



Sutton Courtenay Parish Council

Minutes for a meeting of the Parish Council held on Tuesday 1st September 2026 at Sutton Courtenay Village Hall, commencing at 7.15pm.

Present: Councillors Rita Atkinson (chairman), Christopher Campbell, Robert Dalby, Paul Galliver, Joanna O'Callaghan, Lia Plowman, Ian Pratley, and Hugo Raworth.

Absent: Councillors Cathy King, and Jason Warwick.

In attendance: Jennie Currie, Clerk; County & District Councillor Stevens; 2 members of the public.

2026/119 Public Participation

A representative from Oxfordshire Wildlife Rescue gave a presentation explaining that they had purchased the former Christ Church site on the south side of Hobbyhorse Lane. They plan to build a new wildlife rehabilitation centre on the site and move their current operation from their Blewbury site.

District & County Cllr Stevens joined the meeting at 7.19pm.

A representative from GARD gave a presentation on their campaign to stop the White Horse reservoir (previously known as SESRO). They advised that the next public consultation will be open later this year.

2026/120 Apologies for absence

Apologies for absence were received from Councillor Cathy King.

2026/121 Declarations of Interest

No declarations of interest were received.

2026/122 Minutes for the meetings held on Tuesday 7th July 2026

RESOLVED that the minutes of the meetings held on Tuesday 7th July were a true and accurate record, and would be signed by the Chairman.

2026/123 Planning applications

(a) Planning applications considered the during the summer break under delegated authority:

- P25/V1947/O - Signia Park, Land at former Didcot A Power Station

Sutton Courtenay Parish Council objects to the discharge of this condition on the grounds that the submitted CEMP is generic in nature and fails to demonstrate how construction impacts specific to this site and the surrounding communities will be managed.

Construction Traffic:

The Parish Council's principal concern is the absence of any meaningful construction traffic management proposals.

The CEMP does not identify how construction vehicles will be prevented from travelling through Sutton Courtenay using Harwell Road / Sutton Courtenay Lane / Sutton Courtenay Road.

Noise and Air Quality:

The CEMP also fails to provide sufficient information regarding piling operations.

No details are provided of the proposed piling methodology, the type of piling equipment to be used, expected noise levels, vibration, dust suppression measures or any monitoring regime.

These omissions are particularly significant given the site's recent construction history.

During the summer of 2025, residents of Sutton Courtenay experienced prolonged and unacceptable piling noise associated with construction works to the north-west of the former power station site. The impacts were sufficiently severe that Vale of White Horse District Council's Environmental Health team investigated the matter. Following that investigation, Environmental Health concluded that changes to the construction methodology were necessary, and revised construction practices were subsequently imposed to reduce the impact.

Additional comment when asked whether the Parish Council would remove its objection if conditions were imposed to cover the issues raised:

The Parish Council will maintain its objection at this point and until we have sight of a site-specific CEMP and are able to comment on that.

There are currently several major projects going on/in the pipeline in the environs and we are looking for some acknowledgment and coordination of construction traffic. This is a point that has already been raised with the OCC HIF implementation team and at a recent meeting chaired by Cllr. Liz Leffman (Cabinet Member for Highways Construction and Repair). At the meeting they agreed to investigate the issue.

- P26/V2236/FUL - Peewit Barn, Drayton Road, Sutton Courtenay

Objection - The outbuilding replaces ad hoc stables with a permanent larger structure. It is 60sq.m plus, the equivalent of a small house. As development in depth it will change the character of the area viewed from farmland to the south and reinforce the ribbon development along the Drayton Road. Furthermore it will erode the strategic open countryside gaps between Sutton Courtenay and Drayton.

- P26/V2091/HH - Glebe House 5 Hobbyhorse Lane, Sutton Courtenay
No objection – Comment: The Parish Council is the sole trustee of the neighbouring Village Hall and asks that a condition is included to prevent any vehicles related to the construction work or displaced residents' vehicles from using the Village Hall car park.
- P26/V2201/HH - Lakeside, All Saints Lane, Sutton Courtenay - No objection
- P26/V2784/FUL - Land adj to 67A High Street Sutton Courtenay - No objection
- MW.0099/26 Non-material amendment Sutton Courtenay Waste Management Site, Appleford Sidings, Sutton Courtenay - No additional comment.
- MW.0051/26 Additional information Bridge Farm Quarry, Sutton Courtenay - No additional comment.
- MW.0003/26 Additional information (relating to Condition 1) Bridge Farm Quarry, Sutton Courtenay - No additional comment.
- MW.0102/26 Certificate of Lawfulness for Proposed Use or Development Sutton Courtenay Rail Sidings, Appleford Sidings, Sutton Courtenay - Noted.
- R3.0022/26 additional information (HIF1) - No additional comment.
- R3.0079/26 additional information (HIF1) - No additional comment.
- P26/V1937/LDE Certificate of Lawfulness of Existing Use or Development The Coach House Abingdon Road Sutton Courtenay - Objection. The property was granted planning permission as an ancillary building to 6 Abingdon Road (Rosemary Cottage) under P07/V1488, condition 3 of that permitted application prevents the property described in application P26/V1937/LDE from being used as separate dwelling. The Parish Council believes that condition should be enforced.

2026/123 Planning applications continued

(b) Planning applications to be considered

RESOLVED that the following observations would be submitted:

- P26/V1474/FUL - Hachette Uk Distribution Centre, Milton Road – No objections
- (c) Members noted the additional planning correspondence and resolved to submit the following observations:
 - P26/V3423/LDP Certificate of Lawfulness of Proposed Use or Development, 67 Milton Road, Sutton Courtenay – No comment.
 - P26/V1840/HH Amendment to description 6 Milton Road, Sutton Courtenay – No additional comment.
 - R3.0070/26 Revised documents (HIF1) - No additional comment.

Members noted the following planning decisions:

MW.0099/26 - Sutton Courtenay Waste Management Site, Appleford
Sidings, Sutton Courtenay - APPROVED
R3.0004/26 - (HIF1) - APPROVED
R3.0023/26 - (HIF1) - APPROVED
R3.0043/26 - (HIF1) - APPROVED
R3.0025/26 - (HIF1) - APPROVED

(d) P26/V1357/RM Land North of Hobbyhorse Lane, Sutton Courtenay

Members noted that application P26/V1357/RM had been received but not in time to be included in the agenda for the meeting. The Clerk had asked for an extension to the deadline to submit comments so the application could be considered at the October meeting. Members noted that the Professional advice EMR could be used to support a response to the application.

2026/124 Reports

(a) County & District Councillor

Cllr Stevens advised that the developer of Rye Gardens will be completing some remedial work to address issues raised by residents. The P26/V1357/RM Land North of Hobbyhorse Lane application would go to the 19th October Planning Committee. That following work carried by Thames Water to resolve previous damage the Hobbyhorse Lane BOAT had reopened. And there would be a FCC Liaison meeting taking place in September.

District & County Cllr Stevens left the meeting at 8.10pm.

(b) Parish Councillors

Members reported the following items:

- Cllr O’Callaghan reported that trees across the parish were dropping limbs. Residents and Councillors were asked to report this directly to OCC or, in the case of the river, the Canal & River Trust.
- Cllr Campbell reported the heras fencing near The Abbey wall on Church Street was protruding into the footway. Residents and Councillors were asked to report this directly to OCC.
- Cllr Campbell reported that several trees on the Recreation Ground still had their protective plastic sleeves which needed to be removed. Members asked the Clerk to obtain quotes for the removal.
- Cllr Dalby reported that the Local Government Reorganisation programme had announced that our parish would come under the new Ridgeway unitary council.

- 2026/124 Reports continued
(c) Clerk
The Clerk reported that the welcome sign and gateway feature on Harwell Road had been replaced. And that the Appleford Road bus stop had been cleared of vegetation. The resident who reported it had sent a thank you email, which the Clerk forwarded to Highways.
Residents had initially reported both of these matters had been reported to OCC but the enquiries had been closed without action. The residents had then contacted the Clerk and she had contacted Highways.
- 2026/125 Thames Crossing (Housing Infrastructure Fund 1) project
Cllr Atkinson provided the following report:
These quarterly meetings are chaired by Cllr Liz Leffman, Cabinet Member for Highways Construction and Repair; originally this forum was set up by MP Olly Glover - who still attends the meeting. Also in attendance is the OCC Officer responsible for the implementation of the HIF1 project. All impacted Parish Councils are invited to attend including Vale and South District Councillors.
I am very disappointed that no follow up meeting notes were circulated or at least I have not seen any. Post meeting an update circular on road closures etc was sent out that is distributed and uploaded on the HIF1 website. Particular concerns expressed by me (on behalf of Sutton Courtenay and Appleford), and Long Wittenham were to do with the long-term planning in terms of taking in to account all the major projects in the pipeline in our environs. This is with respect to road closure are traffic light controlled single lane for traffic flow. Projects such as the Data Centres, BESS, HHLN, other housing etc. This may well be a highways issue but the feeling I got was that HIF1 project planning in terms of traffic was more reactive rather than proactively thinking forward to the cumulative impact.
Members asked the Clerk to request the minutes of the 23rd July meeting.
- 2026/126 FCC odour complaints
During the summer the smell from FCC was particularly bad on numerous days and there was a fire at the landfill site on 9th August 2026. Members had posted on social media asking residents to report the odour to the Environment Agency and to forward the report to the Parish Council. On receiving the reports, the Clerk had forwarded the emails to all Councillors and sent an acknowledgement to the resident.
Members discussed the issue in two parts, firstly to gather evidence of the issues and to look at how the Parish Council can influence FCC and to push to have the site closed by 2030; secondly to request that the District Council reconsult the Environment Agency regarding the impact from FCC on the planned development of 175 homes at the Hobbyhorse Lane North site.
RESOLVED that the Parish Council would ask the District Council to reconsult the Environment Agency for the Hobbyhorse Lane North development (P21/V26/82 & P26/V1357/RM) considering the number of complaints this summer.
RESOLVED that the Parish Council would ask the District Council to ask the developer for a new Environmental Impact Assessment for the Hobbyhorse Lane North development (P21/V26/82 & P26/V1357/RM) considering the number of complaints this summer.

- 2026/126 FCC odour complaints continued
RESOLVED that the Parish Council would gather evidence to build a case for the FCC site to be closed by 2030.
RESOLVED that Freedom of Information requests would be submitted to the Environment Agency and the Vale of the White Horse District Council. These would include requests for the monthly number of reports, Compliance Assessment Reports, Enforcement Undertaking, the recent fires onsite and correspondence in relation to the Hobbyhorse Lane North housing development.
RESOLVED that the Parish Council would investigate putting the Directors of FCC on notice. Members noted that residents should continue to report the issue to the Environment Agency either online or by telephone. **All Councillors**
- 2026/127 Parish Council Assets
 (a) High Street phone kiosk
 There were no further updates.
 (b) Issues with the current SIDs
 The Clerk reported that one solar panel had been stolen. The solar panel near 3 Church Street would be recollected. Cllr Pratley would review the SID data. **IP**
 (c) Grounds Maintenance contract
RESOLVED that the draft Grounds Maintenance contract for 2027-2029 would be approved and put out to tender.
- 2026/128 Recreation Ground
 (a) New cricket nets (S106 project)
 The contractors had started work and the project should be completed within 2 weeks.
 (b) Fortnightly checks
 Members noted the fortnightly checks report.
 (c) Sutton Courtenay Football Club's licence
 Members noted that the licence would expire on 14th February 2027.
RESOLVED that the Clerk would write to Sutton Courtenay Football Club to advise that the licence would be extended to the end of the current season, May 2027 and to advise that the Parish Council would be considering future options.
- 2026/129 Easement requests for the Village Green
 8 The Green had been sold before the easement had been signed by all parties, the new owners had requested the easement be recorded in their name. There were no other changes to the document.
RESOLVED that the Cllrs Dalby & Raworth would sign the revised easement for 8 The Green.
- 2026/130 Village Green vehicle barrier project (S106)
 31 expressions of interest had been received for the project. Members agreed the heads of categories and weighting that would be used to score the expressions of interest. The Working Party (Cllrs Atkinson, Galliver, Plowman, Pratley, and Raworth) would meet to open the documents and create a shortlist.
Village Green WG

- 2026/131 Council Action Plan
An updated Action Plan was presented by the Clerk. Members noted that many items had been completed. Cllr Atkinson would prepare an article for Sutton Courtenay News. **RA**
- 2026/132 Consultations
(a) County Council's Quite lanes programme
RESOLVED that the Parish Council would submit All Saints Lane and the Hobbyhorse Lane BOAT. **Clerk**
(b) Joint Local Plan 2045 (JLP2) Scoping Consultation
Members noted that the consultation would be held from 8th to 29th September
RESOLVED that the Planning Working Group would prepare the Parish Council's response and the Clerk would have delegated authority to make the submission.
RESOLVED that a budget of £2,000 from the Professional Advice EMR could be used to support the preparation of the response.
Planning WG

- 2026/133 Finance
(a) Q1 Bank Reconciliation
RESOLVED that the Q1 bank reconciliation would be approved with balances of Unity £130,004.20, Hinckley & Rugby Building Society £50,849.93, Corporate Purchasing Card £0, and Public Sector Deposit Fund £78,252.74.
(b) Internal Control Checks for Q1
Cllr Raworth agreed to complete the Internal Control Checks for Q1 **HR**
(c) 2026-27 NALC pay scales have been announced, affecting all Officers
Members noted the new pay scales and that it would be back dated to 1st April 2026.
(d) 2025-26 external auditor's report
Members noted the comments in the external auditor's report.
(e) Appointment of April Skies Accounting to complete the 26-27 internal audit
RESOLVED that Mike Platten, April Skies Accounting Ltd, would be reappointed as internal auditor for 2026-27.
(f) Independence of April Skies Accounting from the Council
RESOLVED that the Parish Council confirmed the independence of April Skies Accounting from the Parish Council.
(g) Insurance quote for 2026-27
RESOLVED that the insurance specification prepared by the Clerk was sufficient and that Hiscox Insurance Company Limited quote would be accepted.
(h) Receipts and Payments report
RESOLVED that the following payments would be authorised:

August Receipts						
Voucher		Name	Description		Amount	Totals
11		Abingdon Stone & Marble Ltd	Cemetery fees		125.00	
12		Sutton Courtenay Community Action	Contribution to planning advice		1,275.00	
.	.	.	.	.	.	1,400.00
August Payments						
Voucher	Method	Name	Description	Invoice	Amount	Totals
78	DIRDEBIT	Unity Trust Bank	Bank fee	bank fee	8.20	
79	DIRDEBIT	Ashdown Phillips and Partners Ltd	Office licence	319746	748.48	
80	CARD	HP Inc UK Ltd	Ink	card	13.99	
81	CARD	Royal Mail	Postage	card	3.30	
82	CARD	B&Q	Stationery	card	8.00	

83	ONLINE	Post Office	Stationery	Repay E Cruse	6.00
84	DIRDEBIT	EE	Phone	V02493220456	16.20
85	CARD	Royal Mail	Postage	card	8.19
86	CARD	HP Inc UK Ltd	Printer	card	79.00
87	CARD	Amazon EU S.Ã r.l., UK Branch	Stationery	card	22.44
88	ONLINE	Shield Maintenance Ltd	Waste collection	10554	213.20
89	ONLINE	Tactical Facilities Management Ltd	Grounds maintenance	512	1,454.54
90	ONLINE	Oxfordshire County Council	Installation of SID poles	3920933014	2,288.26
91-94	STORDER	Officers, HMRC, Pension	Salary	Month 5 salary	4,287.32
					9,157.12

September Receipts					
Voucher		Name	Description	Amount	Totals
13		Co-Op Funeralcare Abingdon	Cemetery fees	900.00	
14		Public Sector Deposit Fund	Interest July	248.75	
15		Private individual	Cemetery fees	275.00	
16		Hampshire CC- Legal Services	Reimbursement for easements advertising costs	899.18	
17		Edward Carter Funeral Directors	Cemetery fees	150.00	
					2,472.93

September Payments						Totals
Voucher	Method	Name	Description	Invoice	Amount	
95	DIRDEBIT	Unity Trust Bank	Bank fee	bank fee	9.70	
96	ONLINE	Water Resource Associates LLP	Planning advice	1588	2,718.00	
97	ONLINE	Moore	Audit	339211	504.00	
98	CARD	PortalPlanQuest Limited	Planning fee	PP-15142733	400.00	
99	CARD	Lloyds	Bank fee	card fee	3.00	
100	ONLINE	Arbtech Consulting Ltd	Planning advice	102242	1,366.80	
101	DIRDEBIT	EE	Phone	V02502959873	16.20	
102	ONLINE	Value Products Ltd	Signage	4911054	88.58	
103	ONLINE	Ollie Brake	SID maintenance	49	120.00	
104	ONLINE	Elan City Ltd	SID maintenance	SAJ-UK/2026/03302	128.92	
105	CARD	Royal Mail	Postage	card	0.91	
106	DIRDEBIT	Ashdown Phillips and Partners Ltd	Office licence	322750	748.48	
107	DIRDEBIT	ICO	Legal fees	00015119400	47.00	
108-113	STORDER	Officers, HMRC, Pension	Salary	Month 6 salary inc. pay increase back dated to Apr	5,200.26	
114	ONLINE	Shield Maintenance Ltd	Waste collection	10686	213.20	
115	ONLINE	Tactical Facilities Management Ltd	Grounds maintenance	709	1,454.54	
					13,019.59	

(i) Councillors to authorise payments

RESOLVED that Cllrs O'Callaghan and Raworth would authorise payments online. **JO & HR**

(j) Budget and reserves reports

Members noted the reports.

2026/134 Casual Vacancies
Members noted that one vacancy remained.

Close of meeting

The next meeting of the Council would be held on Tuesday 6th October 2026. There being no further business the Chairman declared the meeting closed at 9.15pm.

Signed

Dated