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To be confirmed at the meeting to be held on 19 November 2025 KIDMORE END PARISH COUNCIL

Minutes of a meeting of the Parish Council held in the Diamond Jubilee Pavilion, Gallowstree Common Recreation Ground on Wednesday 22 October 2025 at 7.30pm and concluded at 8.30pm.

Present: Dr C D Aldridge (Chairman), A P Bowley, I G C Pearson, N A E Room, Ms M Thornton Gray.

Also present: P H Dragonetti (district councillor).

Apologies for absence were received from A P Harland, D P Malaperiman, Ms J P M Mather.

5.01 MINUTES

The Minutes of the meeting held on 17 September 2025 were taken as read, confirmed and signed as a correct record.

5.02 REPORT OF COUNTY COUNCILLOR

A report by Ms M Filipova-Rivers, the county councillor for the Goring and Woodcote division, had been circulated prior to the meeting, covering

- her Councillor's Priority Fund of £10,000 to support community projects;
- the Common Ground Award, a capital grant programme designed to support voluntary, community and social enterprise organisations;
- applying for temporary congestion charge permits for entering the centre of Oxford;
- Crowdfunder pilot projects in Hook Norton and for the Oxfordshire Museum;
- consultation on her Council's draft Strategic Plan 2025 to 2028;
- the approval of the 2025 Joint Strategic Needs Assessment by the Oxfordshire Health & Wellbeing Board;
- the renewal by Oxfordshire Employment of its national Supported Employment Quality Framework;
- the promotion her Council of School Streets and support for active travel to school;
- investment to create a "digital twin" of the County's mobile phone network;
- her Council's review of the fire and rescue services across the County;
- work by her Council and district councils to reduce inequalities, by ensuring residents receive the support to which they are entitled;
- her Council's budget for adult social care;
- a range of consultations being undertaken by her Council.

5.03 REPORT OF DISTRICT COUNCILLOR

Mr P H Dragonetti, the district councillor for the Kidmore End & Whitchurch ward, spoke to his report, which had been previously circulated, covering

- his Council's reaction to the decision of the planning inspectors on its new Joint Local Plan;
- the resignation of his Council's Chief Executive;
- his reaction, and that of his Council, to the application for prior approval for access tracks into Withy Copse, Gallowstree Common (see Minute 5.15(i) below).

5.04 OPEN SESSION

During the Open Session,

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- Ms M Toomey and Mr M Steyn, both tenants at the Cane End allotments, asked about progress with the planning application for the widening of the access gate, and the provision of a second water trough at those allotments;
- Mr M Jan-Janin of Dysons Wood, Tokers Green, explained the rationale for his questions about the Aurora Rowan School and the highway gullies near the pond at Tokers Green, both to be discussed later in the meeting (see Minutes 5.15(v) and 5.17 below).

5.05 MEMBERSHIP OF THE COUNCIL

The Clerk reported that Ms D V C Page had resigned as a Member of the Council, by e-mail, on 30 September 2025. The Clerk advised that he had given notice of the vacancy for the office of parish councillor caused by the resignation.

Members noted that Ms Page had been a member of the Amenities and Plans Sub-Committees.

RESOLVED: That Mr Ms D V C page be thanked for her service to the community as a Member of the Council since May 2023.

5.06 TRAFFIC MANAGEMENT MATTERS

(i) Temporary road closures

(cf 4.05(i)/25) With e-mails, officers of the County Council gave notice of the temporary closure of the following road, under the Road Traffic Regulation Act 1984

- Chalkhouse Green Lane, Chalkhouse Green, from 22 September to 17 October 2025, for installing cable duct;
- Park Lane, Cane End, from 4 to 11 November 2025, for installing cable duct.

(ii) A4074 road – speed limit reduction

(cf 4.05(ii)/25) It was noted that the proposals, to reduce the speed limit on A4074 road through the Parish to 40mph, had been approved by the County Council's Cabinet Member for Transport Management at the meeting held on 9 October 2025.

(iii) Horsepond Road, Gallowstree Common - vehicle speed indicator device

(cf 4.23/25) It was reported that that the Road Safety Sub-Committee supported the site for the vehicle speed indicator device at the eastern end of Gallowstree Common suggested by the relevant officer of the County Council. Members noted that the device would require access to an energy source.

RESOLVED: That, subject to establishing access to an energy source, the vehicle speed indicator device at the eastern end of Gallowstree Common be sited as suggested by the relevant officer of the County Council, in the vicinity of Sundown, Horsepond Road, Gallowstree Common.

5.07 KIDMORE END WELL

(cf 4.06/25) The Council noted the references to the Restoration of the Kidmore End Well Head project in the report of the Amenities Sub-Committee (see Minute 5.20, below). Reference was also made to the identification of a former traffic engineer who had volunteered to produce the necessary traffic management scheme to support the temporary closure of the highway in the vicinity of the well, required to facilitate the works, in due course.

RESOLVED: That the thanks be recorded to Mr & Mrs A McAslan, for the information posters

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displayed at Kidmore End well about the restoration project.

5.08 COMMUNITY GOVERNANCE REVIEW

(cf 4.12/25) It was noted that no issues had been brought forward, within the purview of the District Council's community governance review.

5.09 LAND AT CHALKHOUSE GREEN

(cf 4.16/25) The Senior Officer – Engagement Team of the County Council's Highway Maintenance Service, in an e-mail, had confirmed that the triangle of land in the highway at the junction of Kidmore End Road and Chalkhouse Green Lane, Chalkhouse Green, formed part of the adopted highway..

RESOLVED: That enquiries be made of the County Council as to what steps could be taken to protect the triangle of land at the junction of Kidmore End Road and Chalkhouse Green Lane, Chalkhouse Green from further erosion.

5.10 HIGHWAYS' DEPOT OPEN DAYS

(cf 4.18/25) It was noted that Mr N A E Room had represented the Council at the Highways' Depot Open Day, at the Drayton Depot, on 27 September 2025. Reference to the visit was included in the report of the Amenities Sub-Committee (see Minute 5.20, below).

RESOLVED: That the attendance of Mr N A E Room at the Highways' Depot Open Day be an approved duty, for the purposes of members' allowances.

5.11 LICENSING ACT POLICY

(cf 4.20/25) It was noted that no issues had been identified in the District Council's proposed revised Licensing Act policy.

5.12 CANE END ALLOTMENTS

(cf 2.12/25) The Council considered a report (25/26 - 13) of the Clerk advising the Council of progress with 2 projects at the Cane End allotments and enabling consideration of the ways forward for both. *(Consideration of the report had had to be deferred at the meeting in September 2025, as the meeting had become inquorate.)*

Since the September meeting, the Chairman, following informal discussion with Members, had approved, as a matter of urgency, the appointment of Mr D P Bates of Domus Design Associates as agent for the planning application to widen the entrance to the allotments at Cane End, with Mr Bates' fee (£480) being met from the provision in the budget for the financial year 2025/26 for unspecified projects. Mr Bates had subsequently submitted the application.

The Council discussed how the project to provide a second water trough at the allotments could be funded, given the earlier expectation that the costs of the installation would be met by the allotment tenants. Recognising that the likely cost to individual tenants would be higher than expected, the options suggested were seeking grants from external sources, making provision in the budget for 2026/27 or using Community Infrastructure Levy monies.

RESOLVED: 1 That the action of the Chairman be approved and confirmed.

2 That consideration of funding the project to provide a second water trough at the Cane End allotments be deferred to the next meeting.

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5.13 WEBSITE

(Consideration of the report had had to be deferred at the meeting in September 2025, as the meeting had become inquorate.)

The Chairman had, during the summer, approved, as a matter of urgency, further work by the Council's contractor, GTC Tech Ltd, to the Council's website, to improve Google optimisation

RESOLVED: That the action of the Chairman be approved and confirmed.

5.14 FINANCE

(i) Balances

The Clerk reported that balances at the bank totalled £78,707.05

(ii) Accounts for payment

RESOLVED: That the following accounts, listed in the schedule under Financial Regulation 5.2, be approved for payment:

Oxfordshire Association of Local Councils – Course fees	£234.00
Gpeto AI Ltd – Subscription	£50.00
Shield Maintenance Ltd – Emptying dog hygiene bin	£13.26
Parish of Kidmore End and Sonning Common – Works to yews in churchyard	£700.00
Parish of Kidmore End and Sonning Common – Wreath	£20.00
Mr N A E Room – Expenses in attending Highways' Depot Open Day	£16.00
Domus Design Associates – Submission of planning application for allotment gates	£480.00
R F Penfold – Salary net of Income Tax	£188.65
HM Revenue & Customs – Income tax deducted	£125.77

(iii) Budget monitoring

The Council noted a report of the Clerk showing expenditure, up to 30 September 2025, against the approved budget for 2025/26. The report showed a predicted overspend at year end of £290, excluding capital payments and if the Council otherwise spent in accordance with the budget.

5.15 CONSULTATION ON PLANNING MATTERS

(i) Decisions

The Council noted that the applications for

variation of condition 2 on applications P24/S0285/S73 and P23/S2338/FUL: demolition of existing dwelling and erection of replacement dwelling at The Cottage, Park Lane, Cane End; erection of new BBQ outbuilding at Trees, Wood Lane, Kidmore End; change of use of land from agriculture to private equestrian use and erection of stable buildings, field shelter, shipping container and a riding area at Halla Farm, Chalkhouse Green (retrospective); rear L-shaped dormer on first floor, larger front facing roof light to replace existing, removal of existing chimney and installation of bi-folding doors to ground floor rear at Kantara, Russell Road, Tokers Green;

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single storey rear flat roof extension and new side entrance door at Gawcott, Reades Lane, Gallowstree Common;
erection of single storey rear extension at Oldfield House, Horsepond Road, Gallowstree Common;
proposed entrance and gate, for agricultural use only, to parcel of woodland opposite Lovegroves Barn, Wyfold Road, Gallowstree Common

had been permitted conditionally, that the applications for

gypsy pitch with day room, associated parking, access and services on land at Bishopswood Camp, Gallowstree Road, Sonning Common (Parish of Sonning Common);
prior approval for proposed new forestry track in woodland known at Withy Copse, off Wyfold Road, Gallowstree Common

had been refused and that the application for established use of The Cottage as residential accommodation separate from the use of The Copse, Mill Lane, Kidmore End had been withdrawn.

(ii) Applications

The Council considered applications referred to it since the last meeting.

RESOLVED: 1 That no comments be submitted on the application for single storey rear extension to replace existing conservatory at Kidmore Farm, Tanners Lane, Chalkhouse Green.

2 That the following comments be submitted in respect of the Application for sport mitigation measures associated with residential application at Maiden Erlegh Chiltern Edge Secondary School, Reades Lane, Sonning Common (amended plans) – “The Council remains concerned about the impact of pollution from external lighting in the Chilterns National Landscape”.

3 That the comments set out in the Appendix hereto be submitted on the applications for demolition of existing house and closure of road access, replacement with a new open market family home with new road access at Cornerways, Rokeby Drive, Tokers Green and demolition of existing house and closure of road access, replacement with 2 new open market family homes, with new road accesses at Cornerways, Rokeby Drive, Tokers Green.

(iii) Telephony cabinets

The Council noted that the District Council had consented to 3 cabinet extensions for BT, at Owlswood, Horsepond Road, Cane End, opposite Old Well Cottage, Kidmore Lane, Kidmore End and at Wood Avens, Reades Lane, Gallowstree Common.

(iv) Planning Appeals

(cf 6.13(iii)/24) A copy letter from the Planning Inspectorate advised that the inspector appointed by the Secretary of State for Housing, Communities and Local Government had dismissed the appeal against the decision of the District Council to refuse planning permission for demolition of existing dwelling, erection of 2 houses at Cornerways, Rokeby Drive, Tokers Green.

(v) Aurora Rowan School, Dysons Wood

(cf 8.13(v)/25) In an e-mail, Mr M Jan-Janin of Dysons Wood, Tokers Green recalled that the District Council were expected to receive an update from the Aurora Rowan School, Dysons Wood, about current and planned pupil numbers, in September 2025. He wondered whether that exercise had occurred.

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Members recalled that the school benefitted from a lawful development certificate for use of the site as a residential institution supporting young people aged 6 to 19 with moderate to severe learning disabilities, but which appeared, earlier the year, to have few residential pupils on its roll. The District Council's Planning Officer had then advised that he would review the situation in September 2025 to ascertain how many (if any) pupils were staying overnight.

RESOLVED: That the District Council be requested to advise as to the outcome of the above-mentioned review.

(vi) South Oxfordshire and Vale of the White Horse Joint Local Plan

(cf 7.14(iv)/24) In various communications the District Council expressed its disappointment that inspectors from the Planning Inspectorate, appointed to examine the South Oxfordshire and Vale of the White Horse Joint Local Plan, had recommended that the 2 councils withdraw the plan from the examination process over a single issue, namely the "duty to co-operate", specifically with Oxford City Council. The 2 councils had written an open letter in which they had stated that the inspectors' conclusions on the Joint Local Plan were unwarranted and lacking coherent explanation.

5.16 OXFORDSHIRE ASSOCIATION OF LOCAL COUNCILS

The Council noted the update for members published by the Oxfordshire Association of Local Councils in September 2025.

5.17 TOKERS GREEN VILLAGE GREEN – HIGHWAY DRAINAGE

(cf 2.07/25) In the email mentioned in Minute 5.15(v) above, Mr M Jan-Janin enquired as to when the County Council's highways' drainage contractors had arranged to empty the highway gullies in Tokers Green Lane, Tokers Green, in the vicinity of the village green and pond and the settlement tank on the green in the coming winter, in order to prevent or reduce silt entering the pond there.

RESOLVED: That the County Council be requested to make arrangements for the highway gullies in the vicinity of Tokers Green village green and the settlement tank on the green to be cleared in March 2025.

5.18 REMEMBRANCE SUNDAY

In an e-mail, one of the churchwardens at St John the Baptist church, Kidmore End, enquired whether the Council would, as customary, purchase, and lay, a wreath at the war memorial in Kidmore End, on Remembrance Sunday, 9 November 2025.

RESOLVED: That a wreath be purchased and that Ms M Thornton Gray be appointed to lay the wreath on behalf of the Council, at the ceremony on 9 November 2025

5.19 KIDMORE END PLAYING FIELDS COMMITTEE

The Council received, and noted, the draft minutes of the meeting of the Kidmore End Playing Fields Committee on 8 September 2025 (report 25/26 - 13).

5.20 AMENITIES SUB-COMMITTEE

The Council received, and noted, a report (25/26 - 14) of the Amenities Sub-Committee.

5.21 REPORT OF THE ROAD SAFETY SUB-COMMITTEE

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Although there was no report from the Road Safety Sub-Committee, there was discussion about damaged road signs and related matters. Members were reminded to report highway defects to the County Council, via FixMyStreet.

5.22 KIDMORE END POND

As mentioned in the report of the Amenities Sub-Committee (see Minute 5.20, above), it was noted that one of the posts around Kidmore End pond had decayed. The Chairman had sought quotations from 3 potential contractors for replacement of the post. 2 quotations had been received, as follows:

Ian Kendrick Ltd - £145 + VAT
SAS Landscaping - £128.40 + VAT

RESOLVED: That the contract for the replacement of the decayed post at Kidmore End pond be let to SAS Landscaping in the sum of £128.40 + VAT.

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APPENDIX

Comments on planning application for demolition of existing house and closure of road access, replacement with a new open market family home, with new road access at Cornerways, Rokeby Drive, Tokers Green.

Kidmore End Parish Council OBJECTS to the application,

While the Council does not object in principle to the redevelopment of this established residential plot, and appreciates the efforts that have been made to adapt previous application (P23/54172/FUL) so that the proposal is more compliant with policy and is more neighbourly, the submitted proposal raises significant concerns regarding:

- Overdevelopment, scale and impact on local character,
- Access design and highway safety,
- Failure to provide required ecological information (bat survey).

Taken together, these issues mean that the application, as submitted, is not policy compliant.

The proposal for one large replacement dwelling at Cornerways, whilst incorporating many positive design features, would result in a number of key issues.

Overdevelopment, scale and character impact

The existing dwelling on this 1,345 m² plot has an approximate footprint of 110 m² including garage. The proposed replacement dwelling and double garage together cover around 246 m² with a total internal floor area of approximately 334 m². This represents roughly 2.3 times the footprint and 3 times the total built volume on the same plot. This is contrary to South Oxfordshire Local Plan (SOLP) Policy H12 – Replacement dwellings, which states that “the proposed replacement dwelling is not materially greater in volume than the existing dwelling, taking into account permitted development rights.”

While the numerical plot coverage of 18% may appear modest, the visual and volumetric impact of this replacement dwelling would be excessive and out of keeping with the semi-rural character of the area.

The proposed two-storey dwelling is significantly higher than the neighbouring properties (one single storey and one 1.5 storey) and its positioning on this corner plot would lead to it being overly dominant.

The Council notes that the existing site is largely open, without mature hedgerow or trees. The Council approves of plans to try to soften the frontage with a hedgerow, however, the creation of two new accesses and additional hard surfacing would further urbanise the plot. This conflicts with the objectives of the Kidmore End Neighbourhood Development Plan (KENDP) Policies (Design and Local Character) and LTSAP, as well as SOLP Policies DES1–DES2, which seek to conserve and enhance rural lane character. NPPF 135, requires development to be “sympathetic to local character and landscape setting.”

Access design and highway safety

The application repeats the dual-access layout previously considered under P23/S4172/FUL, introducing two vehicular crossovers - one onto Tokers Green Lane and one onto Rokeby Drive - with no new evidence to justify them.

The applicant relies on the statement that: “OCC Highways have already looked at the proposed access... and deemed these acceptable in terms of highway safety. These accesses are unchanged from those of P23/S4172/FUL.”

However:

- This is not a current consultation response from the Highway Authority

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- No speed survey or updated visibility assessment has been provided
- The visibility plays remain at 2.5 m × 25 m (Tokers Green Lane) and 2.5 m × 40–50 m (Rokeby Drive).

Tokers Green Lane (incorrectly referred to as Tokers Green Road in the application) is a narrow, single lane road.

For a 30 mph rural lane (now 20mph zone), the Manual for Streets and Policy TRANS5 of the South Oxfordshire Local Plan 2035 (SOLP35) require 43 m sightlines.

Two access points are unnecessary for one dwelling. Additionally, two closely spaced crossovers at a junction create conflict points, increase turning movements, and reduce pedestrian safety - contrary to KENDP Policy LTSAP (Safe Access and Parking) and National Planning Policy Framework (NPPF) paragraph 111.

Local residents consider this a serious road safety issue due to the lack of visibility resulting from the proposed new siting of the two driveways, particularly when cars are parked on Rokeby Drive.

The Council asserts that the safest access to this plot is from the existing driveway. By removing the additional entrances, this will add more garden space to the property and removes many of the traffic safety issues raised here.

Ecology and Procedural Compliance

The Design and Access Statement does not include a Preliminary Roost Assessment (PRA) for bats, even though the proposal involves demolition of a building that could potentially host roosts.

Under SOLP Policy ENV2, NPPF 180, and the Habitats Regulations, such a survey is mandatory.

Comments on planning application for demolition of existing house and closure of road access, replacement with two new open market family homes, with new road access at Cornerways, Rokeby Drive, Tokers Green.

Kidmore End Parish Council OBJECTS to the application.

While the Council does not object in principle to the redevelopment of this established residential plot, and appreciates the efforts that have been made to adapt the previous proposal set out in application P23/54172/FUL so that it is more compliant with policy and is more neighbourly, the submitted proposal raises significant concerns regarding:

- Overdevelopment, scale and impact on local character,
- Access design and highway safety,
- Failure to provide required ecological information (bat survey).

Taken together, these issues mean the application, as submitted, is not policy compliant.

The proposal for two replacement dwellings at Cornerways, whilst providing two modest, energy-efficient, more affordable dwellings, and incorporating many positive design features, would result in a number of key issues.

Overdevelopment, scale and character impact

The subdivision of this 1,345 m² plot into two dwellings, each with associated garages, driveways, and new crossovers, would significantly increase the intensity of built form on the site. While the numerical plot coverage remains under 20%, the cumulative scale, loss of spacing, and suburbanisation of the frontage would appear cramped and at odds with the established semi-rural grain of Rokeby Drive. This

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conflicts with Kidmore End Neighbourhood Development Plan (KENDP) Policies LCI and LCDPG which require infill to respect spacing, layout, and character.

The resulting rear gardens (110sqm) would be significantly smaller than those around them. The issue of small garden spaces due to increases in plot coverage is raised in KENDP Appendix D3.

The Council notes that the existing site is largely open, without mature hedgerow or trees. While this means there would not be any direct vegetation loss, the creation of two new accesses, additional hard surfacing, and picket-style fencing would further urbanise the plot and remove the potential to re-establish a soft, green boundary typical of the village. This engineered frontage conflicts with the objectives of KENDP Policies KE3 (Design and Local Character) and LTSAP, as well as South Oxfordshire Local Plan (SOLP) Policies DES1–DES2, which seek to conserve and enhance rural lane character. National Planning Policy Framework (NPPF) 135, requires development to be “sympathetic to local character and landscape setting.”

The proposed two-storey houses are significantly higher than the neighbouring properties (one single storey and one 1.5 storey) and their positioning on this corner plot would lead to them being overly dominant.

Approving a subdivision on this plot would likely create a precedent for similar densification along Rokeby Drive, undermining the Neighbourhood Plan’s design control aims.

A single dwelling of appropriate scale would better accord with adopted planning policy.

Access design and highway safety

The application repeats the dual-access layout previously considered under application P23/S4172/FUL, introducing two vehicular crossovers - one onto Tokers Green Lane and one onto Rokeby Drive - with no new evidence to justify them.

The applicant relies on the statement that: “OCC Highways have already looked at the proposed access... and deemed these acceptable in terms of highway safety. These accesses are unchanged from those of P23/S4172/FUL.”

However:

- This is not a current consultation response from the Highway Authority
- No speed survey or updated visibility assessment has been provided
- The visibility splays remain at 2.5 m × 25 m (Tokers Green Lane) and 2.5 m × 40–50 m (Rokeby Drive).

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Two closely-spaced crossovers at a junction create conflict points, increase turning movements, and reduce pedestrian safety - contrary to KENDP Policy LTSAP (Safe Access and Parking) and NPPF paragraph 111.

Local residents consider this a serious road safety issue due to the lack of visibility resulting from the proposed new siting of the two driveways, particularly when cars are parked on Rokeby Drive.

The Council asserts that the safest access to this plot is from the existing driveway. By removing the additional entrances, this will add more garden space to the property and removes many of the traffic safety issues raised here.

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Under SOLP Policy ENV2, NPPF 180, and the Habitats Regulations, such a survey is mandatory.