Silk      Cllr. Evans (OCC)

2 members of the public

**01/12/25      To receive apologies**

Cllr. Lewis  
Cllr. Caul (VWHDC)  
Claire Lewis (Clerk)

**02/12/25      To receive Declarations of Interest from Cllrs on any agenda item**

Cllr Silk - item 16 pecuniary interest

**03/12/25      To receive, approve & sign as a true record, minutes of previous meeting 5<sup>th</sup> November 2025**

ON THE RESOLUTION OF Cllr. Kent

SECONDED By Cllr. Isaacs

IT WAS RESOLVED that the minutes be accepted. All in favour with 3 abstentions from councillors not in attendance at last meeting.

**04/12/25      To receive report of County Councillor**

- Remembrance Day. It was a great honour to lay a wreath in the village on Remembrance Day.
- Meeting with Highways. After the last meeting, the clerk and I met with Mark Francis from OCC on the A417. We have a plan to identify and install, at relatively low cost, a light-up sign notifying people of the 30mph zone when travelling from Faringdon. I will report back on progress soon. Other issues, including green utilities box coming out of River Meadows estate, were discussed.
- Roadworks. The County Council has announced a Lane Rental Scheme, which will charge utilities companies, among others, for working on particularly busy roads. The A417 through Stanford in the Vale is not currently on the list to be included, but I have begun discussions about the criteria and eligibility. My goal is to try and reduce the length of roadworks in the area.
- A417 by Stanford Mill. Recent repairs have failed, which is frustrating but predictable. I'm pushing for a proper resurfacing of the road out of Stanford towards Wantage.
- Drains. Lots of residents have been in touch regarding blocked drains. I will be checking to see that those that were reporting to me are done soon.
- Tips. The Council's new policies for tips is coming in on 14th January. This includes needing to book in, and bring proof of address, when using the tip. I am opposed to both policies and will be challenging them at Full Council next week.
- Local Government Review. Three options have been submitted to government – we should know in the spring which option will go forward.

Signed.....

Date.....

Questions from councillors:

- South of the river Ock - OCC repair required (Cllr. Isaacs will forward email)
- A417 roundabout issues
- Bow Farm-Horsecroft footpath
- New footpath link Nursery End to River Meadow. Parishioner asking for dropped kerb, pedestrians crossing signs when Ware Rd is adopted.
- Buses idling – Cllr. Evans has asked OCC to speak to bus companies and has contacted resident himself

**05/12/25 To receive report of District Councillor**

Nothing received

**06/12/25 Questions/comments from Parishioners**

- Successful tree planting on 30<sup>th</sup> November in community woodland - 300 trees (whips) planted - more planting ongoing
- New footpath Nursery End - River Meadow. Was going to be bark chipping, but problems with rotting down and wheelchair access. Went with bare earth.

**07/12/25 To discuss Planning Applications**

- a. **P25/V2377/HH, P25/V2378/LB – Old Red Lion, 19 High Street – Proposed chimney terminal height extension to a height of 1800 mm from existing thatched roof finish**

ON THE RESOLUTION OF Cllr. Isaacs

SECONDED BY Cllr. Burls

IT WAS RESOLVED that the Parish Council supports the application. All in favour.

- b. **P25/V2341/FUL – Unit 13a White Horse Business Park – Reversion of lawful use of building D2 (gymnasium) to mixed B2 (General Industrial) and B8 (Storage and Distribution) use**

ON THE RESOLUTION OF Cllr. Middleton

SECONDED BY Cllr. Silk

IT WAS RESOLVED that the Parish Council RESPONDS as follows:

The proposal seeks to change the D2 gymnasium use back to the use granted permission in 2006 for a B1 (now Class E) light industrial, B2 general manufacturing (not industrial as referred to) and B8 storage mix of uses. The supporting documentation makes clear the intention to use the premises principally for light industrial processes and small-scale manufacturing, with associated ancillary small-scale production and storage. The proposal is therefore seeking to change the use to Class E and NOT to Classes B2 and B8 as stated. The proposal should be amended to being for a Class E use in the premises, which would be supported by the Parish Council.

There are now a substantial number of dwellings located directly off and near Ware Road, which were not there when the original uses were proposed, particularly those relying on HGVs 24-7. This has three key consequences:

1. Potential Harm to Residential Amenity. All proposals for commercial development at WHBP, including this one, must assess in detail potential consequences of the proposal on residential amenity. This has not taken place. Key will be noise disturbance, dust and vibration arising from HGVs, particularly overnight and early morning. All outdoor storage should be precluded and there should be no new external lighting, especially high-glare floodlighting, unless otherwise approved by the local planning authority.

2. Cumulative Impact. Any proposals on WHBP must take into account the cumulative impact of individual proposals, not something that has been considered as part of this latest scheme whatsoever.
3. Conditions. Because of (1) and (2), all permissions granted for/at WHBP, including this one, should be the subject of conditions protecting residential amenity and living standards. These must include conditions that:
  - a. limit use and opening hours to 08:00 - 18:00 Mondays - Fridays, 09:00 - 13:00 Saturdays and no working Sundays and Bank Holidays
  - b. no outside storage
  - c. no new external lighting, unless otherwise approved by the local planning authority

If the proposed use is corrected to Class E the Parish Council supports the proposal. If the proposal remains speculatively for B2/B8 then further information must be provided to demonstrate that no harm, individually or cumulatively, will be caused to residential living standards, by reason of extended opening hours, HGVs (noise, dust and vibration), outside storage or new external lighting, unless otherwise approved by the local planning authority. Noise and vibration should be limited such that residents are not adversely affected.

We would also like to draw the district council's attention to the parish council's aspiration to see commercial vehicular access to the business park solely via a new road link to the north-east, connecting on to the A417. We would also like to see brought forward a footpath link between WHBP and the new River Meadow housing estate.

All in favour

**08/12/25**

**To receive report of Chair inc. items for next agenda**

- New footpath at Nursery End/Ware Road now in place, with warning signs
- Tree planted on Church Green to replace tree removed last year, in memory of parishioner's father. Thanks to Cllr Isaacs for organising
- Hedge planting - good turnout. Thanks to Jude Bond for organising
- Remembrance ceremony – thanks to Clerk for attending on behalf of council
- Chair's role next year - looking for volunteers to take over - KM not planning to stand again, as advised in May mtg
- Letter to young man in East Challow to congratulate on running for charity
- Item for next agenda – co-option for vacancy

**09/12/25**

**To receive correspondence and Clerk's Report**

Clerk on bereavement leave

PAYMENTS LIST

Vouche Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
111	04/11/2025	13/06/25	Current Account (TSI		QEII Arboricultural Report	Sylva Consultancy		550.00	110.00	660.00
112	17/11/2025	17/11/25	Current Account (TSI		Nursery End footpath fencing	KB General Builders		580.00		580.00
113	17/11/2025		Current Account (TSI		Defib Pads	WELmedical Ltd		132.25	26.45	158.70
114	17/11/2025		Current Account (TSI		Donation to Royal British Legio	Royal British Legion Faringe		60.00		60.00
115	17/11/2025		Current Account (TSI		Clerks Salary	Claire Lewis		1,383.63		1,383.63
116	17/11/2025		Current Account (TSI		Litter picker wages	Stephen Rolls		177.44		177.44
117	17/11/2025		Current Account (TSI		Floodlights	Yu Energy		124.99	6.25	131.24
118	17/11/2025		Current Account (TSI		Employer NI	HMRC - PAYE & NI		164.57		164.57
119	17/11/2025		Current Account (TSI		Employee PAYE & NI	HMRC - PAYE & NI		164.69		164.69
120	17/11/2025		Current Account (TSI		PC and committee meetings	SITV Village Hall		25.25		25.25
121	17/11/2025		Current Account (TSI		Lebara monthly camera data s	Lebara		3.32	0.66	3.98
122	17/11/2025		Current Account (TSI		Planning application payment	PortalPlanQuest Limited		219.83	14.17	234.00
123	20/11/2025		Current Account (TSI		Contractor Time	Darren Rolls		781.20		781.20
124	20/11/2025		Current Account (TSI		Gardening services	Penny's Garden Maintenan		180.00		180.00
125	20/11/2025	17/11/25	Current Account (TSI		Footpath signs Nursery End	Farm Signs		31.80	6.36	38.16
126	20/11/2025	17/11/25	Current Account (TSI		Footpath signs Nursery End	Your Security Sign		91.52	18.30	109.82
127	20/11/2025	13/06/25	Current Account (TSI		QEII Ecology Habitat and Repti	GS Ecology Limited		3,150.00	630.00	3,780.00
128	21/11/2025		Current Account (TSI		Annual use of Parish Crest	SITV Millennium Green Tru		200.00		200.00
							<b>Total</b>	<b>8,020.49</b>	<b>812.19</b>	<b>8,832.68</b>

ON THE RESOLUTION OF Cllr. Isaacs  
 SECONDED BY Cllr. Middleton  
 IT WAS RESOLVED to approve the accounts for payment. All in favour.

11/12/25 To approve Monthly Statement of Accounts

<b>Bank Reconciliation at 30/11/2025</b>			
	Cash in Hand 01/04/2025		128,541.92
	<b>ADD</b> Receipts 01/04/2025 - 30/11/2025		257,316.21
			385,858.13
	<b>SUBTRACT</b> Payments 01/04/2025 - 30/11/2025		145,169.68
<b>A</b>	<b>Cash in Hand 30/11/2025</b> (per Cash Book)		<b>240,688.45</b>
	Cash in hand per Bank Statements		
	Current Account (TSB) 30/11/2025	158,302.05	
	Savings Account (Redwood) 30/11/2025	42,190.55	
	Savings Account (Unity Trust) 30/11/2025	0.00	
	CCLA Public Sector Deposit Fund 30/11/2025	30,176.57	
	HRBS Account 30/11/2025	10,019.28	
			<b>240,688.45</b>
	Less unrepresented payments		240,688.45
	Plus unrepresented receipts		
<b>B</b>	<b>Adjusted Bank Balance</b>		<b>240,688.45</b>
	<b>A = B Checks out OK</b>		

ON THE RESOLUTION OF Cllr. Page  
 SECONDED BY Cllr. Isaacs  
 IT WAS RESOLVED to approve the accounts for payment . All in favour.  
 It was noted that the TSB account balance is more than FSA limit of £120,000 This will be rectified shortly by transfer to the CCLA funds.

12/12/25 To consider draft FY 26/27 budget  
 Deferred to January 26 meeting

13/12/25 To consider draft FY 26/27 precept

Deferred to January 26 meeting

- 14/12/25 To approve costs for annual tree maintenance**  
ON THE RESOLUTION OF Cllr. Isaacs  
SECONDED BY Cllr. Kent  
IT WAS RESOLVED to spend up to £1,000 on annual tree maintenance, subject to confirmation that all trees under PC ownership have been surveyed and all recommended works are included in the proposed works before they are undertaken. All in favour.
- 15/12/25 To approve costs for fencing around village hall, pre-school and play area**  
ON THE RESOLUTION OF Cllr. Kent  
SECONDED BY Cllr. Isaacs  
IT WAS RESOLVED spend up to £3000 on fencing. Clerk to determine which budget
- 16/12/25 To consider appointing a planning consultant to progress the QEII Field stage 1 conditions discharge and stage 2 levelling planning**  
ON THE RESOLUTION OF Cllr. Kent  
SECONDED BY Cllr. Isaacs  
IT WAS RESOLVED to approve expenditure of up to £15,000 on planning consultant, from CIL/S106 (Clerk to advise which), with selection of contractor delegated to QEII WG, with the proviso that at least two competitive quotations are obtained
- 17/12/25 To discuss response to annual review of Vale of White Horse District Council leisure and playing pitches strategy**  
ON THE RESOLUTION OF Cllr. Middleton  
SECONDED BY Cllr. Silk  
IT WAS RESOLVED to delegate the response to Cllrs. Isaacs, Silk and Middleton.
- 18/12/25 To discuss provision and location of poles for security cameras on parish council land**  
Cllr. Kent will investigate. Defer to future meeting.
- 19/12/25 To discuss provision of speed indicators for A417**  
The Parish Council has proposed locations for flashing 30mph indicators on the A417 to OCC Highways. Highways has suggested re-using 30mph indicator signs taken down when villages moved to 20mph.
- 20/12/25 Provisional date of next meeting – Wednesday 7<sup>th</sup> January 2025**
- 21/12/25 Questions/comments from parishioners**