

**Kennington Parish Council
Oxfordshire
Minutes of the meeting held on
13th November 2025 at 7:30pm in the Village Centre**

Present:

Cllr Brown	Cllr Cobb	Cllr Cuddy	Cllr Jempson	Cllr Johnston
Cllr Locklin	Cllr Patterson	Cllr Powles	Cllr Smith	

In Attendance: Lawrence Wootten (Clerk/RFO)

Members of the public: 16

319.25 NOMINATIONS FOR CO-OPTION - None received

320.25 APOLOGIES FOR ABSENCE

Apologies received from Cllrs Andrews, Feather and Russell

321.25 ITEMS RAISED BY MEMBERS OF THE PUBLIC

Concerns were raised about the increased number of HMOs in Kennington (see items 347.25).

322.25 DECLARATIONS OF PERSONAL OR PREJUDICIAL INTEREST - None

323.25 MINUTES OF THE MEETING HELD ON 11 SEPTEMBER 2025

The Parish Council resolved to sign the minutes of the meeting held on 11 September 2025 (amended as agreed at item 263.25) as a true record.

324.25 MINUTES OF THE MEETING HELD ON 9 OCTOBER 2025

The Parish Council resolved to sign the minutes of the meeting held on 9 October 2025 as a true record.

325.25 REPORT OF THE CLERK

NEW ISSUES

A Email received from resident regarding boat mooring:

"There are numerous boats moored there seemingly permanently. We have lived peaceably for many years, but now some are starting to double moor their boats, bringing more rubbish, noise and other issues that come with humans. It would be very difficult if the situation were to build further. As I understand it the landowner is responsible for the mooring situation, and boats may only moor for two weeks before moving on. Unfortunately, I do not know who the landowner is and am unsure how to find out. Can you help?"

Clerk responded as follows:

"Unfortunately the Parish Council does not have access to the Land Registry's land ownership records - although I can see the reference numbers for the various cadastral parcels on the Kennington-side of the river (there are quite a few). The Environment Agency (accessible via www.gov.uk) might be able to help - especially if the double-mooring of boats could cause a danger to navigation, or if unregistered boats are on the waterway - in both those cases, photographic evidence is very helpful to their investigations, along with an accurate location (the What3Words App is excellent for giving a precise location) - we did this very recently to report a partially-sunken boat on the waterway, and it was dealt with surprisingly quickly. However, I suppose there is a chance that the boats are registered and moored with the permission of the landowner."

B Email received regarding the possible use of either Playfield or Forest Side playing fields for children's Gaelic football training next summer. Gaelic Football runs from May until Summer with small U7 and U9 teams (about 10 children in total – many from Kennington). The club currently train in a park in Abingdon but it's not suitable. The coaching staff also coach with Kennington Athletic Football Club.

Issue discussed at the Playing Fields Committee meeting on 15th October, and there were no objections from the football club. Clerk responded that Forest Side playing field would be the best option, as Playfield Road is used for cricket in the summer, and gave details of hire costs etc.

C Email received from resident:

"The footpath from the Barbers salon and passing the two small dwellings of Hill Rise and Montana as you walk up Edward Road is deteriorating quite badly. This appears to be caused by weeds outside these properties spreading and erupting underneath the path".

Photos requested to support a FixMyStreet report or to add to the District Council "deep clean".

D Request from resident received via Cllr Andrews:

"The trees and shrubs on the way to the Upper Road cut through are very overgrown. FixMyStreet doesn't seem to work, is there anything that can be done to cut back the worst ones as they feel it is dangerous."

E Request from resident received by Cllr Andrews: *"The rat running through Bagley Wood Road is getting worse and starts as early as 6.30am. It will only get worse when the Lodge Hill slips open. Is there anything OCC could do?"*

The resident suggests that it needs to be blocked off halfway.

326.25 Cllr Patterson proposed that this matter and the possibility of a Low Traffic Neighbourhood be put on the agenda of the next meeting for discussion. Agreed.

ACTION FOR CLERK – put this matter on the agenda of the next meeting.

F Email received from Cllr Goodhead - South Hinksey Parish Council:

"I believe you already know about the Weight Limit we are seeking through Bagley Wood and down the Hill. Residents of West Wood have written to you about this matter. Having bought their houses relatively recently they feel particularly aggrieved at the thought of more HGV's passing close to their properties. Perhaps you would be able to circulate this petition amongst your residents.

I visited Chandlings earlier this week and they are also very concerned as some of their older pupils cycle to school. They are sending all this information to their parents this weekend."

Item added to the agenda of this meeting as Item 15.

G Concerns raised in several emails (Clerk copied in) from residents of West Wood regarding the lack of weight and speed Limits on Oxford Road/A34 Lodge Hill Interchange sent to Member of Parliament and OCC Highways.

Item added to the agenda of this meeting as Item 15.

H Request received from Kennington Athletic Football Club for additional pitch marker for playing fields. Order submitted.

I Resident reported possible dangerous parking of contractors' vehicles on Sandford Lane. Reported to PCSO Maddie Highmore who will look at the problem when she is out on patrol.

J Resident of Otters Reach reported boundary fence had fallen down in Cow Lane and requested clarification of ownership. Clerk informed resident that it was established by the Parish Council's solicitors (Franklins) in 2012 that in the transfer by Westbury Homes to the original purchasers of the properties on Otters Reach that any boundaries that are not party boundaries with other plots on the estate are the maintenance responsibility of the plot purchaser.

K Resident has reported that the hedge/tree is overhanging this public footpath between the bottom of Poplar Grove through to Sandford Lane. The issue is at the end of the path at Sandford Lane end. The resident has requested this be put back well away from the footpath. Reported on FixMyStreet.

- L** Request received from Adventis (website provider) for some 'high quality' photography of Kennington, the Church, photos of key areas of the village and anything else that maybe suitable for the new website. Clerk passed request on to Councillors.
- M** Clerk received a request from organiser of village lottery syndicate to put posters inviting membership on village noticeboards.
- N** Clerk set up OALC account invitations for all Councillors.
- O** Cllr Cuddy had passed on an email to the Clerk from a resident raising concerns about parking on double yellow lines outside the Co-op supermarket.
- 327.25** Cllr Powles suggested that the email should be forwarded to Cllr Lugova who could pass this on the Parking Enforcement Team at VoWHDC and request figures for how often Parking Enforcement Officers patrol the village. Agreed.

ACTION FOR CLERK – forward the email to Cllr Lugova.

- P** Clerk asked Village Warden to replace defibrillator pads at Meadow View and Playfield Road shops and updated The Circuit accordingly.
- Q** Clerk attended smart electricity meter installation at Playfield Road and Forest Side Pavilions, so meter reading at those sites will no longer be necessary. The electricity meter at the War Memorial is in a cabinet which is too small to house a smart meter, so manual meter readings will still be necessary.
- R** Community Grant Request Form received from Mencap East Kent. Investigation by the Clerk revealed that the request had been meant for Kennington (suburb of Ashford) in Kent.
- S** Clerk received email from the Chris Moyles Radio Show on Radio X asking if the Council "was doing anything with a mobile Santa Sleigh this Christmas". Clerk replied that indeed we were, but this Santa Sleigh will be travelling around the village of Kennington in Oxfordshire, not the district of Kennington in south-east London. Radio X confirmed that they had meant to email Kennington, London.
- T** Several emails and petition received by the Clerk from residents regarding the increase in HMOs in the village. Item added to the agenda for discussion of this meeting as Item 14.
- 1** Email received by Clerk from resident of Colley Wood:-
"I write to inform the PC of a sudden change regarding the ownership of the Amenity Play area in Colley Wood. May I present some background information first? When Pye Homes developed the site now known as Colley Wood, they retained a small piece of land at the west end for the use of residents and children. The existing trees were retained (one an oak of estimated age 110 years) and a bench was installed. It has been used for precisely those purposes until 2025 and occasionally given some care and attention by Pye Homes. Following a prompt by myself to Pyes to affect a tidying process, they have told me that it is their intention to sell the land! This has come as a complete shock and surprise to the Residents, who obviously wish to maintain the status quo. My question, therefore, is the following. Would the PC consider taking ownership of the area in a similar vein to other amenity and play area in the village? This would give long term protection of the site for future generations, possibly give it Village Green status and obtain a TPO on the oak tree. Please, on behalf of the Residents of Colley Wood, give this your serious consideration. The time scale of events suggested by Pye Homes, is one of some urgency."
- 2** Email received by Clerk from resident of Colley Wood:
"I'm writing on behalf of several residents of Colley Wood regarding a small parcel of land originally designated as a Play Area on the estate plans when it was built by Pye Homes in 1971. This area includes a

mature oak tree (estimated to be around 110 years old), a bench, and open green space that has long served as a communal area for the neighbourhood.

Growing up here, many of us played on this land and climbed the oak tree. It continues to be used occasionally by children, for residents to sit and enjoy the space, and for community events such as street parties—including the Jubilee and Coronation celebrations.

We've recently been informed that Pye Homes intends to sell the land, offering first refusal to residents.

While the community is united in wanting to prevent any future development, there is understandable reluctance to take on full ownership due to legal and financial responsibilities.

We are currently exploring several options to protect the space, including:

Applying for a Tree Preservation Order (TPO) for the oak tree.

Investigating the possibility of Village Green registration, given the land's long-standing recreational use.

Considering whether the Parish Council might be able to support or adopt the land, or advise on alternative community stewardship models.

We would be very grateful for any guidance or support the Parish Council can offer in helping us preserve this valued green space for future generations.

Please let me know if this is something that could be discussed at an upcoming meeting, or if there is a formal process we should follow to raise the issue."

328.25 It was agreed that the Parish Council would not wish to take on responsibility for the green space.

329.25 It was proposed by Cllr Johnston that the Parish Council request a Tree Preservation Order to help protect the area; seconded by Cllr Smith and approved by all.

ACTION FOR CLERK – start the application process for a Tree Preservation Order on the oak tree at Colley Wood.

3 Clerk received email from War Memorial planting volunteer – offering to clear leaves from the War Memorial lawns which will take approximately 8 hours in total. Suggestion that the council would reimburse them for their time and the payment would be donated equally between the Royal British Legion and Viva.org (which helps homeless children). Leaves would be cleared in a sustainable way, by manual raking, and stored nearby to turn into leaf mould, ready for re-use. *"If leaves are left on the grass, moss and weeds flourish, which undermine the smart appearance that I think you are aiming for."*

330.25 It was agreed that this would be dealt with by the Village Groundsperson and Councillors.

4 Clerk received email from resident – also sent to local MP and District Council Planning:

"I am writing about the HMOs in Cranbrook drive Kennington

1. All of the properties have been changed without planning permission can you make them take down the new building work that has no planning permission or put the buildings back to the original building

2. The HMOs because of the amount and size have seriously devalued our properties and the builder is still after more properties. In fact a couple came to see a property saw all the HMOs and said no thanks and went.

3. When you add up the bedrooms in these properties there are 37 bedrooms and house no1 has large wooden buildings in the back garden possible for another 4 or more bedrooms. Are all the 16 or more people going to congregate in no 3 little garden think of the noise and partying. Also if others join them from the no garden bungalows it will be party time all the time

4. The finished bungalow has been extended so there is only the bungalow and car parking for 2 cars no garden or outdoor space and with no communal lounge where are they going to spend their time (in their bedroom) i assume the other bungalows will be the same IS THIS LEGAL

5. The owner is still trying to buy more properties in Cranbrook Drive so soon no one will buy our properties and we will have to sell them to this developer at whatever he offers

Please help us and stop the development and let us have the quite nice residential area we all bought house in."

Clerk has informed the resident that the matter will be discussed at this evening's meeting, and gave details of public participation at meetings, inviting them to attend and to address council if they wished.

5 Letter sent to Layla Moran MP and South & Vale Planning Dept (Clerk copied in):

"We would like to express our views and concerns about the HMOs that are being developed in our area Cranbrook Drive and Kennington as a whole. We moved to Kennington 4 years ago as it was an area we knew as a village community and a safe place to live. We have a variety of families and older people, and professional people who live side by side in this area. We feel that HMOs especially ones which have 6 or more bedrooms in one original 3 bedroom home may cause problems. They will not have couples or families as the bedrooms are too small. We are concerned that they may have single men/women living in them that do not work, who have nothing to do but play loud music and congregate in the streets. This will make the residents feel unsafe. Especially the young children who walk to the school or catch a bus to school and home everyday. Also the older people who go for walks and catch buses into Oxford and Abingdon regularly, who at present feel safe doing so, even if they go out for a meal to the local pubs they may not feel safe walking back. It will only take one episode of antisocial behaviour to make residents feel that the village no longer has the same feel about it and for them to feel unsafe about going out which will have an effect on their well-being. Also with so many people in one property they could also have cars which will not have spaces provided which will mean they park outside other properties meaning when family or friends visit they will not be able to park near our homes. It will also mean more cars in the area more pollution and the safety of children playing will be affected."

Clerk informed resident that the issue is on the agenda for the meeting, and invited them to attend and address council if they wish.

6 Letter sent to all Parish Councillors by residents:

"We are writing to you as our Vale of White Horse District Councillor to seek your support and guidance regarding an issue of growing concern among residents of Cranbrook Drive in Kennington.

Over the past 12 months, at least five properties on our street appear to have been purchased by a single developer who is carrying out extensive works to convert them into Houses in Multiple Occupation (HMOs). As residents, we are deeply concerned about the impact of this rapid and large-scale transformation on both our immediate street and the wider Kennington community.

Our concerns are multi-faceted and include the following:

Parking and traffic congestion: Cranbrook Drive is a through-road with delivery vans and other vehicles moving fast through the corners. Increased occupancy from HMOs will inevitably intensify parking pressures and make it more difficult — and less safe — for pedestrians, particularly children, to navigate the pavements and cross the road safely.

Community safety and cohesion: A higher proportion of short-term occupants may lead to a reduction in the sense of neighbourliness that has long defined our community. Families and older residents may also feel less comfortable walking home after dark if there is greater turnover of unfamiliar residents and potential anti-social behaviour.

Impact on local services and sustainability: The loss of family homes reduces the number of local children attending schools and participating in community life, while at the same time potentially increasing pressure on local healthcare and other public services.

Loss of green space: We understand that some front gardens may be converted into hardstanding for parking. This not only detracts from the character of the street but we have been told may also contravene existing covenants for properties in this area due to the sloped aspect of the road and risk of flooding to opposite houses.

We have also heard that these HMOs may be intended for use as accommodation for asylum seekers, with rent guaranteed under government arrangements. While we fully support the need to provide safe housing for those in need, we are concerned that Kennington currently lacks the infrastructure, community programmes, and social support necessary to help such individuals integrate and thrive. This raises questions about their wellbeing and the broader social impact of such concentrated placements in a small, residential community. We have sadly seen news articles that illustrate the consequences of placing groups of asylum seekers in places with minimal supportive infrastructure.

We would be very grateful if you could advise us on what planning or licensing powers may be available to review these developments, and how we as residents can best engage with the council to ensure that the

character, safety, and sustainability of our community are preserved. We are keen for this issue to be discussed at the upcoming Kennington Parish Council meeting and also at the Vale of White House District council meeting or elsewhere as appropriate. We would like the discussion to include whether an Article 4 Direction could be used to ensure that no new HMOs can operate unless planning permission has been obtained.

Thank you for your attention to this matter and for all you do for the village as our Parish Council. The remembrance service was another excellent event this weekend. We appreciate your continued support for Kennington residents and look forward to your guidance. We have sent a similar letter to Diana Lugova and James Cox as our district councillors."

CONTINUING ISSUES

- U** Clerk attended site meeting arranged by Cllr Lugova with Cllr Jempson, Cllr Cobb, Radley Parish Councillors, some Sandford Lane residents and two OCC Tree Officer to review the situation regarding tree overgrowth on Sandford Lane.
- V** Email received from resident after submitting a FixMyStreet Report regarding traffic speeds on Upper Road, reporting that OCC Highways have concluded their assessment and added it to their schedule of works to be carried out for 2025/26 financial year.
- W** Wording for Colin Charlett's memorial bench agreed with Colin's family, and bench ordered.
- X** Clerk hand-delivered letters to all residents of Colley Wood and Forest Side with gardens backing on to the playing field explaining that work on the play area is due to commence on Monday 10th November and expected to be completed before Christmas (weekdays only between 8am and 4pm).
- Y** Third verse of Abide with Me added (self-adhesive labels) to 310 Orders of Service for distribution on Remembrance Sunday. Amended version also added to website.
- Z** Clerk submitted VAT S126 Return for Q1 and Q2 2025/26 (£3045.57) along with a letter requesting that the overpayment of £12136.29 made by HMRC in April be deducted (full explanation given). No response received from HMRC, but £3045.57 was paid into the Council's bank account on 20th October.
- AA** Report received from resident via Cllr Lugova regarding Kennington roundabout underpass flooding. Clerk passed on the report to Cllr Cuddy, who requested an update from OCC Highways Engagement Team on the FixMyStreet report.
- 7** Clerk received email from resident requesting an update on when the Forest Side play area would be available for use again. Clerk directed the resident to the October edition of the Kennington Chronicle and informed them that contractors arrived on site on Monday 10th November.
- 8** Clerk met with Cllr Brown and play area contractor at Forest Side on 10th November to hand over keys to gate and pavilion.
- 9** Cllr Feather confirmed wording and dimensions of sign to accompany the Christmas Tree at the War Memorial recognising the services donated by Lynch Brother Homes, SCG Grab Hire and Tiger Plant Hire. Clerk contacted Scorpion Signs for a quote for a 0.6 square metre sign (approximately the size of estate agent sign) and has been offered the sign free-of-charge. Does Council wish to proceed?
- 331.25** Cllr Smith proposed that Scorpion Signs' offer be accepted; seconded by Cllr Johnston and approved.

ACTION FOR CLERK – contact Scorpion Signs to accept their offer and arrange for collection before Carols Around the Tree

- 10** Email received from Rev Samson regarding clearing the area for Colin Charlett's memorial bench:

Due to communication error, I have failed to secure a gardener to clear the churchyard. And thank you for the offer from the councillors, we will be happy to take up this offer.

Considering the 20th of November is so near, we wonder if 10.00am this Saturday (15th of November) will work for us to do the clearing. We can then organise for someone to remove the debris once we have cleared it to one side. Please do let us know how many councillors will be coming?

Are any councillors available to help?

- 332.25** It was proposed by Cllr Johnston that a contractor is employed to carry out the necessary work; seconded by Cllr Powles and approved. Clerk to contact a contractor.

ACTION FOR CLERK – contact contractor to carry out necessary clearance and lay paving slabs.

- 11** Email received from Rev Samson:

Dear Parish Council. This is to invite all to this year's Carols by Candlelight, taking place 6pm on Sunday the 21st of December in the village church. As with last year, we will be grateful to have the Chair of PC do the opening Bible reading or a representative, in his absence. We will email through the Bible passage nearer the time. Is there a councillor who can do this?

- 333.25** It was agreed that either Cllr Powles or Cllr Cobb would do this.

334.25 CORRESPONDENCE AND REQUEST FOR GRANT AID

Request for grants

- A** The Council received a request for a £500 Community Grant from The Abingdon Bridge.

- 335.25** Cllr Powles proposed the principle of giving a grant; seconded by Cllr Johnston and approved.

- 336.25** Cllr Powles proposed a grant of £550; seconded by Cllr Johnston and approved.

ACTION FOR CLERK – Reply to the Abingdon Bridge informing them that the £550 grant has been approved.

- B** The Council received a request for a £1100 Community Grant from Citizens Advice Oxfordshire.

- 337.25** Cllr Johnston proposed the principle of awarding a grant; seconded by Cllr Powles and approved.

- 338.25** Cllr Powles pointed out that the 2025/2026 budget for the Community Grant for Citizens Advice Oxfordshire was £900, but that sum should be increased in the 2026/2027 budget.

- 339.25** Cllr Brown proposed a grant of £900 ; seconded by Cllr Johnston and approved.

ACTION FOR CLERK – Reply to Citizens Advice Oxfordshire informing them that the £900 grant has been approved.

Correspondence for discussion/action

- 12** Gummer Leathes - South Oxford Science Village Consultation

- 13** Oxfordshire County Council - Your Invitation for November Community Climate Adaptation Workshops

- 14** South Oxfordshire & Vale of White Horse DCs – Parish Precept 2026/27

Correspondence forwarded to Councillors for information

- C** Oxfordshire County Council - County council working to secure funding for Kennington rail bridge replacement

- D** Oxfordshire County Council - A423 Kennington improvement programme

- E** Thames Valley Police – Road safety statistics report – quarter 2, April – June 2025

- F** Elsfield Residents Group – Invitation to meeting on Unitary Authorities Monday 27 October with MPs Calum Miller and Freddie van Mierlo

- G** South and Vale DCs – Media Release - Council leader expresses deep concerns for proposed reservoir at busy October Council Meeting

- H** Consultation – A423 Southern & Eastern bypass (Kennington) proposed 50mph & 30mph speed limits

- I** South and Vale DCs – Media Release - Breaking the cycle of homelessness

- J** Council leader expresses deep concerns for proposed reservoir at busy October Council Meeting

- K** Beckley and Stowood PC - Importance of Campaigning Together to Oppose Greater Oxford - LGR - Surrey Decision & Response from Ministry

Kennington Parish Council meeting held on Thursday 13 November 2025

- L** Thames Valley Police - Days of action across Thames Valley lead to nearly 50 arrests and more positive work to tackle domestic abuse
- M** South and Vale DCs – Media release: Five councils launch ambitious plan for local government reform
- N** WIAC t/a Vale Community Impact: Annual General Meeting (T&PC C) – Invitation
- O** Invitation to River Thames Society - Upper Thames Branch remembering Colin Reynolds, on Friday 28th November 2025.
- P** Elsfield Residents Group - Oxford mail story and Oxford Civic Society conference on unitary authorities
- 15** South Oxfordshire & Vale of White Horse DCs – Media Release - Grove Rugby Football Club to receive over £80,000 to improve facilities
- 16** South Oxfordshire & Vale of White Horse DCs – Media Release - Partnership action tackles anti-social behaviour and protects the vulnerable

Newsletters

- Q** CPRE - Your latest update on our countryside (October)
- R** Rural Services Network – Weekly Updates
- S** Latest news from Healthwatch Oxfordshire
- T** News from VOWHDC
- U** OALC – October newsletter

340.25 FINANCIAL REPORT

Statement of Bank Accounts as at 31 October 2025

Community Account	500.00
Business Premium Account	186,643.42
National Savings & Investment Account	86,540.73
Public Sector Fund (CCLA account)	115,523.80
Total	389,207.95

Income received in October	
HMRC VAT S126 reclaim for Q1 and Q2 2025/26	3,045.57
CCLA Investment Management Ltd Income reinvestment 30 th September – 31 st October 2025	380.87

Direct debits to be paid in November		Power to Act
Virtual Landline Invoice No. 1199747 (28 October – 28 November) subscription for virtual landline	8.75	Section 111 LGA 1972
YGP Playfield Road Pavilion October electric (Invoice No: 1144027)	103.34	LG (Misc Prov) Act 1976
YGP Forest Side Pavilion October electric (Invoice No: 1149141)	54.19	LG (Misc Prov) Act 1976
YGP War Memorial October electric (Invoice No: 1148867)	24.63	LG (Misc Prov) Act 1976
Castle Water Playfield Road Pavilion 01.10.25-31.10.25 (Invoice 10008181320)	22.42	LG (Misc Prov) Act 1976
Castle Water War Memorial 01.10.25-31.10.25 (Invoice 10008166769)	13.10	LG (Misc Prov) Act 1976

Kennington Parish Council meeting held on Thursday 13 November 2025

Information Commissioner's Office Data Protection Annual Fee	52.00	Section 111 LGA 1972
EDF Account for gas supply at Playfield Pavilion £0.23 in credit at 29 October 2025 so nothing to pay	0.00	LG (Misc Prov) Act 1976

Reference No. 2025/	Accounts to be paid in November		Power to Act
147	Mr L J Wootten Salary for October less tax, NI & pension contribution	1,385.34	Section 112 LGA 1972
148	Oxfordshire County Council Pension Fund Clerk's and Employer's contributions for October	463.32	Section 111 LGA 1972
149	Mr A Highley Village Warden Salary for September less tax and NI	367.68	Section 111 LGA 1972
150	Mr T Fleming War memorial grass cutting volunteer for October	41.91	Section 111 LGA 1972
151	Mr A Cobb Chairman's monthly allowance for October	73.69	Section 111 LGA 1972
152	HM Revenue and Customs Tax and Employer NI contributions for October	490.31	Section 111 LGA 1972
153	Kennington Village Hall Room booking for October	45.00	Section 111 LGA 1972
154	Calber Facilities Management Playfield Rd Pavilion cleaning – Invoice CL482919	261.12	LG (Misc Prov) Act 1976
155	Adventis Web Hosting – Invoice 0000269	31.50	Section 111 LGA 1972
156	Grundon Wheelie bin emptying at Forest Side & Playfield Rd Invoices 1371710 and 1371709	200.79	LG (Misc Prov) Act 1976
157	Eurooffice Laminating pouches + punched pockets + index cards – Invoice 0004728195	55.74	Section 111 LGA 1972
158	Prime Compliance Services Ltd Monthly site visit/Legionella control (Invoice SI-4043)	1,489.20	LG (Misc Prov) Act 1976
159	Holden & Parker Ltd Annual gas safety inspection – Playfield Rd Invoice 8813	114.00	LG (Misc Prov) Act 1976
160	Fleet Line Markers Ltd 16 x 10 litre Pitchmarker Super C	679.49	Section 111 LGA 1972
161	Mr L J Wootten Tools for quarterly playground checks	88.30	LG (Misc Prov) Act 1976
162	MRH Services Service inspection of two sites (£124.50) + repair of Timber Hut at the Links Play Area (£536.46)	660.96	Section 111 LGA 1972

Kennington Parish Council meeting held on Thursday 13 November 2025

163	Wild About Kennington Community Grant for plant plug and bulb planting	250.00	Section 137 LGA 1972
164	Royal British Legion Community Grant/Annual donation	800.00	Section 137 LGA 1972
165	Realise Futures Memorial bench (for Colin Charlett) at St Swithun's cemetery	820.26	Section 137 LGA 1972
166	BGG Garden and Tree Care Ltd Mowing at Forest Side, Playfield Road and Links Play Area in October Invoice 0/25	495.00	LG (Misc Prov) Act 1976
167	Rosey Hollinrake Winter bedding plants at the War Memorial	89.97	LG (Misc Prov) Act 1976
168	Eibe Play Ltd Play equipment for Forest Side play area	37,102.58	Public Health Act 1875, s.164 Local Government Act 1972 s14 ss27; Public Health Acts Amendments Acts 1890 s44; Open Spaces Act 1906 ss9 & 10; Local Government (Miscellaneous Provisions) Act 1976 s19; Commons Act 1899

Total to be transferred in November = £46,006.16

341.25 Reconciliation reports together with the trial balance, cash books and summary income and expenditure (against budget) and copy of annual budget reports were circulated to all Councillors for October 2025.

342.25 The Financial Report was proposed by Cllr Johnston, seconded by Cllr Powles and approved.

343.25 PLANNING COMMITTEE MINUTES

The draft minutes of the Planning Committee meeting held on 14 October 2025 were noted.

344.25 EVENTS COMMITTEE MINUTES

The draft minutes of the Events Committee meeting held on 5 November 2025 were noted.

345.25 VOLUNTEERS FOR CAROLS AROUND THE TREE AND SANTA SLEIGH EVENTS

Carols Around the Tree

Cllr Brown purchase food

Cllrs Brown, Cuddy and Locklin set up church and food

Clerk to organise pans for mulled wine and song sheets

Clerk will be on-hand to help at the event where needed

Cllr Cobb PA system and MC

Santa Sleigh

Cllr Locklin driving

Clerk assisting driver on Friday 12th

346.25 DONATION TO ABINGDON LIONS FOR FATHER CHRISTMAS'S SLEIGH

347.25 A donation of £275 for the use of Father Christmas's Sleigh on Friday 12th and Saturday 13th December was proposed by Cllr Powles, seconded by Cllr Johnston and approved.

348.25 TO CONSIDER CONCERNS RAISED BY RESIDENTS REGARDING THE INCREASE IN HMOs IN THE VILLAGE AND AGREE A RESPONSE TO VALE OF THE WHITE HORSE DISTRICT COUNCIL

349.25 Resident's concerns about the increase in HMOs in the village, particularly Cranbrook Drive, had been expressed to the council both in writing (see Report of the Clerk) and in person at the parish council meeting during the period of public participation (item 321.25). Concerns were also expressed about the legality of carrying out building work without prior consent, and extending properties which had originally been built with developers' covenants in place to restrict such development.

350.25 Cllr Cobb stressed that the Parish Council want to support the concerns of residents.

351.25 Cllr Brown suggested that a Neighbourhood Plan might be a way of controlling the number of HMOs.

352.25 Cllrs Powles explained that the Parish Council is obliged to respond to VoWHDC on Planning Applications based on the merits of the plans as presented, and it cannot second guess the future use of a property.

353.25 Cllr Patterson explained that covenants imposed by developers on buyers are not "passed down" to subsequent owners unless a Residents' Association has acquired those covenants.

354.25 Cllr Patterson pointed out that building something without permission is not in itself against the law – the Planning Authority must allow for an application for Retrospective Planning Permission to be made.

355.25 Cllr Johnston proposed that a letter is sent to the Chief Executive of VoWHDC (copied to Layla Moran MP) requesting that a licensing system similar to the one in Oxford City, is initiated to support and sustain the community of Kennington and to control the unrestricted rise in HMOs; seconded by Cllr Patterson and approved unanimously.

ACTION FOR CLERK – Write to the Chief Executive of VoWHDC expressing the Parish Council's and residents' concerns about the increase in HMOs in Kennington, and requesting a licensing system is initiated to control such developments.

356.25 TO CONSIDER CONCERNS RAISED BY RESIDENTS OF WESTWOOD REGARDING WEIGHT AND SPEED LIMITS ON OXFORD ROAD/BAGLEY WOOD ROAD/A34 LODGE HILL INTERCHANGE

357.25 Cllr Johnston pointed out that although OCC Highways Officers had verbally agreed to a traffic weight restriction on the A4183, it would require £100,000 of signage on the A34 (demanded by National Highways). Despite having sympathy for the plight of residents, the proposal is not feasible on cost grounds.

358.25 Cllr Lugova pointed out that the temporary speed limit would be in-place in 2 weeks' time.

359.25 ADDITIONAL SPEED INDICATOR DEVICES – TO APPROVE LOCATIONS AND EXPENDITURE

360.25 The quote for £769.86 (inc VAT) from OCC Highways for installation of 2 SID poles at the north and south ends of Kennington was presented. Acceptance proposed by Cllr Powles, seconded by Cllr Johnston and approved.

ACTION FOR CLERK – Reply to OCC Highways accepting the quote for the installation of 2 SID poles.

361.25 TO RECEIVE AND CONSIDER THE QUARTERLY PLAY AREA SAFETY REPORT AND AGREE RECOMMENDED/NECESSARY REPAIRS

362.25 It was proposed by Cllr Powles and seconded by Cllr Johnston that the Clerk would obtain quotes for all recommended/necessary repairs to present to the next meeting.

ACTION FOR CLERK – Obtain quotes for recommended/necessary repairs to the council's play areas.

363.25 DEFIBRILLATOR CABINET

364.25 The Clerk informed council that there was a continuing issue with condensation in the village hall defibrillator cabinet. It was agreed that the clerk should investigate getting the cabinet serviced and also estimated replacement costs.

ACTION FOR CLERK – Investigate servicing and replacement costs for the defibrillator cabinet at the village hall.

365.25 ADDITIONAL BULB PLANTING ON VILLAGE VERGES

366.25 The request to plant additional bulbs on some of the village verges from Wild About Kennington was presented. Permission was proposed by Cllr Johnston and seconded by Cllr Smith and approved.

ACTION FOR CLERK – Reply to Wild About Kennington giving permission for additional bulb planting.

367.25 TO APPROVE THE PURCHASE OF A REPLACEMENT KENNINGTON VILLAGE CIVIC FLAG

368.25 The quote from Newton Newton Flags for a replacement civic flag (without antifray netting) at a cost £345 excluding VAT + delivery was presented to council. Proposed by Cllr Johnston, seconded by Cllr Powles and approved.

ACTION FOR CLERK – Place the order for the replacement flag from Newton Newton flags.

369.25 CLERK AND COUNCILLOR TRAINING

370.25 First Aid Training has already been discussed under items 226.25 and 291.25 – no December dates suitable for councillors. Clerk will investigate January/February dates.

371.25 No other training courses requested.

372.25 REPORTS OF MEMBERS ON OUTSIDE BODIES

Cllr Andrews (report sent in advance of the meeting) - Kennington Library

The Authors and Artists fair in November was a big success. £964 was raised towards the running of the library and several new members were recruited. Thanks to all who came.

Cllr Andrews (report sent in advance of the meeting) - St Swithun's Church

It appears that some people went into the church some weeks ago and were a bit disrespectful of the space (taking sweets from the fridge, litter, possible footprints on the altar). Nothing too major but calls for all to be vigilant and should anyone notice any untoward thing, not to hesitate to pay more attention to it/report same to appropriate authorities

The church are having their Carols-by-Candlelight at 6pm on the 21st of December and are inviting the Parish Councillors and would like for a representative (maybe the chair as was the case last year) to do one of the Bible readings.

Cllr Smith – Village Hall

Cllr Smith informed council that the proposal for the Youth Club goes to the Village Hall Management Committee at the end of November. A grant will be required to get the necessary roof repairs done.

Cllr Cobb – Scouts

Cllr Cobb reported that the Scouts meeting hall still has subsidence issues.

373.25 ITEMS RAISED BY MEMBERS

374.25 Cllr Patterson

Cllr Patterson reported that a hedgerow is covering half of the pavement outside a property on Upper Rd and proposed that a letter is sent from the clerk requesting that the resident trims the hedge. Agreed.

ACTION FOR CLERK – Write to resident requesting that the hedge is pruned.

375.25 Cllr Jempson

Cllr Jempson asked if it were possible to get signs to the Pebble Hill defibrillator from Sandford Lane.

Clerk to liaise with Cllr Jempson to look at where such signs would be positioned and what type of signs could be suitable.

ACTION FOR CLERK – Investigate options for signs to defibrillators.

376.25 Cllr Powles

Reported that the Remembrance Sunday parade and service had been a success and well-attended.

377.25 Cllr Smith

Suggested that additional and better road diversion signage be used for next year's Remembrance Sunday event and that the football club be informed about road closures and diversion routes. This could be discussed at the next meeting of the Events Committee.

378.25 Cllr Brown

379.25 Informed council that the continuing issue with school transport to Matthew Arnold School remains unresolved since OCC have no statutory obligation to provide transport.

380.25 Cllr Brown requested confirmation that council was content for the post-installation safety inspection at Forest Side Play Area to be carried out by a contractor appointed by Eibe Play. This was approved.

381.25 Cllr Locklin

Cllr Locklin informed council that she had attended a Public Information Event about the South East Strategic Reservoir Option Project.

382.25 Cllr Cobb

Cllr Cobb raised the possibility of coming to an agreement regarding CIL monies received by Radley Parish Council for properties built at The Lawns, whose residents use facilities provided by Kennington Parish Council. It was agreed to put this item on the agenda of the next meeting.

383.25 REPORT OF THE DISTRICT COUNCILLORS – Cllrs Diana Lugova and James Cox

- 1. HMOs in Kennington.** I keep bringing the issue to Planning team and Vale Cabinet member for Planning and Development – and they are all trying to figure out how to influence the problem when owner/developer is either applies to Planning permission retrospectively or just applies for HMO license – and at which point it can be enforced. I requested to assess if Vale can remove **Permitted Development Rights (PDR), Article 4 Direction** under the Town and Country Planning (General Permitted Development) Order for HMOs (meaning they have to apply for planning permissions) – and am waiting for Planning team reply. If it's possible, then it should be done by full Council.
- 2. South Oxfordshire and Vale of White Horse Local Plan Latest:** Following a disappointing response to the South Oxfordshire and Vale of White Horse Local Plan, we learned that 50% of plans have been turned down recently, and the Secretary of State has stepped in to ask the Planning Inspectorate to take a more positive approach. Our council has written again to the Planning Inspector asking for them to look again at the Joint Local Plan submitted. Councils ask Inspectors to think again about local plan after minister letter - Vale of White Horse District Council The status of the Joint Local Plan remains 'in examination' and there should be no risk of speculative development. Any debate about whether to withdraw the plan would not happen until at least December. Even if the plan was withdrawn there would still be no increased risk of speculative development as the Vale is building more homes than our current targets.
- 3. Residents' guide to waste and recycling:** The Vale has produced new easy-to-read guides to help residents with their waste and recycling. The guides include what items go in which bin, who to contact if a collection is missed, how to reduce your waste and much more. There are two guides, available to view now on our website (below). Paper copies will also be provided to new homes. houses with individual wheelie bins - guide to waste and recycling flats and properties with communal bins - guide to waste and recycling Postal vote reapplications: Residents who vote by post now need to reapply every three years if they wish to continue to cast their ballot this way. This is a national change and there is more information on postal voting on the Electoral Commission website. Starting with a short trial in October, the Vale will write to people when their postal vote is up for renewal. The first group this rule change impacts, and who will receive a notification, will be those who applied for a postal vote on or before 31 January 2024. They will need to re-apply by 31 January 2026, otherwise their postal vote will expire.

4. **Local Government Reorganisation:** The deadline for councils to submit their proposals for the geography of the new unitary councils has to be submitted to the government by 29th November. For our area there are proposals for one unitary, two unitaries and the and three unitaries. Cherwell District, South Oxfordshire District, Vale of White Horse District, West Berkshire and West Oxfordshire District Councils are all backing the two unitary proposal [Home - Two Councils](#). None of the proposals fully meet the criteria set out by the government, but the two unitary option meets the most. The government is expected to make a decision about the geography of the new unitaries in January. There is still very little information about how this will impact parish councils. We expect the political makeup of the new unitary will be key to how the working relationship with parishes works.
5. **Climate projects support for Parishes:** Vale has developed a webpage hosting a variety of information for Parish councils, from funding opportunities, ready-made strategies and case studies of other community projects which could offer them a framework for what they are trying to achieve. The page is under our Action on Climate and Nature page called What Town and Parish Councils can do at Vale - [What town and parish councils can do - Vale of White Horse District Council](#)

384.25 REPORT OF THE COUNTY COUNCILLOR – Cllr Diana Lugova

- A. Oxford Temporary Congestion Charge started 29th October 2025. Many residents' "categories" are exempt from the Congestion Charge but still need to apply for permits. People with Blue Badges are except from the charge but need to apply and provide their car registration number. Application page <https://www.oxfordshire.gov.uk/congestioncharge>. OCC introduced free bus tickets from those travelling from rural areas and parked on P&Rs which makes the whole travel much cheaper for families. The charge is temporary and when Botley Road reopens, the council will be able to introduce its traffic filter trial as planned. Cars with a valid permit will be able to drive free of charge through all six congestion charge locations in Oxford.
- B. OCC Strategic Plan was approved by Council on the latest meeting on 4th November 2025. The period of this plan will be November 2025 to 1 April 2028. This is the date when the county council will cease to exist and the new unitary authority or authorities in Oxfordshire will formally begin operating. Should the government's timetable for local government reorganisation be delayed, the period of the plan would need to be revised accordingly. The new strategic plan builds on the existing 2022-2025 plan and retains the overarching vision of a greener, fairer and healthier Oxfordshire. The link is here OCC Strategic Plan 2025 to 2028
- C. Public Transport. Cowley Branch Line will be reopened with announced £120 million of funding, including two new stations at Oxford Cowley and Oxford Littlemore. This investment will transform connectivity for communities in Littlemore, Cowley, Blackbird Leys and Greater Leys, linking them to central Oxford in under 10 minutes and onward to London Marylebone. It also unlocks access to key growth areas such as ARC Oxford, The Oxford Science Park, the Ellison Institute of Technology, Oxford West End and Oxford North.
- D. Cllr Priority Fund. Cllr Priority is finally open and would like to ask you to discuss most beneficial project(s) and apply for funding. I awarded £628 Grant to St Swithun's Primary School project but still have £1,372 for Kennington.

385.25 ANY MATTERS FOR FUTURE DISCUSSION

Appointment of Parkinson Partnership as a consultant to the Playfield Road Pavilion Project.
The Links Play Area
The Lawns, Radley
Investigate the possibility of Low Traffic Neighbourhood status on Bagley Wood Road

386.25 CONFIDENTIAL ITEMS – None

Date of Next Meeting: 11 December 2025

Meeting closed at 9.38pm

Signed

Date 11 December 2025