

# MINUTES

For the virtual meeting of Parish Council, held on Wednesday, 3<sup>rd</sup> February 2021

Meeting Number 21.362

## Public Participation

There was nothing to note from the public.

### 21.362.1 Apologies for Absence

Councillors Bohm (DB), Davis (SD), Donne (HD), Stafford Allen (RSA), Mullane (NM) and Whitfield (RW) were all present via Zoom call.

Councillor Carmen Griffiths attended the meeting and there was one member of the public present for part of the meeting.

### 21.362.2 Declarations of Interest

There were no declarations of interest from the Councillors relating to this meeting.

### 21.362.3 To Receive and Approve: Minutes of the Virtual Parish Council meeting on 6<sup>th</sup> January 2021

The minutes of the virtual Parish Council meeting on 6<sup>th</sup> January 2021 were discussed with no changes required.

The minutes for the virtual Parish Council meeting on 6<sup>th</sup> January 2021 were then moved by DB and seconded by HD. The motion was supported unanimously by the Council.

**Action: Clerk to present minutes to Chair to sign, then file and upload to the web.**

### 21.362.4 For Information: Chairs Comment (DB)

The Chair mentioned this past month has not been an easy one for the village and lockdown 3 has been difficult for many residents, especially sadly with the recent bereavement news.

A foodbank drive has been mentioned again by several people as a way to help people, although this was appreciated it would be difficult in the current lockdown there is a team of people who are willing to take this project on. DB highlighted this would be discussed at the end of the meeting.

DB commented that pressure on the Council increased again this month, but that wanted to thank Councillors that their ongoing service was appreciated and highly valued.

### 21.362.5 For Information: Clerk report (Clerk)

The clerk highlighted the report provided to the Council which confirmed that the Parish Council precept request form for 2021/22 had been submitted to Cherwell District Council.

It was also noted that the Councillor Priority fund application has been approved by Oxfordshire County Council. The application applied for funding for the erection of new fencing at the boundaries of the playing field. Councillor Griffiths was thanked by the council for her support.

Various highways and drainage issues have also been reported to Oxfordshire County Council including drains at Knowle Lane and North Lane and the degradation of the roadside bank between the highway and Gallos Brook

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on Bletchington Road. The Highways Inspector from Oxfordshire County Council has been on site to inspect the verge and will be sending a report through to the Technical Team to plan in works to repair the verge. RSA has also notified Gigaclear as their cables run along this stretch of road.

**21.362.6 For Information:** Technology Advisory Group report (James Henderson)

JH provided feedback on progress of the fibre optic project in the village. Three focus groups have been held via zoom, covering around 30 people. The great feedback already provided has enabled JH’s presentation to be improved, ready for the wider roll out.

The first business session will be held shortly with The Manor, which will also provide interesting feedback.

Following the focus groups JH has a number of queries to put to Open Reach and is waiting to hear from them.

The project will continue and further updates will be provided to the Council.

**21.362.7 For Information:** Great Wolf Appeal update (DB)

DB informed the Council that the Great Wolf appeal inquiry commences on Tuesday 9<sup>th</sup> February 2021 and will be live streamed on the Planning Inspectorate YouTube Channel using the following link: <https://www.youtube.com/channel/UCQqDetL1R5aRgBNm8PDViNw>.

It is suggested to regularly tune into the live stream to help show how important this is to the local community. DB will send through a timetable for the inquiry which can go on the Parish Council website. A decision is expected two to three months after the inquiry ends.

Members of the public (around 25) are being co-ordinated to speak on different topics at the Inquiry on 11<sup>th</sup> February (5.30pm to 8pm). All Proofs of Evidence are now available on Cherwell’s Planning Portal: <https://planningregister.cherwell.gov.uk/Search/Advanced> (Ref: 20/00030/REF).

To date 34 parishes have joined the Parishes Against Wolf group. This level of support is amazing and should indicate the strength of feeling in the community against the proposal.

SD queried the latest total of funds that had been raised for the fighting fund. DB commented that following the increase in expenses to an estimated cost of c£95k, currently £81k has been raised. There are two further fundraisers to roll out - a 200 club and silent auction.

**Action:** DB to send through a timetable for the Great Wolf appeal inquiry and Clerk to place it on the Parish Council website.

**21.362.8 Resolution: To Approve** Parish Council donation of £250 to Great Wolf Appeal fund to acknowledge the extended duration of the Great Wolf planning appeal and proposal by Great Wolf to direct 50% of their traffic down the B430 at Weston on the Green (RW)

RW highlighted that at January’s Parish Council meeting it was noted that the costs associated the Great Wolf appeal had increased and that it is proposed that 50% of Great Wolf’s traffic is directed down the B430 at Weston on the Green. Whilst the Council were mindful that the Council has already made a donation to the appeal fund it was felt appropriate to donate a further £250 to the Great Wolf Appeal fund to acknowledge these additional points.

The resolution to approve the Parish Council donation of £250 to Great Wolf Appeal fund to acknowledge the extended duration of the Great Wolf planning appeal and proposal by Great Wolf to direct 50% of their traffic down the B430 at Weston on the Green was proposed by RW and seconded by HD. It was supported unanimously by the Council.

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The request is in line with the Weston on the Green Parish Council Donations Policy and the Council has used the powers under Section 137 of the Local Government Act in order to grant this donation.

**Action:** Clerk to request payment of additional donation to Great Wolf Appeal fund by Councillors.

**21.362.9 For Information:** Update on footpath from Southfield Farm development, including proposal for new footpath (NM/DB)

DB highlighted that the construction of a footpath underneath the Oak Tree has caused a great deal of upset in the village. The structure is considered to be out of character with the village and damaging to the Oak Tree. In order to find a way forward, primarily to have the current structure demolished and build a subtle pathway behind the Oak Tree, Councillors NM and DB have been in communication with Cherwell District Council (CDC) and Oxfordshire County Council (OCC).

1. A virtual meeting occurred on January 18<sup>th</sup> with Roger Evans, Clive Tredwell (the developer of Southfield), Cllr Carmen Griffiths (OCC), NM and DB. Outcomes of that meeting were:
  - a. The Parish Council would contact CDC and OCC and suggest an alternative path.
  - b. Hayden Homes stated they would finish their project, hand it over to OCC and then whatever happens after that is not Hayden's responsibility.
  - c. Discussion about lack of consultation between the developer and the Parish Council was not resolved.
  - d. Parish Council asked if the developer would pay for the removal of the current structure.
2. A virtual meeting was held on January 27<sup>th</sup> with Cllrs Barry Wood and David Hughes (CDC), Cllr Councillor Carmen Griffiths (OCC), Nathanael Stock of CDC Planning, Roger Evans, Cllrs NM & DB. Issues were:
  - a. Are there approved plans for this structure?
  - b. The Parish Council has not seen the designs for this structure. Who has?
  - c. Has the path been signed off by Conservation?
  - d. Has the Oak Tree been harmed? Clerk has contacted the tree men at CDC and OCC.
  - e. Action: N. Stock to check the approvals. Parish Council to prepare application for second pathway.

NM confirmed that CDC's arboricultural officer, Iain Osenton, will visit the oak tree next week to inspect it properly.

DB confirmed she had emailed once for an update but had heard nothing further since 27<sup>th</sup> January meeting and will wait a further short time before requesting an update on the latest situation. Councillor Griffiths highlighted that DB should cc her and Councillor Barry Wood on the emails.

Councillor Griffiths then highlighted that a report on Oxfordshire County Councils budget proposals for 2021/22 had been sent to Councillors that day for information.

**Action:** Clerk to add OCC budget proposals for 2021/22 to PC website under Feb 21 PC meeting papers.

**21.362.10 For Discussion:** Letter of complaint received by Parish Council (DB/SD)

The Chair has been made aware that the letter received was not a formal complaint and therefore this agenda item is no longer required.

**21.362.11 Resolution: To Approve** Parish Council quarterly accounts (Q3 2020/21) (HD)

HD presented the Parish Councils quarter three accounts following their approval by the finance advisory group. A summary of expenditure in Q3 vs budget, bank reconciliation and income details were provided.

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The accounts provide a clear understanding of the Parish Council’s current finances and the explanations provided allow the Council to understand difference in spend vs budget. One major difference vs budget is the purchase of the playing field and spinney, which is currently progressing.

The resolution to approve the Parish Council Q3 accounts (FY 2020/21) was proposed by HD and seconded by NM. It was supported unanimously by the Council.

**Action:** Clerk to upload the Parish Council Q3 accounts (FY 2020/21) to the Parish Council website.

**21.362.12 For Discussion:** Information received from Parish Council solicitor regarding playing field and spinney purchase (RSA/RW)

RSA confirmed he had read through the documents received from the solicitors and had provided an overview report to the Council. He highlighted various factors including overage agreement, access for water pipes/sewers, chancel repairs and covenants associated with the land, which as the plan is to retain the land for recreational use this is not considered a problem.

RW highlighted the key financial aspects of the documents that the finance advisory group had discussed and agreed prior to the meeting. These included a query over the Parish Council paying the Duchy’s surveyor fees and the Council shouldn’t move forward with exchange until the funding from the loan is confirmed. If then at a position of exchange it was confirmed that Parish Council reserves could be used to cover the 10% deposit required at exchange.

It was highlighted that additional affordable housing could be built at Gallosbrook Way in the future, however, it was discussed that as the houses would not be considered market rate housing and the value of the land would not be increased it was felt this should not be an issue for the Duchy.

The Council confirmed that it does not raise any further issues or comments on the documents from the solicitor and that RSA and the Finance Advisory Group would compose a reply to the solicitor in response.

**Action:** RSA/RW to compose letter back to the solicitor, to be circulated to the Finance Advisory Group prior to sending for approval.

**21.362.13 For Discussion:** to discuss and agree recommendations from the Planning Group (HD)

Key planning applications on the planning report (dated 1 February 2021) were discussed by the Council.

**Building Applications:**

**Decision Received – Approved**

[20/03450/F](#) - Fir Tree Farm Northampton Road - New agricultural/forestry steel frame building

[20/02555/F](#) – Manor Farm, Northampton Road - General purpose farm barn for the storage of winter bedding, fodder and machinery

**Decision Received – Rejected**

[20/03191/F](#) - Keepers Cover Church Lane - Single storey residential extension - re-submission of [20/01265/F](#)

**Awaiting Decision**

[20/02426/F](#) – Land North of Oak View – Erection of stone entrance walls in connection with Southfields Farm development. Issues are suburban look and illuminated sign.

**Commented Against**

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[20/03466/NMA](#) - The Paddocks Church Lane - Installation of additional rooflights to storage space above garage (proposed as non-material amendment to [19/01218/F](#)).

**Commented**

[20/03118/F](#) - Stonehouse Northampton Road - Erection of 1.5 storey extension to include dormer windows in south elevation of roof slope and rooflights in the north facing roof slope; and replace flat roof over bay with pitched roof.

**Commented For**

[20/03406/F](#) - The Ben Jonson Inn Northampton Road - Erection of a two-bedroom bungalow (C3) to the rear of the existing public house (Sui Generis/ stand alone), with a new access created off Westlands Avenue following the partial demolition of the boundary wall, and associated parking and landscaping.

**Previous was [20/02180/F](#)- Extension to 18<sup>th</sup> Jan Granted by CDC – Commented against**

### **New Applications**

None

### **Tree Works:**

#### **Approved / Completed**

[20/03527/TCA](#) - Jubilee Cottage Church Lane - T1 x Silver Birch - Crown reduce by 0.5m. T2 x Liquid Amber - Crown reduce by 1.0m. T3 x Beech - Crown reduce by 1.0. T4 x Conifer Tree - Crown reduce by 3.0m.

#### **New Application / Awaiting Decision**

None

#### **21.362.14 For Information: Works update (RSA)**

RSA commented the playground was inspected on 2<sup>nd</sup> February 2021 and the general appearance is reasonable; key points are detailed in the submitted works and playground report. The grass is still sodden as its been hit by a lot of rain in the last three months but it looks acceptable.

RSA has cleared a lot of debris from under the bridge over Gallos Brook that can potentially cause blockage and would pose an increase risk of flooding; he also noted that the Bletchington Road verge degradation (mentioned above) is becoming a serious problem.

HD commented positively on the large amount of work being undertaken by the owners of land in the Stonepits area as well as by the old stone barn and the fields behind the Lighthouse. This included cutting back excess growth and re-seeding a field, potentially for horses or polo.

#### **AOB: Foodbank**

The Council agreed to support a village effort to run the foodbank project again, a separate volunteer group has been established.

**Action: DB to liaise with volunteer group regarding organising another foodbank collection.**

#### **21.362.15 Next Virtual Parish Council Meeting: 3<sup>rd</sup> March 2021, 7.30pm via Zoom**

Meeting closed at 20.48

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