

## SUTTON COURTENAY PARISH COUNCIL

A meeting of the Parish Council was held in the Village Hall, Sutton Courtenay on Tuesday 5<sup>th</sup> February, 2019 at 7.15 p.m.

Present: Councillors: Rita Atkinson, Christopher Campbell, Teresa Field, Karl Gebhart, David Hignell, Martin Howell, Michael Jenkins (Chairman),  
Clerk: Mrs. L. Martin  
Cllr. Gervase Duffield  
4 members of the public  
Joined by Cllr. Richard Webber (County Councillor)

- 2019/26      Apologies for absence  
Apologies for absence had been received from Cllrs. David Butler, Claire Myerson, and Jennifer Corrigan.
- 2019/27      Declarations of Interest  
There were no declarations of interest.
- 2019/28      Minutes of the meetings held on 8<sup>th</sup> January, 2019  
These were agreed and signed as a true record of the proceedings.
- 2019/29      Matters Arising from the Minutes of the meetings held on 8<sup>th</sup> January, 2019  
Didcot Garden Town Board  
Council noted correspondence that the parish's participation in the Board was being considered at the Nominated Board meeting on 6<sup>th</sup> February, 2019.
- Village Green  
Council noted that the sign board laid on its side had been re-erected, and the waste fibre board removed.
- Hobbyhorse Lane – Thames Water  
Confirmation had been received that Thames Water was assessing the state and condition of Hobbyhorse Lane, following their works, and had undertaken to correct any problems found.
- Magnox – Footpath Clearance  
Council noted the response from Magnox regarding the footpath clearance. The County Council's rights of way officer had checked Christchurch Way as a public footpath and was satisfied with the restoration. Magnox were revisiting the signage in the recreation ground to try and encourage dog walkers to use the paths. They were also in correspondence with Manor Management Ltd regarding the works in footpath 27
- Milton Road – brick bus shelter - graffiti  
The graffiti on the bus shelter had been checked. A professional cleaning company was required. The Clerk would obtain a quotation for the works.

2019/30

## Public Participation

### Planning growth

A question was asked as to when planning officers would consider granting permission again for developments in the area. Would this be when the infrastructure plan was announced and grants for growth obtained, or when the Thames Crossing was actually built.

The Chairman advised that, as far as he was aware, that it was likely to be not until 2025 until the infrastructure was actually in place. The Local Plan would cover the period to 2031 if it were approved at the Inspectorate stage.

### Hobbyhorse Lane

It was noted that Thames Water had agreed to restore Hobbyhorse Lane following the works, however it was suggested that shingle was needed to ensure a better surface. Hardcore or similar would not be welcome as this may encourage vehicles to use it, particularly as hedging had been cut, and the Lane appeared wider.

2019/31

### County Councillor's report – Cllr. Richard Webber

This would be given on arrival by Cllr. Webber

2019/32

### District Councillor's Report – Cllr. Gervase Duffield

#### Didcot "A" power station

Issues regarding the proposed new link road had been raised at the RWE Liaison Committee meeting. The road was planned on a diagonal line. Cllr. Duffield suggested that the County Council had indicated that the road would not be achievable in that location, partly to the electrification of the railway line as it would need to go at a higher height to cross the rail line. The proposal was to site the road parallel to the "B" station, with a 90 ° road crossing the rail line much further in a westerly direction, but there were difficulties with that owing to the mist produced by the " B" station. The District Council and County Council were not in agreement as to a solution. Cllr. Duffield had requested an on site meeting.

#### Oxford Flood Relief Scheme

Cllr. Duffield referred to the decision by the Environment Agency not to progress the Abingdon flood relief scheme owing to the costs involved. The Abingdon flooding came from the river Ock and not the Thames, and such a decision would have ramifications further South downstream. He had tried to speak with the planning officer to ensure that the Oxford scheme was not implemented until the downstream area had been investigated. He had intended putting a question to the District Council to make the same enquiry.

#### FCC Liaison Meeting

The company had been taken over by Carlos Slim and there appeared to be a rethink of operations. Detailed plans for future development had been outlined at the meeting by Andrew Bateson, the Senior Planning partner at West Waddy. Parish Councils would be contacted in due course.

Proposed new river crossing

The County Council was still working on siting the new Thames bridge to the west of Appleford. It was thought that the bridge and the redevelopment of the FCC site were being considered together.

Cllr. Campbell stated that he was irritated by the County Council's consultations documents which show a preferred option implying the decision had already been taken, yet they were claiming it was a consultation exercise.

Appleford Station

The plans for a car park at the Appleford Station were still ongoing, so this was felt to be a positive move since, at one time, the station may have closed.

201933 Matters raised by Councillors for information

The Plough – High Street

Confirmation was sought that signage outside the Plough, referring to the name, related to the name of the new house, and not to any public house which was continuing to trade from the site. This was confirmed.

2019/34 Cllr. R. Webber joined the meeting at 7.45 p.m.

2019/35 Matters raised by Councillors continued

Proposed River Crossing

It was suggested that the Parish Council needed to engage in dialogue with the County Council regarding the river crossing. Comments were made regarding FCC and knowledge of a new route west of Appleford. Various routes had been identified in the Didcot Transport consultation document in the Autumn of 2018, and the County Council had stated that the route west of Appleford was its preferred option. It was suggested that the Parish Council consider the matter of the new river crossing as an early agenda item at its next meeting. Cllr. Webber had asked for a meeting with senior highway officers

2019/36 County Councillor's report – Cllr. Richard Webber  
FCC - Liaison Committee

There appeared to have been some confusion between the Oxfordshire Growth Deal, and the Oxfordshire Plan to 2050 in future proposals for the site outlined at the meeting. The County Council had a standing objection to development proposals owing to traffic impact, and the District Council was commenting on flood implications.

County Council Budget

Budgeting was tight and there was no room for movement. The District Councils had collected £2.5m more of council tax. There had been an additional cabinet paper indicating that some of that funding would go into youth services.

2019/37

Police Matters

Recreation Ground

It was reported that the last 2 Monday mornings police and an ambulance had been seen in the vicinity of the recreation ground. The Nordic walking group that walked there was concerned about a person with health issues. Previous reports had indicated a person camping in the vicinity and on occasions in the corner of the recreation ground

PC Keith Morton

It was reported that PC Morton was retiring soon, and therefore there would be a change in the local police officers serving the area.

2019/38

Planning Applications

a) Decisions on previous applications

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

58 Milton Road

Permitted

1<sup>st</sup> February 2019

P18/V2951/LB and P18/V29550/HH Rear extensions to form new first floor bedroom and ground floor bootroom/utility. New front porch canopy. Replacement windows

Goslings 3 Drayton Road

Permitted

1<sup>st</sup> February, 2019

P18/V2925/HH Proposed single storey front extension and raising of roof to include new first floor level

67 High Street

Permitted

18<sup>th</sup> January, 2019

P18/V2617/FUL Variation of P16/V1457/FUL to rectify garage design and position and clarify boundary

51 High Street

Permitted

1<sup>st</sup> February 2019

Notification of scoping opinion

Concrete block factory and associated plant and machinery

Appleford depot, Sutton Courtenay

Confirmation from the County Council that an EIA is required to cover noise including that generated by external working, deliveries and night time working, ecology, roads and transport, flood risk, landscape and green infrastructure. 25<sup>th</sup> January, 2019

b) Applications dealt with prior to the meeting

The Parish Council had been notified of the following 2 lawful development certificate applications and had no comment to make.

P19/V0003/LDP Single storey rear extension, front porch, single storey extension, solid wall insulation, render finish, replace windows  
17 Harwell Road

P19/V3067/LDP Single storey rear extension  
9 Lady Place

P18/V3158/HH Realign pitch and unify roof to east side of property to create covered walkway and adjust wall to enable access  
13 Brook Street  
Comments: Council had no objections

P18/V2617/FUL Variation of P16/V1457/FUL to rectify garage design position and clarify boundary  
51 High Street  
Comments: The Council believed the application was lacking in sufficient detail to enable it to reach a decision. It was unclear as to which garage on the site the application related. Nevertheless, the garage was some 5.3 m tall and being close to the boundary would impact on the neighbouring property.

MW.0148/18 Request for Scoping Opinion for proposed concrete block factory and associated plant and machinery  
Landfill Site Fonterra Building Products  
Comments: The Council would expect to see reports on how this impacted on Sutton Courtenay in regards to noise, lighting, and transport

c) Applications considered at the meeting

P19/V86/ Single storey rear and single storey rear and side extension  
16 Appleford Road  
Comments: Council had no comment to make

P19/V0170/HH Single storey conservatory to the rear  
58 Lady Place  
Comments: Council had no comment to make

P19/V0196/FUL Demolition of west wing of building 3 / 4 and alterations to divide into 3 B1 /B2/B8 units with associated loading areas and car park rearrangement  
Building 3 / 4 Trident Business Park, Basil Hill Road  
Comments: Council had no comment to make

P18/V2770/FUL amendment to partial conversion of existing outbuilding  
Buckridges 13 High Street  
Comments: Council had no comment to make

Additional information received by Oxfordshire County Council for permission to extract sand, gravel and clay at Fullamoor Plantation, Clifton Hampden  
For: Hills Quarry Products Ltd

Comments: Council continued to express concerns regarding traffic impact in the area and supported Clifton Hampden Parish Council with its objections.

- d) Planning Correspondence  
Determination of Magnox planning application before receipt of Council's comments  
Council noted comments from the Vale of White Horse District Council. The application was one that sought prior notification approval for the demolition of a section of pipe and as such the District Council was required to determine it within 28 days. The notification letter to the Parish Council

- 2019/39 FCC Liaison Committee meeting 4<sup>th</sup> February 2019  
Cllr. Hignell gave a report on the meeting which he had attended. There were no operational issues. 2 odour complaints which had not been substantiated. A new area for landfill would be started this Summer. Hanson were amending the phasing of phases 7 & 5 and stockpiling, as well as submitting a scoping opinion for a concrete block plant for the "coffin" area. The proposal was to relocate the asphalt area and this would be within the same area too.  
There had been a presentation by West Waddy ADP. FCC was reviewing all their sites, particularly along the Oxford Cambridge route. They were likely to plan for a period up to 2050 at the Sutton site. 263 hectares were possibly available for redevelopment as a result of an invitation from Didcot Garden Town group as to what they could contribute to the area. Ideas included housing, country park, wind farm, shopping, links to Appleford station, and a new road through the site. The land was in flood zone 1. Discussion took place on an offer to talk to the Parish Council about the proposals. Some members wished to encourage it at an early stage, others preferred to wait. RWE had not been notified, and they would not wish housing near the power station. Concerns were expressed that the site was not in the Local Plan. The future of the millennium common was queried. It was noted that the arrangement for access was in place until 2079. Restoration of the whole site to agriculture was important.

RESOLVED:

- (i) that the report be noted
- (ii) that no approach to West Waddy or FCC be made for the time being to give a presentation to Council

- 2019/40 RWE Liaison Committee Meeting 28<sup>th</sup> January, 2019  
Cllr. Campbell gave a report on this meeting which he had attended. In regards to the redevelopment of the "A" station site, it was the developer that was urging for the realignment of roads rather than the County Council. A larger open space for development was required. To relocate the road to go over the railway at a 90° angle reduced the cost of the bridge, however siting it closer to Didcot "B" station would mean being close to the plume from the "B" station. RWE had not yet been consulted about the proposals for the new road. Consent had been

granted for certain works subject to a s. 106 agreement. The planning agreement was to be signed to allow some works to continue, but it was not envisaged that the full planning permission would be implemented. The demolition of the remaining cooling towers was likely to take place in the Summer, within an exclusion zone.

2019/41 Vale of White Horse District Council – Sutton Courtenay Forum meeting 23<sup>rd</sup> January, 2019

The notes of the meeting had been circulated to members. Meetings were less frequent, and the option to continue the meetings would be left open in case they were required at a future date. A new Council at the Vale of White Horse District could determine the future of the Forum following the elections in May.

2019/42 Neighbourhood Plan

Council noted that a community consultation event would take place on Saturday 2<sup>nd</sup> March in the village hall between 2.00 p.m. - 5.00 p.m. A detailed quotation had been received from Community First Oxfordshire for hosting the event. This was higher than previously envisaged. The Neighbourhood Plan steering group requested Council to agree to spend a further £750 to cover the costs of the consultation event.

Council also noted that there had been a lot of deliberation within the steering group on how to best proceed. A decision had been made on using professionals who would work alongside the volunteer group, rather than one company to work on the whole Plan. Council was asked to approve spending of £5000 for the group to use Kathryn Davies Heritage and Planning and Steven Warnock to undertake a village character assessment and landscape assessment.

The Chairman asked for a show of hands for those in favour of a further £750 being spent on the community consultation event, and for a sum of £5000 being spent on undertaking a village character assessment and landscape assessment.

In favour	Against	Abstention
7	0	0

RESOLVED:

- (i) that Council authorises further expenditure of £5750 for the Neighbourhood Plan Steering Group to spend an additional £750 on the community consultation event, and £5000 on obtaining professional village character and landscape assessments
- (ii) that the Clerk advise the neighbourhood plan steering group of the Council's resolution

2019/43 South Oxfordshire Local Plan – Have Your Say  
Council discussed the provision of the Local Plan, and expressed concern regarding the spread of Didcot into the surrounding areas. South Oxfordshire District Council considered Didcot to be a separate entity from the remainder of the area. There was poor infrastructure and improvements were required, as well as keeping the open green spaces to prevent coalescence. Concern was raised regarding the plans for 3500 houses at Culham, the loss of the green belt, and the impact on the highway network.

RESOLVED:

that a summary of these views be submitted as comments from the Parish Council to South Oxfordshire District Council

2019/44 Oxfordshire Plan 2050 – Sustainability Appraisal Scoping Report  
Council regretted the little past direct involvement of Parish Councils. The Clerk was asked to check the consultation dates for the exhibitions.

2019/45 Recreation Ground  
Cllr. Butler had undertaken checks within the recreation ground. No report was available. Council discussed the repairs to the recreation ground fencing, and noted that 2 ready made panels installed by metal fabricators may be slightly less costly than the fabricator making the panels himself. Discussion took place on whether improved cctv in the area would help, and whether an approach to the football club would help. It was considered that an approach to the Police in the first instance to see whether cctv evidence would be used and if so, what would be required, such as date and time stamp. It was suggested that bollards in front of the fence might be a solution to cars driving into the fence. The Clerk was asked to include this suggestion as an agenda item for a future meeting.

RESOLVED:

- (i) that Cllr. David Hignell undertake inspections of the play area on a regular basis until the March meeting of the Council.
- (ii) that an approach be made to the Police to ascertain the extent that private cctv footage would be used by them, and what would be required by them in order to provide useful evidence.

2019/46 Correspondence  
a) Vale of White Horse District Council – Have your say on the new offices at Crowmarsh. Deadline for comments 10<sup>th</sup> February, 2019  
b) Healthwatch briefing  
c) Vale of White Horse District Council – waste tour dates  
d) Magnox footpath clearance, and update

e) Vale of White Horse District Council – 142 Milton Park, division into units

f) Oxfordshire Community First – newsletter -Winter Update

2019/47

Accounts

Council received a report from the Working Party which had undertaken a review on the effectiveness of the internal audit. The Council's procedures and internal audit process provided an adequate check and independent system of internal control for a Council the size of Sutton Courtenay. A risk assessment had been undertaken during the last twelve months. The working party recommended regular checks of expenditure against budget and a review of signatories to the accounts after the elections in May.

Council noted quotations received from providers of internal audit services.

RESOLVED:

- (i) that the working party report be received
- (ii) that checks of expenditure against budget be undertaken more regularly than quarterly
- (iii) that a review of signatories to the accounts be undertaken after the elections in May.
- (iv) that the terms of reference for the new auditor and the audit plan be considered once the new internal auditor was in place.
- (v) that IAC internal audit be appointed as internal auditors for the year ending 31<sup>st</sup> March, 2019

Council noted the cheques to be signed and authorised payments totalling £4361.55 in respect of administration costs, website, legal costs for planning appeal, and dog waste bin emptying.

2019/48

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 new website, standing as a candidate in the forthcoming Parish Council elections, and current circumstances regarding the proposed Redrow development.

2019/49

Exclusion of public

The Chairman moved in accordance with standing order 1c that in view of the confidential nature of the business about to be transacted it was advisable in the public interest that the public be temporarily excluded and they should be instructed to withdraw

RESOLVED:

that in view of the confidential nature of the business about to be transacted, that

the public and press be temporarily excluded to permit discussion on staff matters and legal issues surrounding the claim for costs in regards to the planning appeal

2019/50      Planning Appeal costs  
Council considered the costs claim in regards to the planning appeal by London Regeneration Ltd.

RESOLVED:

that the Clerk progress the matter of reclaiming costs

2019/51      Staff Matters  
Council considered the advertisement arrangements, and employment terms for a new clerk.

2010/52      Date of Next Meeting  
Council agreed that the next ordinary meeting of the Council would take place on Tuesday 5<sup>th</sup> March, 2019 at 7.15 p.m. in the village hall.

The meeting closed at 9.15 p.m.

Signed ..... Date .....