

STADHAMPTON PARISH COUNCIL

Minutes of the Ordinary Meeting *held on* **Tuesday 1st November, 2016** *at the* **Village Hall at St. John's**

Clerk: Paul Isaacs, 11 Thame Road, Great Milton, Oxon., OX44 7HY

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| Attendees | Cllr. Alaric Smith (Chair) (AS), Cllr. Sarah Madry (SM), Cllr. Mike Stevenson-Smith (MSS), Cllr. Ann Stead (AES), Cllr. Tony Brandon (AB), Cllr. Colin Keyser (CK), Paul Isaacs (Clerk), Cllr. Stephen Harrod (SH) (SODC), Cllr Lorraine Lindsay-Gale (LLG) (OCC) and 35 members of the public. |
| Apologies | Nil |

| Ref | Item | Notes | Action |
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| 097/16 | Welcome | The Chair, Alaric Smith, made reference to the large attendance, welcomed the attended audience and thanked all present for the very enthusiastic turn-out. | AS |
| 098/16 | Declarations of Interest | No declarations of interest were received. | For info. |
| 099/16 | Minutes of last meeting, 6/9/16 | The minutes of the Ordinary meeting held on Tuesday September 6 th , 2016 were confirmed, approved and signed by the Chair. | For info. |
| 100/16 | Matters Arising | With the large attendance keen to discuss the pressing local planning and residential development issues, it was decided to address 'Matters Arising' within the ongoing agenda. | For info. |
| 101/16 | Newington Nurseries / Garden Centre planning proposal | <p>Mark Doodes (MRTPI - Chartered Planning Consultant) addressed the meeting and reported that his clients, Stephen and Ann Hendry, are exploring options to develop the Newington Garden Centre site. A 1/3 of the site is brownfield and an application has been submitted as follows - P16/S3534/MPO (Modification Planning Order), modification of planning obligation relating to P01/N0273.</p> <p>Mr. Doodes explained that he wished to engage actively and openly with local residents at this pre-planning application stage to discuss development possibilities for the site. He reported that the landowners are likely to propose a development of approximately 20 residential units. Questions from the floor raised many of the same concerns raised during the recently consented Catesby scheme - namely, transport issues, sewerage, school capacity and concerns regarding general over-development of the village. Mr. Doodes can be e.mailed throughout the application process at md@markdoodesplanning.co.uk</p> | For info. |
| 102/16 | Report from Oxfordshire County Council (OCC) | <p>Cllr. Lorraine Lindsay-Gale (LLG) apologised that the November update had not yet been circulated but reported verbally as follows:-</p> <p><u>Oxford Preservation Trust Awards</u> - LLG congratulated the Community Building Project for winning a Preservation Trust award - see 109/16. The County Council also won two awards - one for Frideswide Square and one for the ground breaking Ardley Recycling facility.</p> <p><u>Minerals & Waste Strategy for Oxfordshire (Gravel Extraction)</u> LLG reported that she had attended the long-awaited Examination in Public that was held over 10 days from 20/9/16. See 104/16.</p> <p><u>Unitary Status</u> - LLG noted her frustration that the County and Districts have reached a stalemate in developing a way forward towards local government re-organisation for Oxfordshire. See 110/16.</p> <p><u>Public Health Annual Report</u> - LLG reported the good news that the County is performing better than the national average and that the population is getting 'older but fitter'.</p> | <p>LLG</p> <p>For info.</p> <p>For info.</p> <p>For info.</p> <p>For info.</p> |

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| 103/16 | Report from South Oxford District Council (SODC) | <p>Cllr. Stephen Harrod (SH) addressed two key current residential development issues as follows:-</p> <p><u>Watlings Paddock</u> - the proposal to use the land for the stationing of caravans for residential purposes together with the formation of hardstanding, and utility/dayrooms and keeping of horses. It was noted that SPC responded by 7/10/16 and recommended that this planning application be refused. SH offered full support of the PC view that the application should be refused and has requested that the application go to planning committee if SODC planning officers are minded to recommend approval. The greater likelihood is that an amendment to the original application will be submitted.</p> <p><u>Chalgrove Airfield</u> - SH reported that SODC are processing over 1,500 responses that were received from individuals and organisations to the consultation to the proposal by the Homes & Communities Agency (HCA) to build a 3,500-4,000 residential development at the airfield site. SODC are supporting the proposal as they are required to allocate housing sites to meet their local plan commitments to 2030 but SH expressed his total opposition to this position. There are serious transport issues associated with such sizeable growth such as an increase in HGV's, public transport, cycling, pedestrians, parking, and access to the M40/A329. There is no doubt that all of the recently proposed developments (Chalgrove, Catesby's, Newington Garden Centre, Watlings Paddock) will only increase traffic volumes and add to the existing pressure at sensitive local junctions. To address this, the HCA are promising major transport infrastructure investment with a possible £100 million to provide traffic easing solutions including the possibility of bypasses to protect existing villages. Bilinger GVA (planning consultants appointed by the HCA) are currently conducting meetings in surrounding parishes and villages to look at these transport issues including a workshop held on 31/10/16 (attended by Cllr. Stead). It was also noted that Chalgrove PC are holding an open public meeting on 4/11/16 where Cllr. John Cotton, the Leader of SODC, will speak.</p> <p>It is unlikely that any further news will be available before January 2017. SODC will then publish their local plan proposals in summer 2017 prior to a public enquiry expected to be held in late 2017 / early 2018.</p> | <p>SH</p> <p>For info.</p> <p>For info.</p> <p>For info.</p> |
| 104/16 | PAGE - Parishes Against Gravel Extraction | <p>It was reported that the Minerals & Waste Strategy (Gravel Extraction) Examination in Public was held for 10 days from 20/9/16. PAGE argued on behalf of local parishes that:</p> <ol style="list-style-type: none"> 1. the Local Area Assessment figure for sand and gravel proposed by OCC is too high; 2. the level of minerals re-cycling in Oxfordshire was greatly underestimated by OCC; 3. the balance of extraction between the West and the South of the county was skewed; 4. the consultation conducted by OCC running up to the publication of their latest version of the Strategy was flawed and inadequate. <p>Based on these arguments the Inspector instructed OCC to make modifications to their Plan and rebalance their gravel extraction proposals for South Oxfordshire. However, the Inspector expressed overall support for the proposed 1.015mtpa extraction figure confirming that there will be a need for new gravel extraction sites in the county and the South Oxfordshire district. The Inspector will shortly issue an Interim Report outlining his reactions and requirements going forward. PAGE will continue the fight and have updated their website as follows - www.pagecampaign.org.uk</p> <p>SPC agreed to donate £1,000 towards the considerable legal expenses incurred by PAGE in fighting the OCC proposals (already budgeted for). Proposed by SM, seconded by MSS, unanimously agreed.</p> | <p>For info.</p> <p>Decision Approved</p> |

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| 105/16 | Pavilion Project | <p>It was reported that the £24,890 budget funding has now been met. The car park is being levelled which will complete the construction phase. Local fundraising continues to take place including 'Boot-Camp' sessions run by James Wigmore, a qualified PE and Fitness Instructor. These additional funds will be put aside for ongoing running costs and general pavilion expenses.</p> <p>Thanks were given to Sue White and the pavilion sub-committee for their hard work in successfully completing the project.</p> | For info. |
| 106/16 | Play Area & Village Green | <p>Cllr. Madry reported that the immediate repairs noted in the annual RoSPA play area inspection (August 2016) have been addressed.</p> <p>Following inspection, it was judged that the two healthy trees in the Limes closest to the pavilion do not pose a structural danger to the pavilion. Therefore the canopies have been raised and the trees have been cut back but not fully removed.</p> | SM For info. For info. |
| 107/16 | Footpaths and Verges | <p>Cllr. Madry reported that SPC has received confirmation from TOE2 that the application to widen and resurface the footpath across the village green from Long Barn to the A329 Thame Road has been approved. The award is for £4,587 and SPC is now awaiting confirmation from the Open Spaces Society of our VG (village green) number prior to the start of the project.</p> <p>It was reported that Cllr. Madry and the Clerk attended a local parishes 'Oxfordshire Together' meeting at Berrick on 20/10/16 to explore the OCC Highways proposal put forward by Keith Stenning that local parish councils take over the responsibility for verge cutting in the 2017/18 financial year. This would be good in principle if an adequate budget will be transferred to the PC from the County Council. However, only £300 is being offered which is totally inadequate. Indeed, this would barely cover the increase in the annual insurance premium as one condition is that SPC would need to increase its public liability cover to £10 million from the current level of £5 million. Unfortunately the OCC proposal seems to be yet another cost cutting exercise rather than a genuine joint working agreement. On this basis SPC decided to decline the offer.</p> | SM For info. SM/Clerk For info. |
| 108/16 | Transport & Traffic Calming | <p>Cllr. Madry reported that the local police have been busy over the summer dealing with thefts of farm machinery in the area and that PCSO Ryan Dollery has not yet had the time to fully address the issue that the maximum weight limit seems to be being ignored by lorry drivers travelling through the village (sometimes at high speeds). The main road from Newington into Stadhampton is often the worst affected. SM will chase up the matter.</p> <p>It was also noted that the ongoing water leaks on the B4015 have NOT been repaired even though Thames Water have reported that they have been. Once again, the PC will report the problem.</p> | For info. SM For info. |
| 109/16 | Village Hall at St. Johns | <p>It was noted that Cllr. Stead attended an Oxford Preservation Trust Awards ceremony earlier in the evening and that the Community Building Project had won an award in the Small Projects category for 'modifying the church for wider community use'. This is great news and deserved recognition of the hard work put in by Ann and many local residents to complete the excellent regeneration project.</p> <p>Engraved spade - David and Veronica Fordham are leaving the village after many years and, as a parting gift, have generously donated the ceremonial spade that was used to dig the first sod for the Community Building Project to be used as a village award. Cllr. Stead stated that it is not appropriate to fix it to the church wall as this would need an Ecclesiastical Planning Permission but it was felt that good options would be to offer it as an annual prize either for the Village Show or for</p> | AES For info. For info. |

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| | | the 'Best Allotment'. | |
| 110/16 | Consultations | <p><u>Local Government Reorganisation (Unitary Status)</u></p> <p>As per the directive from the Secretary of State, OCC and the District Councils have been instructed to develop a way forward by reaching a joint consensus. OCC has forwarded 'Option 6' proposing a single unitary council with some decision making devolved to different parts of the county based on the current boundaries of the five district and city councils. The strategic unitary council would have overall responsibility for determining a framework of delegation of powers and budget backed up by the constitutionally established area boards exercising these powers and budgets. However, the Districts have rejected this proposal and the negotiation process will continue.</p> | For info. |
| 111/16 | Planning Matters | <p>P16/S2192/DIS - Yard at Piccadilly Farm Access Rd off B480 Ascott. Discharge of conditions 4 (Materials), 7 (Parking), 10 (Archaeological) of planning permission P15/S3826/FUL. Redevelopment of redundant farm yard and buildings to create a family dwelling with detached garage and detached ancillary accommodation (as revised by drawings 1415 - 207A, 208A, 213A and 215A with letter dated 16/12/15). SPC expressed 'No Strong Views'. No decision from SODC at 1/11/16.</p> <p>P16/S2451/HH- Church Farm, Copson Lane, Stadhampton, OX44 7TZ. Proposed extension & alteration to existing farmhouse. Proposed demolition and rebuilding of existing stable block. Proposed new detached double garage. SPC expressed 'No Strong Views'. No decision from SODC at 1/11/16.</p> <p>P16/S2337/HH - 14 The Close, Stadhampton, OX44 7TR. Remove existing pitched roof to garage at side of building. Erect first floor bedroom over. SPC expressed 'No Strong Views'. Planning permission GRANTED by SODC on 7/9/16.</p> <p>P16/S2798/LB - Brookside, School Lane, OX44 7TR. Repointing south wall of existing house. For information only, there has also been a Discharge of Condition 3 (materials) & 4 (joinery) on application P15/S2050/HH. SPC recommended APPROVAL to the original application which was granted on 11/8/15. Planning permission GRANTED by SODC on 14/10/16.</p> <p>P16/S2987/FUL - Watlings Paddock, Watlington Road, Stadhampton, OX44 7UQ. The use of land for the stationing of caravans for residential purposes together with the formation of hardstanding, and utility/dayrooms and keeping of horses. SPC responded by 7/10/16 and recommended REFUSAL. No decision from SODC at 1/11/16.</p> <p>P16/S3115/FUL - Ascott Holdings, Stadhampton, OX44 7UQ. Use of consented Annex as a 2-Bed Dwelling with parking and outdoor space. No decision from SODC at 1/11/16.</p> <p>P16/S3513/FUL- The Potting Shed, Wholesale Plants Ltd., OX44 7UH. Change of use of an agricultural building to form a single dwellinghouse. <i>This follows: P16/S1277/LDP (Certificate of Lawful Development) INFORMATION ONLY - Conversion of the potting shed to a single dwellinghouse with no alteration to the exterior. SODC REFUSED planning permission on 2/8/16.</i></p> <p>P16/S3534/MPO (Modification Planning Order) - Newington Nurseries, Stadhampton, OX10 7AW. Modification of planning obligation relating to P01/N0273. SPC to respond by 17/11/16.</p> | <p>For info.</p> |
| 112/16 | Financial Report | <p>It was reported that the VAT reclaim for the period 1/4/16 to 30/9/16 has been submitted (£1,905.46) and the second half of the SODC pavilion project grant (£6,223) will shortly be claimed. This will take the SPC current account balance to £26,472.13.</p> <p>It was noted that there will be a parish councillors Budget Setting meeting in December to set the precept and budget for 2017/18. The</p> | <p>For info.</p> <p>For info.</p> |

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| | | recommendations reached will be considered for approval at the January 2017 meeting. | |
| 113/16 | Correspondence | <p><u>Giffords Circus</u> It was noted that Giffords have decided not to attend in 2017 as they require use of the football and cricket pitch areas which need to be protected now that they have been established.</p> <p><u>Advertising hoarding on private land on the A 329</u> Following complaints from local residents, it was reported that SPC have contacted SODC Planning Enforcement regarding advertising hoarding on the A329. It is felt that the hoarding is a distraction to drivers in a dangerous location being at the point of a sharp bend.</p> | <p>For info.</p> <p>For info.</p> |
| 114/16 | Any Other Business | <p><u>Pedestrian access to the garage forecourt</u> - the issue of pedestrian safety on the new shop/garage forecourt was raised. The meeting was informed that there had been a recent incident in which a villager came into direct contact with a car whilst attempting to cross the forecourt. Whilst very shaken, fortunately she appears to have experienced no lasting damage. This prompted another resident to express how difficult it is to know where the safest place to cross is when trying to get from the bridge to the post box and back again. The problem seems to be that the entrances are very wide and are that both accommodate two-way traffic which is able to approach at considerable speed. Whilst the general feeling was that the new garage facilities are an excellent addition to the village, it was agreed for the Clerk to write to Mr. Farooq at Budgen's to discuss if there is any way that things can be made a little safer for villagers using the shop on foot / crossing the forecourt.</p> <p><u>Anvils</u> - Cllr. Madry reported that good progress is being made towards re-establishing a safe footpath at the front of the property.</p> <p><u>Parking Outside the Church</u> - a complaint had been received regarding the regular parking of a vehicle on the car parking area outside St. John's Church. Although cars should not park in front of the church on a regular basis it was recognised that parking issues throughout the village are increasing as general car ownership increases.</p> <p><u>Newington Road development</u> - SPC will contact SODC Planning to check that the conditions stipulated when granting planning permission for the Catesby scheme at Newington Road are abided by.</p> <p>The Chair closed the meeting at 9.54pm.</p> | <p>For info.</p> <p>For info.</p> <p>For info.</p> <p>For info.</p> |
| 115/16 | Forthcoming Meetings | <p>Tuesday January 3rd, 2017 Tuesday March 7th, 2017 Tuesday May 2nd, 2017 (Annual Parish Meeting & AGM)</p> <p>All meetings, 8pm at the St. John's Church Village Hall.</p> <p>Given the amount of local planning developments affecting the village, it was agreed that the frequency of meetings will be reviewed at the May 2017 AGM.</p> | <p>For info.</p> <p>For info.</p> |