

MINUTES

For the meeting of Parish Council, held on Wednesday, 6th November 2019

Meeting Number 19.346

Public Participation Session

There was nothing to note from the public.

HD mentioned concern over the recent burglary in the village. DB has phoned the Police following the door knocker in the village and has also visited the affected resident. There could be CCTV footage from local residents which may provide some useful information; this would be mentioned to the Neighbourhood Watch to filter through to residents.

RW suggested looking into applying for streets to be designated as no cold calling zones, HD suggested a Police talk on security to the village and SD a sign for homes saying you are being filmed.

The lead of the Neighbourhood Watch, Patsy Parsons could investigate some options.

Action: DB to discuss options with Patsy Parsons including looking into a CCTV footage, no cold calling zone, signs and a Police talk on security.

It was highlighted there would be two additional items of business at the end of the meeting.

19.346.1 Apologies for Absence

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

There were 3 members of the public present.

Councillor Carmen Griffiths attended the meeting. Councillor Timothy Hallchurch and Councillor David Hughes sent their apologies.

19.346.2 Declarations of Interest

The Chair asked for Declarations of Interest, Cllr Mullane noted his ongoing interest in Southfield Farm.

Cllr Stafford-Allen noted his interest on Robin's Folly, Mill Lane with regards to a planning application.

19.346.3 To Receive and Approve: Minutes of the Parish Council meeting held on 10th October 2019

The minutes of the Parish Council meeting on 10th October 2019 were discussed with no changes required.

The minutes for the Parish Council meeting on 10th October 2019 were then moved by DB and seconded by NM. It was supported unanimously by the Council.

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

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Approved:.....Dated.....

19.346.4 Chair’s Report

DB provided a review of the latest status of the Neighbourhood Plan. At a meeting with Cherwell DC on October 17th, 2019 the issue of the School Field was addressed with both Cherwell and DB indicating some concern about how their wording had been changed by the Examiner. DB also met with a very concerned School Field Group and found their issues compelling regarding the lack of strength in the seven issues that had to be addressed before anything could be built on the field. In planning terms, there was nothing new there and could be mitigated or managed. Cherwell decided with DB’s consent to refuse to accept some of the Examiner’s modifications. There are many parts of the plan that are accepted. This was presented to the Executive of Cherwell and they accepted the policy team’s advice; we will not proceed to referendum until this is sorted out.

Going forward, the modifications must go to Consultation for six weeks and then to Examination by a different examiner. The objective is a Neighbourhood Plan that will see our vision of the village flourish. As soon as Cherwell has finalised the copy for discussion, DB will send it to Councillors.

SD commented that Cherwell District Council’s recommendation provided a more positive intention for the School Field as there is no presumption of development. DB also highlighted that she had explained the latest situation to the Chair of the School Field Group.

Action: DB will send the finalised copy of the Neighbourhood Plan to Councillors for discussion as soon as Cherwell DC has completed it.

DB highlighted that between the Neighbourhood Plan, Southfield Farm Appeal and the additional meetings regarding Wolf Resorts, it has been a busy few weeks.

DB went on to thank Ruth Whitfield for organising the wild flower distribution along the B430 over this past weekend with some of the village children.

19.346.5 Clerk’s Report

The clerk highlighted the key points from her report. Oxfordshire County Council have confirmed that they consider there is no need for any additional bollards on the verge of the B430.

The clerk confirmed we have had no further communication from the external auditor, which means the process of auditing the Council’s accounts for financial year 2018/19 is completed.

The Council would like to thank Graham Barnett for organising the litter pick and many thanks to the volunteers who turned out to help.

The dates booked for the 2020 Parish Council meetings are the following: 9th January (Thursday), 5th February, 4th March, 1st April, 6th May, 3rd June, 1st July, 5th August, 2nd September, 7th October, 4th November, 2nd December.

Finally, the clerk reminded the Council about the works day on Saturday 9th November 2019.

RW suggested an email from the Parish Council thanking the Village Hall Committee, along with Mick and Mark East, for organising a fantastic fireworks display for the community.

Action: Clerk to provide a thank you to Graham Barnett for his help organising the Autumn litter pick.

Action: Clerk to provide a thank you to the Village Hall committee, along with Mick and Mark East, for organising the fireworks display.

Action: Clerk to post the 2020 dates for Parish Council meetings on the website and noticeboards.

Minutes Approved:.....Dated.....

19.346.6 For Information: Southfield Farm Appeal Meeting Feedback (DB)

DB provided feedback on the appeal to build 18 homes adjacent to the former approval for 20 homes, at Southfield Farm, which occurred on October 29th, 2019.

After the papers were due to the Inspectorate regarding the appeal, the appellant changed the nature of the housing to 100% affordable. Cherwell DC argued that this would be far too much of a change from the original application, that totally different aspects of planning both national and local would apply and requested this be turned down. The Parish Council argued that on top of the fact that we didn't want an additional 18 homes on the site, we certainly felt it a sociological error to cluster affordable housing so far from the centre of the village. The Inspector ruled that he would not hear on the 100% affordable housing but would continue the hearing with the original application.

Cherwell District Council was well prepared with two planners and a policy advisor at the hearing. OCC also had a representative to address the transport issues – roads and buses.

The hearing was contentious over the issues we have discussed in the past. The appellant felt the village was tied into 38 houses as mentioned in the Neighbourhood Plan and felt that site one and two could deliver them. The newly examined Plan was considered a material consideration. The PC argued that 38 was a nominal figure, not stated in policy but discussed as an objective. The PC also argued that we have delivered planning permission for 29 houses in the period 2015 – 2019.

DB went on to thank Len and Jan Ricketts, Patsy Parsons and Eric Bohm for their support through a long but interesting day. In the section open to the public for comments Len highlighted the drainage and the footpath being adjacent to a busy main road, whilst Eric Bohm focussed on bio-diversity and that every field given up is a habitat lost.

The Inspectors decision will be provided in a few weeks.

RSA was full of admiration and thanks for the amount of work undertaken by DB. All the Council agreed and passed their thanks on for a fantastic effort on behalf of the village.

HD mentioned that it would be good if the PC sent a letter to the Head of Planning at CDC thanking them for their time and effort on the case and highlighting how impressed we were by the quality of their work.

Action: DB to send letter to CDC Head of Planning thanking them for their time and effort on the case and highlighting how impressed we were by the quality of their work.

19.346.7 For Information: Feedback on Joint Parish Meeting & Public Meeting on Great Wolf Resorts (DB)

DB provided some feedback on the public meeting at Chesterton on 20th October 2019. This meeting featured Sasha White QC who specialises in Planning and Environmental Law.

He has looked at the proposal and concludes that it is utterly in the wrong location. He emphasised the enormous size of the project – three times the size of a superstore car park and the biggest development in Oxfordshire.

It is key to beat the scheme in the early stages and he states there are four main points:

- a) wrong place because of countryside
- b) traffic and car dependency
- c) visual image and landscaping
- d) sheer size and unsustainable nature of the development

He considered it important to get local politicians and councillors on our side. We should be in touch with councillors on the planning committee and express our concerns at an early stage.

It is also important to hire a team of consultants: Transport, Planning and Landscape who will get the evidence needed to fight a planning application both at committee and at appeal.

Minutes Approved:.....Dated.....

There needs to be a combined joint effort to defeat this proposal and Parish Councils should club together to oppose the plan. DB also mentioned there had been a follow up Joint Parishes meeting on 22nd October 2019 where the concept of an umbrella group that works separately from the Chesterton Action Group to deal with matters of shared concern was discussed.

Councillor Griffiths queried whether any District Councillors attended the meeting? DB replied in the negative but mentioned that Councillor Barry Wood had attended a previous meeting.

SD queried how much work has been done looking at Great Wolf's business model. It has been reported to her that their business model is full of people on zero contract hours who are bused in and out and do not live locally. DB replied that the Action Group has looked into it.

19.346.8 Resolution: To Approve Risk Register 2019/20 (HD)

RSA highlighted that the Parish Council don't own the mower, it is on loan from John Miller. The clerk will alter the wording.

The resolution to approve the Parish Council's Risk Register 2019/20 was proposed by HD and seconded by DB. It was supported unanimously by the Council.

Action: Clerk to place the updated Risk Register on the PC website.

19.346.9 Resolution: To Approve Asset Register Update 2019 (HD)

The resolution to approve the Asset Register was proposed by HD and seconded by NM. It was supported unanimously by the Council.

Action: Clerk to place the updated Asset Register on the PC website.

19.346.10 Resolution: To Approve the following invoices for payment:

The clerk requested approval of the following invoices detailed in the table below. The resolution to approve the above invoices was proposed by DB and seconded by HD. It was supported unanimously by the Council.

Payee	Purpose	Total payable incl VAT	Budget Line
Clerk (J Mullane)	Clerks Pay for October 2019	-*	Staff Costs/Clerks Salary

*Pre-approved by the FG & HRG

Action: Clerk to update invoice log with approvals.

Action: Clerk to update Transparency log of invoices in excess of £100 and add to PC website.

Action: Clerk to initiative request for payments from councillors.

Action: Councillors to process online payment requests.

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

HD highlighted the key changes in the planning report from the October Parish Council meeting.

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Decision Received

19/01486/F Insulate and render exterior of house and erect garages and carport in place of stables and garage. Installation of oil tank. **The Cedars, Mill Lane**

CDC Approved

19/01702/LB - Re thatching and repairs to roof frame, removal of Ivy, repointing rear stone wall, improved drainage and general repairs – **Ben Jonson Public House, Northampton Road**

CDC Approved

19/01218/F - Addition of further roof lights to recently approved garage extension – **The Paddock, Church Lane (behind Ladygrass)**

CDC Approved

19/01873/HPA - Single storey rear extension constructed with materials to match existing house. Roof lights to new roof. – **Family Farm House A34**

CDC Refused – started building before app completed. May still be allowed under permitted development though.

Awaiting Decision

19/00025/DISC | Discharge of Conditions 3 (tile sample), 4 (stone sample), 5 (timber sample), 6 (landscaping), 8 (doors and windows), 9 (architectural detailing), 10 (enclosures), 11 (parking and manoeuvring areas) and 12 (means of access) of 18/01251/F | **Sycamore House, Shepherds Close**

PC commented on Condition 11 (parking and manoeuvring) & 12 (means of access) 13.3.19 - Still awaiting update from CDC – George Smith

19/02040/F - Proposed single storey front extension and garage conversion with associated internal and external works – **14 Westlands Avenue**

Awaiting CDC – Sarah Greenall

19/01916/F - Erection of garage - **Robin’s Folly, Mill Lane**

Awaiting CDC – Gemma Magnuson

New Applications

None

Tree Works

Approved / Completed

None

New Application / Awaiting Decision

19/00172/TCA | Tree works in Conservation area. | Newby Cottage Northampton Road - Works to trees / hedges along the border with Knowle Lane houses to South

HD commented that the status of this scheme had since been checked with the Council and it has been approved; the CDC website is just not updating correctly.

Ongoing Planning issues

Southfield Farm / Land north of Oak View Phase 1

Minutes Approved:.....Dated.....

Southfield Farm / Land north of Oak View Phase 2

Turned down by CDC second time – gone to appeal REF 19/00038/REF

Great Wolf Resorts Water Park – Chesterton

PC is involved with Chesterton PC due to traffic issues

Bicester Sports Association app, Green Lane Chesterton

19/00934/F | Change of Use of Agricultural land and extension of the existing Bicester Sports Association.

Objection Sent in re Traffic- **Awaiting CDC – James Kirkham**

19.346.12 For Information: to receive an update on the Works Group (RSA)

RSA went through the key points of the report from the meeting with Kirtlington Wildlife & Conservation Society regarding the North Lane pond. Decisions will need to be made over what the village wants the pond to be like. An assessment of additional works required on the pond will be undertaken once some initial clearance has been done on the works day on 9th November.

A couple of known things which would benefit are the pollarding of the willow at the back of the pond and the extension of the wooden edging along the front of the pond.

Action: Clerk to check if CDC/OCC would undertake the pollarding of the tree and if not quotes to be obtained.

RSA wanted to pass on his thanks to Mark East for the fabulous job he has done this year mowing the playing field regularly, it really looked great all summer. The Council were in agreement over the excellent job Mark has done this year and were extremely grateful for all his hard work. There are some repairs required to the playing field as a result of the fireworks night and vehicles getting stuck which will be undertaken.

RSA finished by saying a report on the playground will be sent to the clerk.

Action: Clerk to pass on Council’s thanks to Mark East for all his hard work with the playing field.

Action: RSA to send a report to the clerk on the state of the playground.

19.346.13 For Information: to receive an update on the Traffic Group (NM)

NM highlighted that he is still waiting to hear back from OCC on the request for the traffic calming application.

At the Parish Council’s request a speed, volume and type traffic survey was carried out on the B430 at the end of September 2019. The results have been analysed and compared against equivalent data from 2016. The key highlight of the comparison is in 3 years we have seen a combined 28% increase in traffic on Monday to Friday between 7am and 7pm with Southbound (from Middleton Stoney direction to A34) showing the greatest increase at 40%.

This is unsurprising considering the expansion of Bicester and the use of Chesterton and J10-J9 cut throughs. This data can be used to support the Great Wolf challenge as it will continue to increase this traffic further through guests and deliveries. Their idea to move to using this road will create further traffic along with the rest of the increase we will see from the increase in houses in Kingsmere.

NM mentioned that the traffic group will look at the B430 from a speed and calming perspective once they have moved forward on Church Lane/Road.

Action: Clerk to add B430 traffic survey data to the PC website.

Minutes Approved:.....Dated.....

19.346.14 For Information: Overview from Councillor Carmen Griffiths

Councillor Carmen Griffiths highlighted the key issues from Oxfordshire County Council (OCC) and the area:

- Any additional areas of white line road painting will go into next years budget.
- Bletchingdon PC are trying to get a weight restriction on Islip Road (which they did have in 2006).
- Complaint over no buses in villages, however highlighted that if there are no buses and trying to get planning for a development, people would have to use cars and that’s contrary to sustainable transport and the environment so can be used as a positive.
- Climate change is being addressed more seriously at a recent County Council meeting, need to now say how going to achieve it.
- Expressway – its been difficult for Councillors to vote against wishes of areas they represent. Recently however, there was a motion at OCC saying we don’t want an Expressway anywhere and they won, which is very positive news.

19.346.15 For Discussion: Annual Plan – Future Thinking (a) Neighbourhood Plan (b) Village works (c) Affordable Housing (d) Knowing the neighbourhood (e) Traffic (All)

The Parish Council had a discussion over potential projects which could be undertaken next year which would require budgeting for in the upcoming budget (to be approved at the 4th December 2019 PC meeting).

A wide variety of areas were considered and included potential projects highlighted in the Neighbourhood Plan, traffic calming, transport initiatives, playing field purchase, tree works, additional dog bins, verge works and footpath/cycleway works.

The budget will be prepared and reviewed by the finance group before being presented for approval at the next Parish Council meeting in December.

Action: Clerk to prepare budget for financial year 2020/21 and send to finance group for review.

Action: Clerk to add budget approval request to December PC meeting agenda.

19.346.16 AOB

Invoice Payment Approval: HD explained to the Council that an invoice, dated 13th August 2019, from the Duchy of Cornwall requesting payment for the annual rent of the playing field and spinney (£669.70) had not been received by the Parish Council. A letter highlighting the overdue balance was however received by the clerk on 4th November 2019 (however too late to go on the agenda). It was however considered appropriate for the Council to pay the invoice as soon as possible and therefore approval was requested at this meeting.

The resolution to approve the Duchy of Cornwall invoice was proposed by HD and seconded by SD. It was supported unanimously by the Council.

Action: Clerk to add Duchy of Cornwall invoice to list of payments for Councillors to process.

Freedom of Information Request: DB highlighted the need to undertake a freedom of information request from Cherwell District Council relating to any pre-application discussions on the School Field, if the Council were in agreement.

The resolution to approve the Freedom of Information request on Cherwell District Council relating to any pre-application discussions on the School Field was proposed by DB and seconded by NM. It was supported unanimously by the Council.

Action: DB to undertake a freedom of information request from Cherwell District Council relating to any pre-application discussions on the School Field.

19.346.17 Date of next meeting: Wednesday 4th December 2019

The meeting ended at 21.33

Minutes Approved:.....Dated.....
