

KIRTLINGTON PARISH COUNCIL
Minutes of the Parish Council Meeting held in the Village Hall
on Tuesday 11th April 2017 at 6.30 p.m.

Present: (Parish Council) D R Pratt (Chairman), Dr H Macbeth (Vice Chair), S Jenkins (present by 7 p.m.), R Sadler, D Richardson, S Tylor (until Agenda Item 14 ii), Mrs R Powles (Clerk)
(MCNP Executive) Ms S McCready, Mr P Stoddart (6.30 p.m. to 7.05 p.m. only), (Cherwell District Council) Cllr Barry Wood (7.40 p.m. to 8 p.m. only)

In attendance: (Parishioners) J East, Mr Mark Harrison, Ms C Marsh (Agenda Item 1) Mr C Mason, Mrs O Mason, Mr W Twiddy

Agenda Item

1. Mid-Cherwell Neighbourhood Plan (NP) – Question and Answer session with NP Executive members

Ms McCready (SM) and Mr Stoddart (PS) introduced themselves and summarised the current status of the NP (involving eleven parishes) and its progress. The core of the NP was various planning policies, which would run alongside the Cherwell DC Local Plan part I, i.e. until 2031 or longer. The NP's Aims and Objectives had been based on views expressed at a series of public consultation exercises. The policies were under professional review at present (a "health check") prior to submission; this report had just been received but not yet digested. A further component was a Character and Heritage assessment recently received from the consultants AECOM. It was hoped that the Plan would be ready for decision by referendum in the early part of 2018.

Mr East: the Plan restricts house-building, which will lead to more problems (locally) because costs will rise and be unaffordable (for local people) – is that correct?

SM: the Plan is a positive planning agenda, which can not restrict house-building because that would be thrown out by the Examiner (of the Plan).

Mr East: last year the Parish Council identified areas of land which should not be built on (which were the only areas of land suitable for development).

SM: the Plan should define appropriate areas for development while keeping growth proportionate for Cherwell DC's need.

Mr East: people tend to infill large properties (i.e. convert them into larger houses), which is a problem.

SM: the Plan will favour smaller properties.

Mr East: there is still a problem.

Mr Twiddy: historically Rural Exception Sites (RES) do not work financially (for landowners). What ratio is being considered (presumed to mean: in terms of market/social housing)? There needs to be an economic incentive for landowners.

PS: In the Plan there should be an emphasis on smaller properties and a recognition that villages should not expand and so lose their individual identity.

Mr Twiddy: Is 70% to 80% affordable housing in a RES acceptable? If there were incentives it would encourage landowners to come forward. What is MCNP doing about this?

PS: Could (Mr Twiddy) please send in a detailed email for consideration? (Cllr Macbeth confirmed the appropriate email addresses could be provided).

Mr Mason: Thanked all involved in the process, and outlined narrower points –

- Swifts and swift conservation – Cherwell DC assists but has insufficient resources; Cherwell DC and TVERC have the data;
- Can Green Corridors be identified?

SM: We need a detailed map, which would entail time and resources; possibly Pegasus (planning consultants) could help.

Mr Twiddy: referred to the "Magic Map" facility as a resource.

Mr East: Who sets the value of affordable homes?

SM: The value is a "Red Book" (RICS professional valuation standards) valuation, and for affordable rental homes this would be 80 % of market value.

Mr East: Would that kind of property in a parkland setting be more valuable than if next to a street of 1950's – 1960's housing?

Cllr Pratt: What is the cost to own such a property?

SM: Shared ownership is the only option (part buy, part rent), at Red Book Value.

Mr Harrison: "Affordable homes" (with a social housing element) are not in fact low cost, meaning a perceived low cost home on the open market. Also, a proportion should remain with only a few bedrooms, to remain genuinely affordable.

Mr East: When are we going to see S106 money spent on the roads other than at the Dorchester site?

PS: the Plan policy should address this particular point.

The discussion ended at 7.05 p.m. and Cllr Pratt thanked Ms McCready and Mr Stoddart.

Cllr Barry Wood arrived at 7.40 p.m.

9. Parish Council Assets

The Clerk had circulated the current schedule of assets owned by the Council (such as parcels of land, street furniture, playground equipment) with notes on assets owned by others but on which the Council might make representations on behalf of parishioners, such as footpath access. A date would be agreed for a tour of inspection, after the Clerk's annual leave.

Cllr Pratt invited Cllr Wood to report on District Council matters.

Cllr Wood summarised the progress of the Cherwell LP2 (Local Plan Part 2), this being the next phase of allocating sites for development. There had been some delay, caused by the current work involved in dealing with the additional housing requirements for Oxford. Whereas he anticipated much of that housing would be close to Oxford, some might not, and so Parish Councils should be vigilant. He was considering how information on these proposals could be more easily accessed by Parish Councils. Other factors potentially affecting rural parishes included renewed focus by the new National Infrastructure Committee on the Oxford-Cambridge corridor, which would entail new road and rail connections, although the rail route (Islip, Bicester, Milton Keynes) had been public for about twenty years. Parish Councils should be aware that the corridor might encourage new settlements.

Cherwell DC, West Oxfordshire DC and the City Council had written jointly to the Secretary of State to put their case on the Local Authority structure proposals submitted by the County Council. Cllr Wood considered the likelihood of a single unitary authority being imposed as 50:50.

10. Website

Cllr Jenkins and the Clerk hoped to meet in May to discuss the village website.

11. Village Greens

Installation of electric lighting in hardstanding area in front of 1 The Green (South Green): it was noted that the lights had been removed.

A parishioner had reported blocked drains at the east end of South Green; it was suggested that Thames Water was the appropriate body to report this to.

12. Mowing by Parish Council

The School had enquired whether the Council would be happy for Mr Harrison to mow the grass at the rear of the school. Mr Harrison had estimated this might take an hour and had confirmed the area was accessible for the Toro mower. ***It was resolved*** that the Council was happy to offer assistance and therefore to propose a charge of £22.50 per cut, to allow for wear and tear to the Toro.

Mr Middleton had enquired if the Council could take on the mowing for the frontage to Dashwood Cottage; Mr Harrison was agreeable to this so ***it was resolved*** this small area should be included in his work.

Cllr Pratt invited Mr Twiddy to speak: Mr Twiddy requested permission for a 1-ton bag of sand to be placed at the front of his property (Maurdon Cottage, South Green) while repointing work took place: ***resolved***: no objection.

13. Village Hall, Sports Field and surrounds

(i) Village Hall

Cllr Pratt had attended the Committee meeting on 20th March. Payment of the fees for trading at Village Hall car park was up-to-date but the means of transferring cash conveniently needed further arrangement.

(ii) Sports Field

The pitch fees for Kirtlington Stars had been received. Cllr Tylor would repair the damaged area of fence by the Play Area. A section of fence by the rubbish bin on the west side of the Village Hall was also damaged.

RP/
SJ

ST

(iii) Play Areas

Sports Field Play Area, bench to replace picnic table: Cllr Richardson had installed the bench.

It was resolved to purchase 14 bags of play bark for the new season, at £65 per bag plus delivery plus VAT (per the quotation obtained by Ms van Loen).

14. Planning

(i) **Mid-Cherwell Neighbourhood Plan:**

Cllr Macbeth reported on the Forum meeting held on 15th March. There was a question as to whether there would in fact be a surgery at Heyford Park. Also, the education working group had concern about the impact of the new Heyford Park school on at least one other local school which were struggling. The wording of the traffic policy was to be strengthened. The final referendum on the Neighbourhood Plan was now scheduled for February 2018. The next Forum meeting, on 17th May, at Steeple Aston Village Hall, would be open to the public and this would be publicised in the Village News.

Traffic surveys: Cllr Richardson was investigating the recommendation by MCNP of a company which could be appointed via Oxfordshire CC to carry out traffic surveys of the main routes through the village. It was confirmed that the Council would wish to pay for this work at two locations, previously carried out in other parishes at £200 per location.

Cllr Tylor left the meeting before discussion of the next Agenda Item.

(ii) **Jersey Cottages - Application 17/00539/OUT**

The Planning Sub-committee's following comments on the application were noted: the Sub-committee was in principle generally in support of the development, in line with the feedback received from the wider village; there were a number of significant aspects that would need further careful consideration prior to submission of the Parish Council's detailed response and the Sub-committee would consider those points at the earliest possible date.

It was resolved nem con that the Council agreed with the recommendation of the Sub-committee to support the application in principle.

Cllr Pratt asked if the Thames Water requirement for a report would delay the application; Mr Twiddy replied that it would not, because it was an outline application.

At present it was assumed that the application would go before Cherwell DC's Planning Committee on 18th May.

(iii) **Monthly planning application schedule:** for information, to be filed with the approved minutes.

11. Correspondence

Cllr Richardson reported that the School Governors wished to know if the Parish Council would support further improvements to road safety outside the school (the barriers were now installed). He would forward details for the next meeting; it was noted that in principle the Council would want to help.

Cllr Pratt had written to Mr Houselander to request a quotation for repairs to the Council's notice boards.

12. Finance

Monthly schedule of payments and receipts: the new payments were *approved*.

Precept increase from £22,000 to £24,000: it was noted that the increase in this year's Precept meant that each household (with variations according to the Council Tax band) paid roughly £1 per week. The matter would be addressed at the Annual Parish Meeting (24th May). The last New Homes Bonus grant was due in March 2018 and at that point the Council would have to look carefully at its current overspend.

DR

17. Councillors' reports and items for future agendas

Cllr Pratt invited Mr East to speak. Mr East said he felt the Council had not treated the Gladman applications for the Corner Farm site fairly.

Community Service work: Cllr Macbeth was still waiting for a start date.

Cllr Richardson would attend the next Oxford Airport Consultation meeting.

18. Date of the next meeting

This was confirmed as 9th May.

The meeting closed at 9.15 p.m.

Signed ***D R Pratt***

Chairman

Date ***9th May 2017***

KPC MEETING 11th April 2017, Agenda Item 14

PLANNING - NEW INFORMATION FOR APRIL 2017 MEETING –

- 17/00087/F Swallows Rest Troy Lane - Mr and Mrs P Furner
Two storey side extension
KPC No objection but requests the applicant demonstrates 3 cars can still be parked on the plot when the extension is built.
CDC *Permission granted 22nd March, amended plans (side extension no longer forward of front elevation).*
- 17/00407/F Foxtownsend Farm, Heyford Road – Mr David Bailey
Single storey oak framed extension - re-submission of 16/02057/F
KPC *No objection.*
CDC Gemma Magnuson. Decision awaited.
- 17/00229/F North Green Cottage North Green - Mr & Mrs Matt Queralt
Two storey extension to side/rear
KPC Objection, overdevelopment of site. Materials should match existing, objection to render finish.
CDC *Application permitted 4th April. To be provided for inspection and approval: sample stone panel, lime mortar only to be used, slates, joinery details of external timber features. First floor side and rear glazing to be obscure glazed, access and parking area to be kept clear at all times, roof lights to be flush, cast iron or aluminium rainwater goods painted black.*
- 17/00210/F Annexe Adjacent The Old Vicarage, Church Lane - Mr and Mrs Rao
Re-roofing, demolition of existing stone wall, erection of new stone wall with new double iron gates, and 3no new timber doors to garage and associated external works
KPC *Comments due by Tues 18th April (because site notice was late)*
CDC Gemma Magnuson
- 17/00211/LB Annexe Adjacent The Old Vicarage, Church Lane - Mr and Mrs Rao
Refurbishment of existing cottage including; removal of existing ceiling and addition of new mezzanine bed platform, reroofing including upgrading of insulation at roof level, 2no. new rooflights. Demolition of existing stone wall and proposed new stone wall with new double iron gates, 3no. new timber doors to garage and associated external works
KPC *Comments due by Tues 18th April (because site notice was late)*
CDC Gemma Magnuson

17/00539/OUT **OS Parcel 1424 Adjoining And Rear Of Jersey Cottages, Heyford Road**

S Nicholson, JF & CM Budgett, DC Grayland & HC Tylor

Proposed residential development for up to 20 new dwellings and associated works with all matters reserved except access.

KPC *KPC deadline for comments – Weds 19th April. Standard deadline for public comments Thursday 13th April; later public comments will be admitted until Weds 3rd May (allows Case Officer to include in report to Cttee Date)*

17/00494/F Michaelmas Cottage, 3 South End Cottages, Bletchingdon Road

Mr Paul Clifford

Replace windows with flush-fitting, casement windows, each with a single horizontal astragal bar and a single vertical astragal bar. The exterior colour will match that of the existing windows.

CDC (Gemma Magnuson) – *application no longer live*

17/00553/F 18 Park Close, Mr Mat Otton-Goulder

Single storey front extension, relocate front door and erect front porch and alterations to windows.

KPC *Comments by Tues 18th April.*

CDC Michael Sackey

17/00117/TCA Troy House Troy Lane, Mrs Bradley

Oak - Reduce large extending limb over the highway by 50% to best growth point. Remove two lowest dropping branches over the highway back to stem. Remove dead wood throughout crown.

KPC *Comments by: Weds 19th (for 25th April)*

17/00665/F The Old Vicarage Church Lane, Mr and Mrs Rao

Installation of new solar PVT panels to south facing roof slope and new stone slabs to existing parking forecourt

KPC *Comments by Weds 3rd May (last advertisement expiry date)*

CDC Gemma Magnuson

17/00666/LB The Old Vicarage Church Lane, Mr and Mrs Rao

Internal alterations and refurbishment of existing house, including minor amendments to internal layout, alterations to floors and levels, amendments to doors, new fireplace surrounds and hearths, modernisation of existing kitchens and bathrooms, new solar PVT panels to south facing roof slope and new stone slabs to existing parking forecourt

KPC *Comments by Weds 3rd May (last advertisement expiry date)*

CDC Gemma Magnuson

