

## BLOXHAM PARISH COUNCIL

### MINUTES OF THE PLANNING & STRATEGY COMMITTEE MEETING HELD AT BLOXHAM PRIMARY SCHOOL, BLOXHAM ON TUESDAY 13 NOVEMBER 2018 AT 7.30PM

**PRESENT:** Councillors, Amanda Baxter, David Bunn, Steve Craggs, Leonard Leigh, Gloria Lester-Stevens, Stephen Phipps and Jenny Yates.

**ALSO IN ATTENDANCE:** Theresa Goss (Clerk & Responsible Financial Officer), Patricia Hopkins (non-voting member of the Committee) and two members of the public.

**APOLOGIES:** Parish Councillor Joanna Barton submitted her apologies because she was at work, the apologies were accepted and the absence authorised.

Parish Councillor Mary Groves submitted her apologies because she was at ill, the apologies were accepted and the absence authorised.

In the absence of the Chairman, Councillor Jenny Yates took the chair for the start of the meeting.

Councillor Jenny Yates reminded the Councillors and the public that recording of the meeting was permitted. However, she asked that should anyone wish to record the proceedings, could they please advise the Parish Council so that this could be facilitated.

**44/18 APPOINTMENT OF CHAIRMAN 2018/2019** – Councillor Jenny Yates asked for nominations for the position of Chairman. Councillor Jenny Yates was proposed and seconded as Chairman for this meeting only.

**Resolved** that Councillor Jenny Yates be appointed as Chairman for this meeting only.

**45/18 DECLARATIONS OF INTEREST** –

Minute Number 48/18 - 18/01856/F - Loft conversion and rear gable, Penny Meadow, 2 The Ridgeway, Bloxham – Councillor David Bunn declared an interest because he lived close to the site. Councillor Amanda Baxter declared an interest because she knew the applicant.

**46/18 MINUTES** – Prior to the meeting, the minutes of the meeting held on 10 September 2018 and 11 October 2018 had been circulated to the Committee and were taken as read.

Councillor Stephen Phipps proposed amendments to the minutes of the 10 September 2018. This was seconded by Councillor David Bunn. The Chairman used her casting vote and the motion was not carried.

The minutes as drafted and circulated by the Clerk, were proposed by Councillor Jenny Yates and seconded by Councillor Leonard Leigh. The motion was not carried.

The minutes of the meeting held on 10 September 2018 were not approved.

**Resolved** that:

- 1) the minutes of the meeting held on 10 September 2018, not be approved; and
- 2) the minutes of the meeting held on 11 October 2018 be approved and signed by the Chairman.

**47/18 MATTERS ARISING** – There were no matters arising from the minutes of 11 October 2018. There was a request that the appropriate policies be included in the comments on planning applications submitted to Cherwell District Council.

**48/18 PLANNING APPLICATIONS**

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- 18/01852/F - Retrospective planning permission for 24 external security lights at The Dewey Sports Centre, Bloxham School, Barley Close, Bloxham

Two residents addressed the Parish Council in objection to the application.

Following a discussion, it was agreed to object to the application and whilst being aware of the need for lighting to enable safe access to the Dewey Sports Centre by both pupils and the community and the users of the shared car park, this application highlighted an excessive amount of lighting.

**Resolved** that the Parish Council objects to application 18/01852/F on the following grounds:

- 1) it is in conflict with the Bloxham Neighbourhood Development Plan policies BL9 Regard for amenities for existing residents and BL 11, Contributing to the rural character of the village; and
- 2) it is in conflict with the Cherwell District Council's Local Plan Part 1 and policy ESD15, Character of built Environment

To enable the application to be acceptable the following were agreed to be put forward to Cherwell District Council:

- 1) as indicated on the plan, lights E & G on the south and west side of the building be removed and replaced with low level lights along the footpath, as were apparently in situ previously;
- 2) the security light above the fire escape to be replaced with an emergency light;
- 3) the car park lights be removed and replaced with low level lighting, preferably at around kerb level;
- 4) Bloxham School be requested to consider changing the two street lights to LED lighting and to switch off all external lights on the building when it is not in use; and
- 4) Councillor Christine Heath be asked to call-in the application to Cherwell District Council's Planning Committee:

### **Action TG**

- 18/01725/F - Extension to existing cattle shed, covered manure store and erection of a new dwelling (in place of dwelling previously approved under 12/01544/F), Land 2700 North of Primary School Tadmarton Road, Bloxham - Following a discussion, it was agreed not to object to the application, but there should be conditions requested on any planning consent which was granted.

**Resolved** that the Parish Council does not object to application 18/01725/F, however it would consider it essential that an agricultural tie be placed on the dwelling and for it to be confirmed as an agricultural dwelling for a worker employed on the site. **Action TG**

- 18/01856/F - Loft conversion and rear gable, Penny Meadow, 2 The Ridgeway, Bloxham - Following a discussion, it was agreed not to object to the application, however there were concerns which the Planning Officer/Conservation Officer were best placed to address.

**Resolved** that the Parish Council did not object to application 18/01856/F, but had the following concerns:

- 1) there was conflict with the Bloxham Neighbourhood Development Plan Policies, BL9 Regard for amenities for existing residents, BL10 Development within the Conservation Area and BL11 Contributing to the rural character of the village;
- 2) the Juliet Balcony would appear to be a none traditional detail for a dwelling within the Conservation Area;
- 3) the position of the roof lights and Juliet Balcony could lead to overlooking of a neighbouring property;

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- 4) as this dwelling is located on The Ridgeway, which is particularly narrow, any construction traffic and associated vehicles would need to be carefully managed; and
- 5) the property is in a known area of Swift nesting sites.

### **Action TG**

- 18/01596/F - Kitchen extension and re-roofing of Music Room, Hellesdon, 4 Barford Road, Bloxham - Following a discussion, it was agreed that the Parish Council would object to the part of the application relating to the re-roofing of the music room.

**Resolved** that the Parish Council objects to the music room elements of application 18/01596/F, on the following grounds:

- 1) the plans provided for the application are not clear, it would appear from the second set of drawings that the intention is to create a two-story interior;
- 2) recent information provided by the applicant seems to indicate that this building has a separate identity; and
- 3) the plans are in conflict with the Cherwell District Design SPD chapters 6.7 and 7 and with the Bloxham Neighbourhood Development Plan Policies, BL9, Regard for amenities for existing residents & BL12 The importance of space and key street scenes and views.

### **Action TG**

- 18/01113/F Motor Fuel Ltd Bloxham Service Station OX15 4QF, New recessed forecourt lights - Lighting survey commissioned by Cherwell District Council

The Chairman reported that the lighting survey was being reviewed by the Cherwell District Council Enforcement Officers and when it had been finalised, it would be sent to the Parish Council. The application was due to be submitted to the Planning Committee at CDC on 13 December 2018. The Committee would wish it to be noted that the applicants do not appear to give any indication of addressing the problems currently experienced by residents.

**Resolved** that the report be noted.

## **49/18 UPDATES ON PLANNING MATTERS:**

- i) Miller Homes: Tadmarton Road and Milton Road – It was reported that Miller Homes was still removing sewage from the Tadmarton Road site by tankers and the drainage was not yet connected to the main road. In addition, the ditch from entrance to the site, upwards along Tadmarton Road, had still not been cleared.

It was also reported that the ditch from the entrance to Mr Facon's property on Tadmarton Road down to the Primary School needed to be cleared and so too did the ditch outside of the Primary School.

**Resolved** that:

- 1) the report be noted;
- 2) the appropriate land owners be contacted about clearing of the ditches; and **Action TG**
- 3) Miller Homes be asked when the drainage on the Tadmarton Road site would connected to the drainage system in Tadmarton Road. **Action TG**

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- ii) Local Plan Hearing, Oxford Unmet Housing Need – The hearing could be held in December 2018 and the Parish Council needed to consider making verbal representations, as it had done previously.

**Resolved** that the report be noted.

**50/18 MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT CONSULTATION** – The Committee was asked to make comments on the consultation document and send them to the Chairman, by 30 November 2018. The deadline for submission was 7 December 2018.

**Resolved** that comments on the consultation be forwarded to the Chairman by 30 November 2018. **Action ALL**

**51/18 DATE OF NEXT MEETING** – To be confirmed.

(The meeting ended at 8.45pm)

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Chairman –2018