

SUTTON COURTENAY PARISH COUNCIL

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

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

2019/53 Apologies for absence
Apologies for absence had been received from Cllrs. Jennifer Corrigan, Martin Howell, Claire Myerson, and Gervase Duffield (District Councillor)

2019/54 Declarations of Interest
Cllr. Christopher Campbell declared an interest in the agenda item relating to the planning application for 30 High Street in that he owned land to the rear of it.
Cllr. Teresa Field declared an interest in the agenda item relating to the planning application for 1A Drayton Road in that she owned land adjacent to it.

2019/55 Minutes of the meetings held on 5th February, 2019
These were agreed and signed as a true record of the proceedings.

2019/56 Matters Arising from the Minutes of the meetings held on 5th February, 2019
Oxford Flood Relief Scheme – Abingdon

Council noted a response from the Environment Agency regarding ceasing further works in Abingdon. The Agency continued to work with the Vale of White Horse District Council and Thames Regional Flood and Coastal Committee to investigate future funding opportunities to enable measures to be delivered for Abingdon. Whilst the costs of the proposed flood storage area outweighed any benefit, work was progressing on developing natural flood management techniques by slowing water in the upstream catchment.
Council also noted that a meeting hosted by the Abingdon MP Leyla Moran had been arranged with the Environment Agency and Vale of White Horse District Council in attendance, as well as invited stakeholders, and Abingdon residents.

2019/57 Public Participation

Neighbourhood Plan – Community Consultation Workshop 2nd March
Reference was made regarding the advertisement of the Consultation Workshop. The advertisement indicated a workshop between 2.00 p.m, - 5.00 pm. It was therefore assumed it was a drop in session at any time, whereas, in fact there had been a presentation by Community First

Oxfordshire at 2.00 p.m. which had been missed by some people. This comment was supported by other public attending. Members recognised that with hindsight the content of the event could have perhaps been better advised by the Neighbourhood Plan Steering Group. This matter would be raised by the Chairman of the Council when he attended the next Steering Group meeting.

The public also stated that the event had been recorded. This fact was unknown to the Council. The member of the public indicated that he would try to obtain a copy of the recording.

2019/58

County Councillor's report – Cllr. Richard Webber

This would be given on arrival by Cllr. Webber

2019/59

District Councillor's Report – Cllr. Gervase Duffield

Cllr. Duffield had submitted a brief report on the Science bridge leading to the Didcot "A" Power station site. Members were reminded that the developer for the site was proposing to change the location of the road access, but concerns had been raised by the Power Station owing to the water vapour from the "B" gas which could have an impact. It was understood that a meeting of relevant stakeholders had taken place, where there had been positive talks, but no conclusion reached.

2019/60

Proposed River Crossing

Council initially discussed whether it should take a more proactive role in regards to a likely river crossing. From information provided by a member who attended a meeting of Appleford Parish Council, he had heard that consultation undertaken by the County Council on the routes, was likely to be carried out again. The consultation had been first referred to as Improving Transport for Didcot, and had been part of the Didcot Garden Town happenings, which had been misleading.

RESOLVED:

- (i) The clerk make enquiries of Oxfordshire County Council as to the position in regards to the consultation on the proposed river crossing.
- (ii) that, depending on the information obtained, the matter be placed on the agenda for the April meeting

2019/61

Didcot Garden Town Board

Council noted the response from the Didcot Garden Town Manager at the Vale of White Horse District Council. This indicated that the current structure of the Board was seen as the best was to advise the decision making authorities that had specific work plans, funded projects and various resources aligned to implement the Didcot Garden Town Delivery Plan. A Sounding Board was envisaged, that would facilitate the interaction of interested Parish Councils with the Board. Members discussed the idea of a Sounding Board and considered this to be a body where comments could be made, but which had no powers, no voting rights, and whose comments could be disregarded. It was not known how the Nominated Board came into being, nor who selected the

membership. Sutton Courtenay was undertaking a neighbourhood plan, and land within that plan was within the garden town area. It was the view of members that Sutton Courtenay was in a worse position than under the previous arrangements for the governance body. Discussion took place as to writing a letter expressing the Council's dissatisfaction as to the response from the Vale of White Horse District Council

RESOLVED:

That a letter be written to Didcot Garden Town Project Manager and copied to the Leader of the Vale of White Horse District Council, Leader of South Oxfordshire District Council and Chairman of the Local Enterprise Group expressing the Council's continued disappointment at being denied a seat on the Board, emphasising that part of the Didcot Garden Town Boundary came within the Neighbourhood Plan area.

2019/62 Matters Raised by Members for information

Drayton Road - Build Out

A query was asked as to when construction was likely to take place. This could be asked of Cllr. Webber when he arrived.

Sutton Courtenay Football Club – Request

Mention was made that the Sutton Courtenay Football Club wished to hold a 6 a side tournament in June in the recreation ground. This would be an item for the next agenda for formal consideration.

2019/63 Police Matters

There were no matters raised

2019/64 Cllr. R. Webber joined the meeting at 7.35 p.m.

2019/65 Planning Applications

a) Decisions on previous applications

P15/V1304/O Mixed use redevelopment comprising up to 400 dwellings, 110,000 sq. m of Class B2/B8 units, 25,000 sq. m of Class B1, 13,000 sq.m Class A1 units, 150 bed hotel, and 500 sq.m of Class A3/A3 pub/restaurant, including link road, open space landscaping
Land at former Didcot "A" Power Station, Purchase Road
Permitted 21st February 2019

MW.0156/10 Regularise the layout of existing landfill gas utilisation compound and install additional engine and association plant equipment without complying with condition 1 to allow for an additional gas metering kiosk to be installed
Sutton Courtenay Landfill site
Permitted 19th February, 2019

P18/V1349/FUL Erection of two warehouse buildings measuring a combined total of 28907 sq.m. associated parking and servicing areas, relocation of vehicular junction on Sutton Courtenay Lane, hard and soft landscaping including acoustic screening and attenuation and mitigation ponds.

Land East of Sutton Courtenay Lane

Permitted 20th February, 2019

P18/V2539 Demolish existing pair of semi-detached cottages and construct 2 four bedroom detached dwellings and garages

3 and 4 Mill Lane

Refused 28th February, 2019

b) Applications dealt with prior to the meeting

P19/V0244 Installation of structural members within rear barn to support existing walls, floor and roof structure

4 Church Street

Comments: Council had no objections

P17/V1963/O Erection of 200 houses off Hobbyhorse Lane

Amendment - drainage

Comments: Council continued to object. Data submitted was selective and omitted to include years of high rainfall, but had included 2018 which was a drier year. As landowner, it had not been formally notified about access points into the recreation ground, and that the application affected its land.

P19/V0053/FUL Change of use to canine hydrotherapy and grooming centre

Trident Business Park

Comments: Council had no objections

P17/S4416/FUL Change of use of land from agricultural land to Farm Park. Amendments 3 & 4 Green Belt / Drainage

Culham Hill, Culham

Comments: Council continued to object on loss of green belt grounds, and the impact on the highway

Members were aware that the County Council had objected to and planning consent had been refused on applications in Sutton Courtenay owing to a potential increase in traffic impact on the highway. Yet in regards to the application for the Park Farm in Culham, and also the conversion of the Waggon and Horse public house to a hotel and the erection of 8 dwellings, in Culham, the County Council was negotiating with the applicant to try and find a solution as to the traffic impact. The approach within Sutton Courtenay in the Vale of White Horse District Council area, was inconsistent with that in Culham which was located within South Oxfordshire District Council area.

Cllr. R. Webber (County Councillor) agreed to pursue this issue

c) Applications considered at the meeting

Cllr. Christopher Campbell left the room

P19/V0428/HH Demolition of existing conservatory and single storey extension. Erection of new side and rear two storey extension and associated internal reconfiguration

30 High Street

Comments: Council had no objections

Cllr. Christopher Campbell rejoined the meeting, and Cllrs. Ms. Teresa Field left the room

P19/V0352/HH Extension, internal alterations and addition of first floor accommodation

1A Drayton Road

Comments: The description referred to an extension. It seemed a large extension on a bungalow. In practice the proposal was a demolition and reconstruction. Concerns were expressed that the adjacent house at 1 Drayton Rd could look down into the velux windows on the East side, and there was the potential for impact on neighbouring properties owing to its height and positioning of windows. Fixed, obscure glazing should be used. The property was in a conservation area and the Council would not wish to see trees felled.

Ms. T. Field rejoined the meeting.

P17/S4416/FUL Change of use of land from agricultural land to farm park. (amendment no. 5 – Access off A415)

Culham Hill, Culham

Comments: Council was concerned with the increased traffic. There was known congestion on the local highway network and vehicles waiting to turn into the site would exacerbate queues.

d) Vale of White Horse District Council Local Plan main modifications consultation

This document had been considered by members, and there appeared to be nothing which affected Sutton Courtenay.

RESOLVED:

that this Council had no comment to make

With the agreement of the council, the Chairman took the report from the County Councillor, Cllr. Richard Webber, as the next item

2019/66

County Councillor's report – Cllr. Richard Webber
Culham Park Farm

Information as to the nature and content of the application was clarified for Cllr. Webber. Concerns regarding the loss of the green belt, and the traffic impact were raised with him. There were inconsistencies between the Vale of White Horse District Council and South

Oxfordshire District Council and the approach by the County Council in regards to planning applications on either side of the Sutton bridge, where the impact of traffic was calculated. All applications in the vicinity of the River Thames and congested Sutton bridge should be treated the same. Cllr. Webber would discuss this with his colleague Cllr. Lorraine Lindsay-Gale who represented Culham.

Drayton Road – Build Out

Cllr. Webber had spoken to officers. The project was still on the list to be done, and there was a priority allocation of funds for it. A starting date was required. He would see officers again in April

River Thames – Proposed new crossing

Cllr. Webber advised that re-consultation was to take place. It was not known when, but possibly in the Autumn. The past consultation looked like an announcement for Didcot Garden Town. A comment was made by a member that it was not clear from the plans where local connections to the new route were to be located. The connections needed to be set out if there was going to be a valid consultation. Cllr. Webber suggested that the Parish Council needed a seat around the Didcot Garden Town table. Council was able to confirm to him that it had on more than one occasion requested a voice, but so far had not been successful. It was continuing with its bid to be recognised.

Impact of Brexit on Oxfordshire

County Councillors had had a briefing, on the impact of Britain leaving the European Union, on Oxfordshire. The estimation was of low risk as far as Oxfordshire itself was concerned. Questions had been raised regarding the effect of losing the BMW factory, as this would have a serious consequence should the mini no longer be made in Oxford.

Cllr. Richard Webber left the meeting at 8.00 p.m.

2019/67

Millennium Common Meeting 14th February, 2019

Cllr. David Hignell gave a report on the meeting of the Millennium Common Committee which he had attended. A new secretary and treasurer had been appointed, and discussion had focused on general maintenance and management of the site. Steps were being taken to contact Dr. Jim Asher, National Chair of Butterfly Conservation to arrange a butterfly survey.

Neighbourhood Plan

The issue raised by the member of the public was noted. The understanding was that when first arranged the role of Community First Oxfordshire was to introduce the event and discuss challenges and take questions. It had gradually taken on the form of a presentation. Feedback forms from the event on 2nd March were being assessed by Community First Oxfordshire.

The drafts of the character and landscape appraisal were to be available on 18th March. The Neighbourhood Plan support officer from the Vale of White Horse District Council had attended the last Steering Group meeting. Assistance could be given to draft policies, but firstly

all the information needed to be gathered together. Cllr. David Hignell, as a member of the Steering Group had walked the boundaries of the parish with the landscape consultant to identify the landscape issues. A suggestion of a workshop on landscape setting could be arranged, and ideas would be discussed with the Steering Group. Green Space issues were being considered by Patrick O'Callaghan and would be added to the landscape report. Information from the Neighbourhood Plan process that needed to be included on the Parish Council's website would be considered by the Steering Group and then reported to the Clerk.

2019/68

Oxfordshire Plan 2050 – Call for Ideas – First Stage Consultation

Council noted what was presented as a consultation exercise. In practice it appeared to be a charter for developers in that it started with a presumption that large development sites were required. There was little facility to argue for the retention of open spaces The set questions were leading.

RESOLVED:

- (i) that this Council not answer the set questions
- (ii) that this Council supports the retention of green open spaces around the parish to ensure that there was no coalescence with neighbouring developments.
- (iii) that this Council believes this area could not take more development as it already had the A34, Science Vale designated area, Didcot Garden Town plans, and that other parts of the county were not so full.

2019/69

Bus Shelter Milton Road – Graffiti

Council noted one quotation for the removal of the graffiti on the Milton Road bus shelter, a second quotation was awaited.

RESOLVED:

- a) that authority be given to the Clerk to incur expenditure up to £600 on removal of graffiti from the Milton Road bus shelter
- b) that delegate authority be given to the Clerk to select the most appropriate contractor.

2019/70

Village Green and Chapel Lane barrier

Council considered an estimate of £200 per post for the repair and replacement of posts around the village green, and for the barrier at the end of chapel Lane. The Chairman and Clerk had attended a meeting with a possible contractor on site, and it was discovered that 22 new posts were required, and 10 to be straightened. In view of the numbers involved, a detailed quotation was likely to be less expensive than the estimate. A barrier was likely to be in the region of £450

RESOLVED:

that authority be given to the Clerk in

consultation with the Chairman to proceed with the replacement and repair of the village green posts and Chapel Lane barrier in line with sums allocated in the budget.

2019/71

Recreation Ground

Cllr. David Hignell had undertaken checks within the recreation ground. He reported on his findings. In particular fence posts in the multi use games area had movement and were rotting at the base. Council discussed replacement, particularly with metal posts. The wooden slats could be retained. Damage had been noticed to the smooth surface of the skatepark. A quotation for some repair had already been received. Council noted that an empty barrel which had contained red diesel had been left at the edge of the field off Old Wallingford Way. This had been reported to the Council by a resident, and steps had been taken to clear this by Biffa. Council noted advice from the Police in regards to CCTV and what was required from it for it to be useful in aiding crime detection. The Police had offered to visit the recreation ground car park, pavilion and field area and undertake analysis and comment on the coverage area. Council also considered the installation of bollards in the car park in front of the fence line in order to better protect it.

RESOLVED:

- (i) that Cllr. Rita Atkinson undertake inspections of the play area on a regular basis until the April meeting of the Council.
- (ii) that the offer from the Police be accepted for a crime reduction survey and to analyse the area for cctv coverage
- (iii) that quotations be obtained for replacement posts and panels, as required, on the northern side of the multi-use games area.
- (iv) that the question of the surface of the skatepark be deferred to the May meeting of the Council.
- (v) that the question of bollards in front of the fence line off the car park not be pursued for the time being, and be reconsidered when the whole recreation ground renovation was being planned

2019/72

Correspondence

a) Appleford Road – Speed Limit

Council noted a letter from a resident regarding the location of the 30 mph speed limit on the B4016. This was now in the wrong location given that new development had taken place beyond it. Concerns had been raised for the safety of pedestrians and particularly young children with vehicles travelling at 60 mph next to dwellings.

Members were aware that the developer should be moving the 30 mph sign further along the Appleford Road, and that signage was to be relocated.

RESOLVED:

that the Clerk make enquiries of the County Council as to the relocation of the speed limit sign.

b) Footpath to the weirs

Council noted a letter from a resident concerned about the state of the footpath from the corner of Church Street/Appleford Road to the weirs. This referred to the abandoned boat by the footbridge reappearing further along the river bank, a narrowboat turning the riverbank into private garden, and the newly erected fence of the Mill House, which dominated and encroached onto the path. It was noted that the fence was the subject of a planning application.

RESOLVED:

that the Environment Agency and Vale of White Horse District Council's planning enforcement team be advised of the resident's concerns.

c) Appleford Rail Group – Request for support for trains to stop on Sundays

Council noted a letter from Appleford Rail Group requesting support of the Parish Council for the restoration of a basic Sunday rail service. One train to stop each way both morning and late afternoon/evening. Comments were made that residents in Sutton Courtenay tended to use Didcot station, rather than Appleford, but that support for Appleford station should be given.

RESOLVED:

- (i) that this Council supports the restoration of a Sunday rail service for the Appleford station
- (ii) that a letter of support be written

d) South and Vale Voluntary Community Sector Conference 13th

March, Cornerstone Arts Centre, Didcot.

e) Oxfordshire County Council – Closure extension Milton High Street on 9th February.

f) Vale of White Horse District Council – “recycling wheels” available from libraries. (information as to where to dispose of rubbish and what to recycle)

g) Aspire Sleep Out Saturday 16th March Linacre College to fund raise to help the homelessness crisis.

h) Oxfordshire County Council – Town/Parish event report

i) South and Vale Citizens Advice Bureau – News Update

j) Vale of White Horse District Council – Elections May 2019 information

k) Magnox Closure of footpath 373/7 Old Wallingford Way to Churchmere Road from 8th February for 3 months.
l) Berks Bucks Oxon Wildlife Trust - Oxford Cambridge Expressway. Decision not to allow a claim to require an Environmental Impact Assessment overturned.

2019/73 Accounts
Council noted that IAC had been appointed the internal auditor for the 2018/19 financial year.
Council noted the cheques to be signed and authorised payments totalling £7709.27 in respect of administration costs, website maintenance, neighbourhood plan survey and leaflet printing, subscriptions and litter bin emptying.

2019/74 Items for inclusion in Sutton Courtenay News
The Clerk would prepare an article for the next issue of Sutton Courtenay news.

2019/75 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 legal issues surrounding the claim for costs in regards to the planning appeal

2019/76 Planning Appeal costs
Council received an update report in regards to the planning appeal costs awarded against London Regeneration Ltd, and also those against Redrow Homes Ltd.

RESOLVED:

that the Clerk progress the matter of reclaiming costs

2010/72 Date of Next Meeting
Council agreed that the next ordinary meeting of the Council would take place on Tuesday 2nd April, 2019 at 7.15 p.m. in the village hall.

The meeting closed at 8.45 p.m.

Signed Date