

SUTTON COURTENAY PARISH COUNCIL

A meeting of the Parish Council was held in the Village Hall, Sutton Courtenay on Tuesday 8th January, 2019 at 7.15 p.m.

Present: Councillors: Rita Atkinson, David Butler, Christopher Campbell, Teresa Field, Karl Gebhart, David Hignell, Michael Jenkins (Chairman), Claire Myerson.

Clerk: Mrs. L. Martin

Cllr. Gervase Duffield

4 members of the public

Joined by Cllr. Richard Webber (County Councillor)

The Chairman welcomed everyone to the meeting, and wished everyone a happy new year.

- 2019/1 Apologies for absence
Apologies for absence had been received from Cllrs. Jennifer Corrigan and Martin Howell.
- 2019/2 Declarations of Interest
Cllrs. Karl Gebhart and David Butler declared an interest in the agenda item relating to the planning application for 67 High Street in that they knew the applicant. Cllr. Teresa Field declared a pecuniary interest in the planning application relating to Goslings 3 Drayton Road in that she was one of the applicants.
- 2019/3 Minutes of the meetings held on 4th and 11th December, 2018
These were agreed and signed as a true record of the proceedings.
- 2019/4 Matters Arising from the Minutes of the meetings held on 4th and 11th December, 2018
- 9 Hobbyhorse Lane – gravel
Council noted that the County Council had approached the property owner. Agreement had been reached to install an effective barrier break between the gravel and start of the footway to stop the gravel migrating. Repairs to the footway would be undertaken by Drayton Construction who were an approved County Council contractor. The County Council would continue to monitor the works.
- Barretts Way – parking
Council noted that an acknowledgement had been received from the Head of Development and Regeneration section at the Vale of White Horse District Council confirming that the property team, which was part of that section would be in contact with the Parish Council to discuss the possible use of the District Council's land for parking. Sovereign Housing Association, too were considering possibilities.

Mill House – Bollards adjacent to entrance gates

Council noted that the County Council had permitted bollards to be installed, but only in places they had specified. The locations selected would permit a vehicle to be parked adjacent to the wall, but not overhang the footway. The vehicle entrance gates into Mill House would also be kept clear.

Grant to 26th Abingdon Scout Group

Confirmation had been received from the fund raising organiser for the scout group that the Council's request for the refund of part of the grant in the sum of £847.60 owing to the underspend on the Scout's marquee, had been passed to the Treasurer for action.

Neighbourhood Plan

Cllr. Rita Atkinson stated that she thought there was to be a standing item on the agenda relating to Neighbourhood Plan. The Clerk confirmed that at the last meeting it had been decided that costings from professional companies and the specification of what could be provided for that sum for each aspect, be obtained, together with a quotation obtained for assisting with completion of the whole process. No figures had been provided by the steering group, and therefore there were no decisions that had to be made by Council, and no reason to include the item on the agenda.

Rita Atkinson had updated the timetable, and drafted the landscape character assessment. Discussion took place on the definition of the word "specification" Members appreciated that the Council needed due diligence on the amount of money it would be spending. Cllr. Rita Atkinson expressed concern if matters became protracted beyond the timetable programme.

2019/5

Public Participation

Neighbourhood Plan

Questions were asked of the Chairman, as to an update on the Neighbourhood Plan appearing in Sutton Courtenay News. A new bridge over the River Thames would encourage more housing, and the plans for Didcot and Culham were worrying. The Chairman of the Parish Council stated that he was not responsible for what went into the News regarding the Plan, and he was not the Chairman of the Neighbourhood Plan Steering Group.

Drayton Road – Chicane/Build Out

Questions were asked as to when the chicane was going to be built. The Clerk advised that the County Councillor's Community Budget was going to be used, and plans could progress after the start of the next financial year.

State of Footpaths following works

It was mentioned that whenever Thames Water or similar utility companies undertook works on footpaths or bridleways, then they were left in a very poor state and condition. In particular Hobbyhorse Lane and Christchurch Way were extremely muddy, and needed hardcore. A

statement was made that a Bond should be entered into by contractors before works commenced.

Planning Application – Goslings 3 Drayton Road

A spokesperson, on behalf of the applicants, made a statement regarding the planning application.

Hobbyhorse Lane – Redrow Planning Application

A member of the public referred to what he described as the manipulation of the planning system by Redrow. The planning inspector, when dealing with the original application at Inquiry, had permitted an extension of time in which to submit additional drainage information. Redrow had withdrawn the appeal. In regards to the second application the District Council had given several extensions of time to allow Redrow to submit a viable drainage plan. A request was made of the Parish Council to write to the Leader of the District Council to complain. The Chairman advised that no Council decision could be made under public participation, and this item was only for members of the public to bring issues to the attention of the Council.

Members discussed putting the Chief Executive on notice, copied to the Chairman of Planning that it was considering a complaint as it was concerned with the excessively long period of time since the second application had been lodged, and there was still no determination of it, and the District Council continually granted extensions of time to the applicant. Discussion took place on establishing the facts first, the District Council acquiescing to Redrow's requests, and the fact that the District Council had allowed the current position to occur 3 years after the first application had been lodged. The Clerk was asked, as far as possible, to write and express the concern of the Parish Council and state that the Council might lodge a complaint if there is any further extension of time.

Vale of White Horse - Sutton Courtenay Forum

The next meeting of the Forum had been scheduled for 23rd January. Any issues to be raised should be directed to the local representatives.

2019/6 Cllr R. Webber (County Councillor) joined the meeting 745 p.m.

2019/7 County Councillor's report – Cllr. Richard Webber

Oxford Cambridge Expressway

Highways England had arranged a presentation to all councillors in late November. The project was likely to be a very long running one.

Marcham By Pass

This scheme was now being reconsidered again in view of the pressure on Frilford cross roads, air quality on the A415, and housing expansion in the area. The Oxfordshire Growth Deal recognised that something needed to be done.

County Council Budget

The County Council was looking to save money from the Mental

Health budget in 2019/20. This was in contrast to central government announcing funding for health and mental health issues.

Drayton Road – Build Out

Cllr. Webber confirmed that funds for this scheme were available at the start of the next financial year.

2019/8

District Councillor’s Report – Cllr. Gervase Duffield
Grants

Cllr. Duffield referred to the changes within Government as to how the homes bonus operated. District Council staff had advised that they would keep Cllr. Duffield informed. Cllr. Rita Atkinson that the next round for applications had now opened.

EastWest – All Saints Lane

Cllr. Duffield stated that he had considered putting a question to Council on the EastWest planning enforcement. After speaking to a resident, he had delayed this, as District Council staff had been helpful. Cllr. Michael Jenkins would check to see if the residents in the area wished this to be progressed, and would contact Cllr. Duffield.

Thames Water - Reservoir

Thames Water had indicated that their poll confirmed support for the reservoir. Cllr. Duffield suggested pressurising Thames Water to look in more detail at the alternatives, and suggested supporting Abingdon’s councillors with this. The Parish Council had previously supported looking at alternatives and would continue to do so, and therefore supported Cllr. Duffield’s suggestion.

FCC site

Rumours were circulating regarding a proposal for 2500 houses on the FCC site between Appleford and Sutton Courtenay. This would be on top of the planned Didcot and Culham growth. If this ever came to fruition, FCC would be in breach of its commitment to return the area to agriculture.

2019/9

Matters raised by Councillors for information

FCC – Landfill Site

Cllr. Christopher Campbell had become aware of a proposal to develop the landfill site. A future “vision” document had been prepared. Questions were asked as to why this had not been raised at the FCC Liaison Committee. Cllr Campbell would pass the details of the proposal to Cllr Webber who was Chairman of the Local Liaison Committee, and who would investigate the matter. These proposals destroyed the green belt area designed to prevent coalescence between the villages and Didcot as shown in the Didcot Garden Town masterplan. It was understood that FCC would be attending a meeting of Appleford Parish Council, and it was suggested that they should also attend a meeting of Sutton Courtenay. It was thought that further investigations were necessary before an invitation was extended to FCC to give a presentation about their proposals.

Clifton Hampden - Improving Transport for Didcot

Cllr. Campbell stated he was aware of a meeting in Clifton Hampden where Jason Sherwood, Growth Manager at Oxfordshire County Council would be discussing the proposed new bridge and roads in that area. The clerk had traced the information concerning this meeting, and he suggested that perhaps representatives from Sutton Courtenay Parish Council should attend. He advised that he understood that Appleford Parish Council had not support a river crossing to the west of Appleford as that would mean cars from north Didcot going through the village of Appleford.

Village Green

It was reported that a Hodsons property for sale board was laying on the ground and needed removing. A piece of plywood approximately 120cm square too had been left on the village green and also needed removing. Village green posts had been knocked down over the Christmas period. It was noted that funds had been included in the budget for village green works. In the car park area 2 gulleys were blocked by mud and debris causing the ponding of water during heavy rainfall. The Clerk would deal with these matters.

Church Street – George and Dragon Public House

Reference was made to concerns from residents regarding the new external lighting at the George and Dragon Public House, as it shone into the eyes of pedestrians and motorists. The Clerk was asked to write to the landlord and request that the lighting be angled down.

Neighbourhood Plan

Reference was made to the fact that the copy deadline for the Sutton Courtenay News was 16th January, and the steering group did not meet until after that date. There was a need to include an article. As it was the steering group undertaking the Plan, then it was for them to consider, rather than the Parish Council.

Old Wallingford Way Recreation Ground - Car Park

The Chairman had received a telephone call from the Football Club to advise that a car had hit the recreation ground car park fence. CCTV would be checked.

Footpath 27 – Closure

The closure of footpath 27 to allow for the works to remove the Magnox pipe, and the footpath diversions signs, had led walkers to go into the recreation ground with dogs. The Clerk was asked to advise Magnox to see if signing could be adjusted.

2019/10 Police Matters
There were no matters raised

2019/11 Planning Applications

a) Decisions on previous applications

P18/V2910/D Demolition of existing off-site discharge pipeline

Old Wallingford Way to Churchmere Road

Permitted 21st December 2019

This had been determined 2 weeks before the deadline given for receipt of Parish Council comments by the District Council. The Clerk would raise this with the District Council.

P18/V2434/LDE Certificate of lawfulness for the use of building as an office, Class B1 for the garage and use of forecourt as parking area for the garage

Cross Trees Cottage 1 Brook Street

Confirmation that the use was immune from enforcement action

21st December, 2018

P18/V3531/LDP Creation of outbuilding for uses incidental to the enjoyment of the dwelling house and single storey rear extension East Wilden, Brook Street

Confirmation that the development was lawful 10th October, 2018

MW.0098/18 s. 73 application to continue development permitted by MW.0139/16 to extract sand and gravel, import inert waste with restoration to nature conservation, by varying conditions, 1,20,23 and removing condition 21 to allow the development to be accessed via a temporary haul road in place of the existing required vehicle access adjoining Stone Hills Lane.

H. Tuckwell & Sons, Sutton Wick

Permitted 18th December, 2018

MW. 0122/18 s. 73 application to continue the development permitted by MW.01137/16 for the erection and operation of an asphalt plant without complying with condition 10, and thereby allowing an extension of time period for the operation.

Hanson Quarry Products Europe Ltd, Sutton Courtenay Landfill Site

Permitted 20th December, 2018

b) Applications dealt with prior to the meeting

None received

c) Applications considered at the meeting

Cllrs. Karl Gebhart and David Butler left the meeting

P18/V2926/HH Proposed single storey front extension and raising of roof to include new first floor level

67 High Street

Comments: Council had no objections

Cllrs. Karl Gebhart and David Butler rejoined the meeting, and Ms. Teresa Field left the meeting

P18/V2950/HH and P18/V2951/LB Rear extension to form new first floor bedroom and ground floor bootroom/utility room, new front porch canopy, replacement windows.

Goslings, 3 Drayton Road

Comments: Council had no objections but commented that the highway ran close to the front of the site, and any posts for the canopy should not be sited on the highway.

Ms. T. Field rejoined the meeting.

P18/V2986/HH Demolish existing garage in rear garden, and erect single storey rear extension. Change existing rear facing window to Juliet balcony. Render front and side elevations.

58 Milton Road

Concerns were raised as to future parking arrangements as the proposal was to demolish the garage

Comments: Council deferred its detailed comments until clarification was provided as to how the parking was to be replaced.

MW.0142/18 To continue the development permitted by MW.0156/10 (regularisation of layout of existing landfill gas utilisation compound and install one additional engine and associated plant and equipment at Sutton Courtenay Landfill site) without complying with condition 1, to allow for an additional gas metering kiosk to be installed

Gas compound area – Sutton Courtenay Landfill site

Infinis Alternative Energies Ltd

Comments: Council had no objections

P18/V2910/D – Demolition notification

Removal of existing off-site discharge pipeline

Old Wallingford Way to Churchmere Road

Magnox Ltd

This application had been determined 2 weeks prior to the deadline given to the Parish Council for comments. Council was not happy that the matter had already been determined. The Clerk would raise this with the District Council.

2019/12

High Street – Proposed Dog Waste Bin

At the last meeting the Clerk had been instructed to request that the Vale of White Horse District Council assess the northern end of the High Street for a bin. It had transpired that there was already a waste bin suitable for litter and dog faeces located opposite the Old School.

RESOLVED:

that an article be placed in Sutton Courtenay News advising of the dual purpose bin and encouraging residents to pick up after their dog.

2019/13

Didcot Garden Town – Board Arrangement Proposals

Council noted the press release issued by the Vale of White Horse District Council on 19th December 2018. This indicated that there would be an advisory board, and 3 sounding boards. There was no indication as to who would be allocated seats on the Advisory Board, but there was an indication that Parish Councils would form one of the sounding boards. Concerns were raised by members that Didcot Town Council could possibly be allocated a seat on the Advisory

Board, as it had in the previous arrangement. Town and Parish Councils were legally of the same status. It was suggested that the Council make enquiries as to why it was not being allocated a seat on the main Board, pointing out that a significant part of the land in question was within Sutton Courtenay. It was also suggested that the new Project Manager be invited to attend a meeting of the Parish Council to speak to the members.

RESOLVED:

that a letter expressing the Council's dissatisfaction as to the inadequate representation on the Advisory Board of Sutton Courtenay Parish Council, given that Town and Parish Councils held the same status, and given the amount of land within Sutton Courtenay which fell within the Didcot Garden Town boundary.

2019/14

MEPC Liaison Committee

Cllr. Rita Atkinson gave a report on the meeting of MEPC Liaison Committee on 12th December, 2018. MEPC had implemented traffic sensors which tracked vehicle movements through the park. A survey of recently built estates including Great Western Park had been undertaken in regards to the 2040 vision, and planning transport for new housing.

2019/15

High Street – Path from Chapel lane – barrier

It was reported that the barrier at the end of Chapel Lane was broken, and in need of repair. It was recalled that the barrier was once repaired by the Parish Council

RESOLVED:

that the Clerk obtain a quotation for the repair or replacement of the barrier.

2019/16

Parish Footpaths - Walk

Council discussed walking the footpaths to check on the state and condition of them.

RESOLVED:

- (i) that this be delayed until Magnox had removed all the pipe line within the village
- (ii) that the matter be placed on the agenda at a future meeting.

2019/17

Binding of Minutes

Council considered quotation for the binding of loose minute pages.

RESOLVED:

that loose minute pages be bound at a cost of £200 per volume.

2019/18

Bus Shelters

Council noted and considered a verbal request for bus shelters on either side of Bradstocks Way close to the shops. The request had been received from a resident who had stated that a letter requesting shelters had been written to the Council and signed by over 30 people. This was to be sent to the Clerk. Members were concerned that a shelter might be a focus for gatherings of youths. Rather than respond to just one request, more thought was required as to what was needed by way of shelters throughout the village.

It was reported that there was graffiti on the brick bus shelter in Milton Road. Cllrs. Mrs. Atkinson and Butler offered to look at this in the first instance

RESOLVED:

- (i) that the matter be deferred to a future meeting, to allow time to consider the whole village needs.
- (ii) that Cllrs. Mrs. Atkinson and Butler check the brick bus shelter in the Milton Road for graffiti.

2019/19

Recreation Ground

Cllr. Hignell had undertaken checks within the recreation ground. The skatepark did have some areas where the surface was breaking, as previously noted. These would need repairing in the Spring. It was suggested that the refurbishment of the whole recreation ground be considered, and that the working party meet.

RESOLVED:

that Cllr. David Butler undertake inspections of the play area on a regular basis until the February meeting of the Council.

2019/20

Risk Assessment

Council noted the risk assessment. As far as the accounts were concerned a new external auditor had completed the accounts for the period ending 31st March 2018. Comments were made that cars were accessing the village green, and steps should be taken to repair the posts around the green. A quote would be obtained for repair. Questions were asked as to whether the grit bin was still in situ.

RESOLVED:

- (i) that having evaluated the risk and potential consequences to the Council the risk assessment be accepted as drafted
- (ii) that checks be made as to whether the grit bin was still in situ
- (iii) that a quotation be obtained for further works to the posts around the village green

Correspondence

- a) Environment Agency – Abingdon flood newsletter. Notification that the Abingdon Scheme was not progressing owing to the cost. Members were of the opinion that by the Environment Agency’s own report, there was a problem that needing sorting. It was unacceptable that the project was now being abandoned. It was noted that the Vale of White Horse District Council had employed Water Resource Associates to undertake studies and confirmation of the Environment Agency’s finding. Questions were asked as to the current thinking of the District Council.

RESOLVED: that

- (i) a letter be sent to the Environment Agency expressing the Council’s disappointment at the abandonment of the scheme, and the resultant impact on the downstream villages.
 - (ii) that a similar letter be sent to the Leader of the Vale of White Horse District Council requesting his thoughts on the current situation, as that Council was partly funding the scheme and had funded its own hydrologist’s studies.
- b) Police and Crime Commissioner – Bulletin December
- c) Healthwatch briefing – December
- d) OALC – newsletter December
- e) Oxfordshire County Council – Notification that footpath 7 will be closed from 8th February to allow for the removal of the Magnox discharge pipe. Works were expected to take 15 days, but the closure order can remain in force for 6 months.
- f) Voluntary and Community Sector Forum – Cornerstone Arts Centre 13rd March, 2019 at 9.15 a.m.
- g) Thanks for grants awarded at the last meeting have been received from, All Saints Church PCC for the River Room, Abingdon Damascus Youth Project, Sutton Courtenay Village Hall, Sutton Courtenay News and The Abingdon Bridge.
- h) Oxfordshire County Council – Notice of closure on 2nd and 3rd March of the Appleford Level crossing to allow for testing and maintenance work.
- i) Oxfordshire Resilience Group – Communities Evening, 15th January, 6.00 p.m. at Kidlington Fire Station
- j) Vale of White Horse District Council – Business Awards – Deadline for nominations 18th January, 2019.
- k) NHS – Conference - “Delivering the long term plan” 3rd April, 2019 Mary Ward House, London.
- l) Save Culham Green Belt – Meeting Tues 15th January, 2019 at 7.00 pm. in St. Paul’s Church.
- m) Notification by Jenks Tree Surgeons to Vale of White Horse District Council for works to trees on footpath 27.
- n) Oxfordshire Plan 2050 – Community engagement consultation Concerns were expressed that there was no reference specifically to Parish Councils within the list of consultees

- o) Manor Management Ltd – letter regarding the level of clearance along footpath 27, which was overgrown, to allow for the removal of the Magnox pipe. Council noted the concerns, and had some sympathy, but commented that replanting within the footpath was not a possibility.

2019/22 The duration of the meeting had been 2 hours and Council resolved to suspend standing order no. 1a in order to allow business to be continued

2019/23 Accounts
The Clerk had approached 3 organisations for internal audit purposes, and was actively seeking to find a replacement. Council noted that the Clerk would cease working for the Council during 2019 and authority was sought to fund advertisement costs for a replacement clerk. The staff working party was meeting to progress matters.
Council noted the cheques to be signed and authorised payments totalling £1915.57 in respect of administration costs, play area inspection, litter bin emptying and Chairman’s allowance.

RESOLVED:

that advertising costs for a replacement clerk be agreed by Council.

2019/24 Items for inclusion in Sutton Courtenay News
The Clerk would prepare an article for the next issue of Sutton Courtenay news to include reference to the Environmental Agency’s newsletter, dual purpose litter bins. Thames Water – restoration of Hobbyhorse Lane, and possible speakers at the next Parish Council meeting, and confirmation that the Parish Council had written to the Vale of White Horse District Council regarding the non determination of the Redrow planning application for 200 dwellings off Hobbyhorse Lane.

2010/25 Date of Next Meeting
Council agreed that the next ordinary meeting of the Council would take place on Tuesday 5th February, 2019 at 7.15 p.m. in the village

The meeting closed at 9.30 p.m.

Signed Date