



Tetsworth Parish Council

Parish Clerk & Responsible Finance Officer

Victoria Nuthall

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Minutes of the Extra Ordinary Meeting of Tetsworth Parish Council Held at Tetsworth Memorial Hall at 7.30pm on Monday 3rd November 2025

Present:

Chair: Cllr Seb Mossop (SM)
Cllr Chris Thompson (CT)
Cllr Susan Rufus (SR)
Cllr Robyn Hester (RH)
Cllr Kim Bhagat (KB)

The chairman opened the meeting and thanked everyone for attending and showing their interest in Application P25/S2747/FUL. The chairman reminded the meeting that it was a formal meeting of the Parish Council and procedure must be followed. The chairman confirmed that members of the public would be invited to ask questions & make comments at the end of the meeting in Open Forum.

In Attendance: John Gilbert (sub- committee member); Cllr Georgina Hermitage (SODC (in Open Forum))

Members of the Public: 80

149. **Apologies for Absence** – V. Nuthall, S. Whitehead

150. **To Receive Declarations of Interest** – None

Members are asked to declare any personal interest and the nature of that interest which they may have in any of the items under consideration at this meeting.

151. **To consider and discuss the following planning application**

P25/S2747/FUL - Land south-west of London Road near Tetsworth Oxfordshire OX9 7AZ.

Change of use of land to a Gypsy/Traveller site comprising 12 mobile homes, 12 touring caravans and 12 utility rooms.

The chairman highlighted that the purpose of the meeting wasn't to debate planning process & procedure – but confirmed that Tetsworth Parish Council are in dialogue with SODC Planning on these areas.

The chairman asked the councillors if everyone had reviewed the planning application. **It was agreed unanimously by the Council to object to planning application P25/S2747/FUL.**

The chairman then went into more detail behind the reasons for the council's decision to object to this planning application. The chairman referred to the history of the site.

The main areas of focus are noise & landscape and therefore the unsuitability of the site. This is deliberate in that these are the areas that the Appeal Inspector identified as being reason for dismissal.

- **Noise:**
 - Arguably more of an issue than with previous applications – likely higher levels of M40 traffic and a degraded motorway surface
 - 2D vs. 3D
 - Robustness & timing of applicant's survey
 - Inadequacy of proposed 1.5m fence – previous proposal was a 4-5m earth bund that would potentially mitigate noise issues
 - Unrealistic to expect residential units to have air-conditioning to counter the fact windows would need to be closed to lower noise levels sufficiently.
- **Landscape:**
 - Sensitivity of the site – a rural, countryside location that falls far outside of any residential area and the urbanisation of a site currently designated for equestrian use; change of use from equestrian/meadow to residential usage
 - Flooding – the site has a history of drainage issues, even before tonnes of hardcore were laid on the site and the pond filled-in. This will result in increased surface water on the adjacent A40, posing an increased safety risk to road users

Additional material planning considerations would also include:

- **Sustainability** – Tetworth itself, let alone the site located approximately 1km outside the village, suffers from low levels of local facilities & amenities
 - Transport – low frequency & limited timetabled services
 - School – at, or very close to, capacity – TBC with TPS
 - GPs – closest surgeries at Thame or Wheatley
 - Retail – aside from the small convenience shop in the village pub, all other retail is in nearby towns or larger villages
 - Employment opportunities – very few businesses operate in the village, necessitating travel to reach most places of work
- **District & Neighbourhood Planning Policy:**
 - SOLP 2035 Traveller Site Provision – Policy H14
 - Not identified as planned Traveller Site
 - No evidence of search for alternative sites within District
 - Not a preferred option of extending an established Traveller Site
 - Tetworth Neighbourhood Plan 2035 – application is contrary to policies TET1 (no sites required or identified as a smaller village – delivered housing within settlement footprint) and TET3 (developments in a Countryside Character Sector)

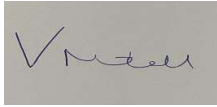
The chairman hoped that this overview had given a sense of the areas that TPC feels the application fails on and why the site is unsuitable for residential use. A handout was made available with further points & detail.

TPC is meeting next Monday, 10th November, to review and confirm the content of their submission. Subject to agreement, it will be available for review on the TPC website from Tuesday 11th November. Deadline for submission of comments is the 13th November. TPC are awaiting confirmation from SODC on the ability for residents to submit comments anonymously and will confirm in due course.

Whilst there is a shared frustration at the situation, now is the time that we can have our say – the Council encourages and supports everyone here, and those not, to take this opportunity. Please remember to stick to facts and material planning considerations and avoid emotional or subjective points of view.

152. **To Close the meeting** – the meeting closed at 7:54pm

153. **Open Forum** – public questions; Cllr Georgina Hermitage & TPC were able to answer further questions.

A small, square, light brown image containing a handwritten signature in dark ink. The signature appears to be 'Victoria Nuthall'.

Victoria Nuthall
Parish Clerk & RFO

DRAFT

TETSWORTH PARISH COUNCIL

2024-2025

Donations S137	£2,000.00
Village green maintenance	£1,500.00
Tree maintenance	£750.00
War memorial maintenance & Remembrance	£150.00
Enhancement of village	£300.00
Play Area	£1,750.00
Contractor Maintenance	£400.00
Grass cutting	£2,640.00
Dog bins	£300.00
Sub Total	£9,790.00
Auditors	£500.00
Clerk Salary (SCP23/LC2) + £10pm WFH	£13,530.00
Clerks NI (15% over £5,000pa)	
Clerks Pension (Nest) (3% over £6,240pa)	
Insurance	£511.00
Subscriptions and fees	£1,800.00
Training	£700.00
Office	£250.00
Village hall rental	£355.00
Website and quickbooks, domain, emails, cloud storage	£400.00
Professional legal fees	£120.00
Election set aside	£500.00
PWLB repayment	£100.00
Strategic Reserve	£2,631.00
Sub Total	£21,397.00
Total	£31,187.00
Precept	£31,187.00

2025-2026

	£2,000.00
	£1,500.00
	£750.00
	£150.00
	£300.00
	£1,750.00
	£500.00
	£3,030.00
	£335.00
	£10,315.00
	£600.00
	£13,210.00
	£1,280.00
	£220.00
	£2,000.00
	£700.00
	£250.00
	£275.00
	£400.00
	£360.00
	£500.00
	£100.00
	£2,631.00
	£0.00
	£22,526.00
	£32,841.00

Notes

DTC £960 this year

£1,644 for inspection and 2 repairs this year.
Extra £100 for generator maintenance/fuel?
£3,030 (£2,640 plus £390 for patch)
At 2025 rate, £331.56

Moore £315, J Olds £250 this year
£17.29/hr from 10/24 backdated to 04/24. 4% backdated pay rise estimated
4% backdated pay rise estimated
4% backdated pay rise estimated
£1,565 plus £343 for patch surface and £87 for generator

IT services moved to website line
for domain, website, email and cloud storage

Current ~£5k, ideal ~£10k. Tfr £4k from clerk salary, so no need to top up.
5.3% increase