

**PARISH COUNCIL OF STANDLAKE**  
**Minutes 15<sup>th</sup> September 2026**

**Present:**

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

1. Apologies: Mr Robert Maxwell, Mrs. Anita Knipe, District Cllr Steve Cosier
2. Declarations of interest: none
3. Public Items:  
Sheila Tubb spoke regarding the Bankfield Lodge planning application. She gave her reasons for opposing it.
4. Pledge Code of Conduct: To agree and adopt the OALC Code of Conduct – Agreed unanimously
5. County & District Councillor's Reports:  
Cllr Sandra Cosier attended the meeting. Cllrs Steve and Sandra Cosier had reported on the West Oxfordshire Local Plan 2043, now in its final Regulation 19 consultation (26 August–9 October 2026). They highlighted concerns regarding the proposed allocation of land at the Downs Standlake, a 29-hectare site identified for up to 200 homes, 40% affordable, plus a small retail store. They noted the significant impact on Standlake's rural character, major transport pressures on Downs Road, landscape and heritage sensitivities, environmental disruption despite planned biodiversity mitigation, and complications arising from the site's Mineral Strategic Resource Area designation. The development would require substantial infrastructure upgrades and is expected to be built over 3–10 years, causing prolonged disruption. Councillors also updated on mobile connectivity, confirming national investment in 5G and improvements through the Shared Rural Network but no specific commitments yet for local villages. They continue pressing operators for planned upgrades, encouraging residents to use Ofcom's "Map Your Mobile" tool, and monitoring the transition from analogue to digital landlines to ensure protection for rural communities.

6. Planning:

26/01324/FUL - Erection of a storage barn, to include the addition of a gravel access road at Bankfield Lodge Standlake Witney.

Objection – Concerns were raised that where the barn is to be located it is an extreme flooding risk. There were no notices posted on the gateposts and neighbours were not aware. Cllr Sandra Cosier will check why the notices were not posted. There were other objections raised regarding wildlife and flooding to be noted in the Parish Council's response.

Previously the residents were stopped from completing an access road, which took three weeks to cease and stretches halfway across the land still. It already channels water towards a neighbour's house. An enforcement notices to remove it was sent out by the Environment Agency however no action has been taken. A factory mentioned in the planning application is in fact a hobby workshop and it was felt that this was included to suggest that the area was more industrial than is reality.

26/01901/FUL - Change of use from paddock land to residential curtilage. Remove existing sheds and garage and replace with a carport/store and one pool house with ancillary spaces Standlake Manor House 41 High Street Standlake

26/01866/HHD Replace existing flat roof dormer with double pitched roof dormer to create new family bathroom and ensuite and dressing room to master bedroom. Standlake Manor House 41 High Street Standlake

26/01867/LBC Internal and external alterations to replace existing flat roof dormer with double pitched roof dormer to create new family bathroom and ensuite and dressing room to master bedroom Standlake Manor House 41 High Street Standlake

No objection to the three planning applications relating to the Manor House at 41 High Street. However, the Parish Council would like to see that the existing swimming pool remains for domestic use only.

WODC Local Plan Consultation: The consultation will run until 9 October 2026 and is open to all residents, businesses, community organisations and other interested stakeholders.

7. Minutes: Agree and Sign Minutes of 21st July 2026.
8. Correspondence: Request from Oxfordshire Mind for grant funding was agreed. The sum of £250 was unanimously agreed.
9. Park bench – A bench in the play area collapsed in the summer and was removed by Mr Rollison who is retaining the memorial plaque for safe keeping. It was suggested that provision of a new Bench could form part of the Standlake 800<sup>th</sup> Anniversary celebrations.
10. Tree works to Willows – The Clerk has placed a Fix My Street case for the larger willow and the silver birch. The Clerk agreed to ask the OCC officers if it was possible that they could consider the rest of the work. However, the cost of the works to the Parish Council willows was noted.
11. Matters arising from previous minutes:

Flood/sewage; Cllr Fiona Smith is attending a course with OCC regarding flooding.

Speedwatch/Roads; Andy Couper updated the Parish Council on some amendments, which have been included in the consultation draft. Speedwatch members met and went through all the details. It is going to print very soon and will be circulated. The response time will be set for 6th March 2027. Regarding the proposed SID location, Officers at OCC had met with Vision zero team and the subject was to be raised. It was noted that the SID on Downs Road has some missing LEDs. Speedwatch is still in need of volunteers, and the Clerk will be sent details of what to include in a Facebook appeal.

Recreation grounds; Cllr James Clements thanked Cllrs Macdonald and Smith for carrying out the inspections this month. He suggests that we have a meeting of the working party to look at the ROSPA report and highlight action priorities. He also mentioned that he had identified some possible grant funding.

The basketball backs have now been installed, and efforts will be made to sell the other ones on eBay.

The chairman of the tennis club has been in touch as they have applied for funding for LED lights at the tennis courts. They may need to provide details of their lease and had asked if the Parish Council is likely to continue to extend the lease after this date. It was agreed that this is the case.

Environment;

Swift Boxes will remain in situ, ready for the nesting season next year. Suitable planters for the Village Hall Planters are being investigated to purchase. Current collaboration with Martyn Lane (LWVP) to facilitate a Water Vole survey along the banks of the Windrush in Standlake. Village Litter Pick – Saturday October 3rd 9.30 – 11.30 – in conjunction with the Village Market. Volunteers are very welcome, and refreshments will be available afterwards.

New Website; Cllr James Clements has ordered the website and is going ask on Facebook for some suitable content such as photographs of the village. Likely launch by Christmas.

Car park security; Cllr James Clements has met with Jane Dodds, Church Warden and discussed the siting of the camera. A meeting is proposed with the head teacher of the Standlake Primary School. Approx costs for equipment are £300 plus installation.

Car park repairs; Cllr Jeffcoat had arranged for the rectification of the road end of the car park. There is a single bag of stone left and there are some holes in the car park still to be filled. A request was made for volunteers to move the stones and fill the holes. Cllrs Barry Smith and James Clements agreed to help. Cllr Jeffcoat will place a notice on Facebook. The planned date is Sunday 11<sup>th</sup> October.

Standlake 800<sup>th</sup> Anniversary. Cllr Jenny Macdonald said a meeting had taken place, and some exciting ideas were discussed regarding a whole year of events. A request was made for the Parish Council to create an earmark reserve within its accounts. The clerk said that this should be possible in the accounting package. A further request was made for the Parish Council to consider funding the hire of the Hall for events directly relating to the celebrations. Vivien Walker will also request that the Village Hall committee waives charges relating to such events. This will be discussed at their next meeting at the end of October.

Bus Shelters; No update

Quiet lanes; It has been confirmed that Martins Lane, which we had looked at for adoption, is privately owned. It would therefore not quality.

Infrastructure maintenance; Cllr David Jeffcoat said that he had not been able to find alternative contractors at this time. He had approached three other Parish Councils nearby but had only one response, which was negative. Cllr James Clements suggested we look at this annually.

Village gate repairs – Cllr David Jeffcoat confirmed that all four sets of gates have been repainted and all the new Speedwatch signage is now in place.

12. Bank Account recommendations – Cllr David Jeffcoat has investigated some options open to the Parish Council and felt that there were two options that appealed. The Redwood Bank – 35-day notice account as of today 3.75% AER/. The second option was the CCLA Public Sector Deposit Fund. It offers overnight access and a 3.75% yield. It has been used by the village hall for several years without any concerns. His recommendation was that we go with the CCLA. Cllr Barry Smith asked if they both were covered by appropriate indemnity. Cllr Sandra Cosier mentioned that Stanton Harcourt use Unity Trust Bank. Cllr James Clements asked how much was proposed to be placed into the account. Cllr Jeffcoat would like £15,000 to be moved into such an account. Cllr James Clements would like time to consider this further but agreed in principle. Cllr David Jeffcoat will circulate an updated report addressing these points and with interest rates updated to reflect the current position.

13. Accounts: Attached transaction report already paid for approval: Approved unanimously.

Date of next meeting 20<sup>th</sup> October 2026 7.30pm.

DRAFT