



**Langford Parish Council Meeting
at 7.15 pm on 17 September 2025
The meeting was held at
Langford Village Hall**

**Minutes
332**

**Present: Councillors IB, MH, CK
Clerk, CP
Members of the public: CY**

- 1. Apologies received: AC, TF**
- 2. Declarations of Interest - None**
- 3. Agreement of the July 2025 LPC meeting - minutes agreed and signed**
- 4. Matters arising from previous meetings, not on this agenda - None**
- 5. County Councillor Update - Cllr TF was unable to make the meeting due to a last minute emergency so there was no update**
- 6. Planning and Village Developments**
 - 6.1 Planning updates from the parish -**

5 Leys View - already responded to WODC. PC happy to agree to the variation, as set out in the Design and Access Statement

The Vineyard - the PC application has closed and is in the consultative period so we are just waiting to hear the decision

Signed by.....Chairman

6.2 Update on Land Registration The Pitts and Bushes Orchard Lane - Upon investigation with the Land Registry Cllr IB has uncovered that The Pitts has now been registered in the name of PK but there is nothing to report on Bushes Orchard Lane. Cllr IB to register The Allotments on behalf of The Legacy Charity and the Village Hall on behalf of the VH Charity.

6.3 The Vineyard-

6.31 - The CIO have approached possible Trustees and are holding an inaugural meeting on 9 October

The PC are waiting to hear whether PP for dropping the raised kerb and change of use from agricultural to community land has been agreed by WODC. There were no objections, the Oxfordshire County Archaeological Service had commented that they did not object to change of use but that they were concerned that the planting of trees might result in damage to any archaeological remains.

6.32 - Nomination of the Vineyard as an Asset of Community Value - the benefits of nominating the Vineyard as an asset were discussed. One benefit being it would make the land more difficult to sell, which would ensure that the land is held in perpetuity by us and our successors. Another benefit could be to help us demonstrate that the Enhanced Value is below the Current Use Value, in terms of overage.

After discussion it was agreed that Langford Parish Council resolve to have The Vineyard listed as an Asset of Community Value with WODC, with Cllr MH proposing the resolution and Cllr CK seconding it.

6.33 - Draft Management Agreement. Cllr IB has created a draft management agreement detailing the contract by which the CIO and PC would work together in passing on the management of The Vineyard to the CIO. A termination clause for both sides needs agreeing but both Cllrs MH and CK were happy for Cllr IB to present this agreement to the CIO

7 Highways and Environment

7.1 Playground -the clerk has cancelled the contract with WODC, which finishes on 30 September and sourced a replacement bin. CP to ask Cllr AC if he would be able to lay the paving slab, if necessary, when he is recovered. CP to email LK and advise her of the situation. CP to buy the bin using the LPC debit card.

Signed by ....., Chairman

7.2 Railway bridge repair, various outstanding repairs and the outstanding flashing 20 Mph signs. The clerk has chased Highways Engagement Team for news of when the railway bridge will be repaired and if there is a more robust way of closing the road, as the PC are concerned that the weight and volume of traffic driving over the bridge could cause it to collapse. Highways Engagement replied that they have requested their Cyclical Maintenance Team to let us know the dates for any scheduled repairs, but no date yet

Cllr TF has also shown the CEO of OCC the damage to the road on a recent trip around his area

The 20 mph team have stopped responding to the clerk's requests for the 30 mph signs to be replaced, which was a condition of our moving forward with the 20mph limit. I asked CG at Highways Engagement to point me in the direction of someone who could help. As yet nobody from the 20 mph team has got back to us so CG has escalated this further

It was agreed that Cllr MH would email Highways Engagement for an update for our various highways queries

7.3 Winter preparedness - it was agreed that we do not need anymore salt from OCC

7.4 Biodiversity duty- we have a legal obligation to consider biodiversity conservation and enhancement in the Parish and it was agreed that Cllr CK would formulate a biodiversity policy for the PC

- 8 **8.1 Financial report, settling of accounts** - the clerk advised that there is £4266.99 in the current account and £9482.57 in the reserve account. The payment schedule, having previously been circulated, was agreed and signed. Because of the purchase of the Vineyard in the last financial year, the PC had to undertake an external audit, next year we will be exempt again. The Clerk is attending a finance course in October.

8.2 Financial Regulations - having reviewed the revised LPC Financial Regulations Draft v2 based on the NALC Model Regulations (May 2024) the PC resolved to adopt them as Final by the PC. Cllr CK proposed and Cllr MH seconded the proposal

8.3 IT Regulations - to be deferred to November 2025 meeting

8.4 Reserves Policy - as a result of the External Audit we have drawn up a new Reserves Policy and having reviewed the draft v3 of the LPC Reserves Policy the PC resolved to adopt it as Final by the Council. Cllr MH proposed. Cllr CK seconded the proposal

8.5 Request for Donation to St Christophers via CATS. After discussion it was decided not to take this further

8.6 PC Vacancy - CY had applied for the PC Councillor vacancy and after a unanimous vote she was co-opted onto the PC

Signed by  Chairman

8.7 Christmas Tree - Cllr AC had advised that his trees wouldn't be ready for another year so it was decided to purchase a 15-16 ft Nordman Fir from The Treebarn. Cllr MH is to purchase new christmas decorations and lights, possibly utilising Cllr CYs electricity

8.8 AOB - Cllr IB attended a meeting with Filkins PC to discuss a response to the Local Plan, whereby our villages are classed as Tier 3, along with much larger villages. Cllr IB lobbied against us being classed as Tier 3 as did JJ who contacted our local MP and had a favourable reply. Cllr CK to ask if RK would still like to preside over the Remembrance Sunday Ceremony. Th

9 Date of next meeting 26 November 2025 at 7.15pm

There being no further business the meeting closed at 20.30pm



Signed by.....Chairman