

BLOXHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD AT JUBILEE HALL, BARLEY CLOSE, BLOXHAM ON MONDAY 6 FEBRUARY 2023 AT 7.00PM

PRESENT: Chairman, Councillor David Bunn; Councillors Russell Avens, Stuart Begg, Joanna Barton, Richard Boyce and Mike Fenner.

ALSO IN ATTENDANCE: Theresa Goss (Clerk and Responsible Financial Officer), County Councillor Kieron Mallon, District Councillor David Hingley and ten members of the public.

The Chairman welcomed Councillor Stuart Begg to his first meeting as a Parish Councillor.

151/22 Apologies – Parish Councillor Steve Craggs submitted his apologies because he was on holiday.

Resolved that the apologies be authorised and the absence approved.

152/22 Declarations of Interest – There were no declarations of interest.

153/22 Minutes – Prior to the meeting, the minutes of the meeting held on 9 January 2023 had been circulated to the Parish Council and were taken as read.

Resolved that the minutes of the meeting held on 9 January 2023 be approved and signed by the Chairman.

154/22 Matters Arising

Minute Number ?? – Matters Arising – A meeting with the Royal British Legion regarding the Remembrance Day Parade 2023, had been rearranged from Wednesday 22 February 2023 to Wednesday 1 March 2023.

155/22 Chairman's Announcements

- Graffiti at Jubilee Park, Bloxham Recreation Ground and at the Co-op on High Street – Racist graffiti had been removed from the Co-op and Bloxham Recreation Ground. It had been partially removed at the Jubilee Park play area and some painting was now required to complete the work.
- Smith Family Memorial – Cherwell District Council had agreed in principle to the memorial, however Tom Smith was now consulting with the Design Conservation Officers at Cherwell District Council.
- Relocation of Planters – The planters which had been removed from the junction of Bloxham Grove Road, Ells Lane and the A361, could now be located back in roughly the same positions they had been previously. The 'Welcome to Bloxham' signs would be located slightly in front of the planters.
- Precept 2023/2024 – Bloxham PC was the biggest Parish Council in the Cherwell area, not to increase their precept for 2023/2024.
- Stone Walls – The works to rebuild the wall in Courtington Lane had been completed. The owner of the wall in Cumberford was in contact with a contractor, who was liaising with the County Council and although this was moving forward, it would take some time.
- Traffic Calming – The Parish Council had received comments from the County Council on its proposals for traffic calming measures and there would be an informal consultation with the community in the near future. The County Council would also undertake a formal consultation process.
- Community Speed Watch Scheme (CSW) – The initiative would be starting in the next few weeks. The Parish Council could suggest the best locations for the speed checks, but these had to be approved by Thames Valley Police. There were approximately nine locations in the village which had been identified so far. Eight residents had volunteered to assist with the Scheme and warning signs would be erected at the entrances to the village.
- Painters Clise – There had been damage to the ground at the entrance to Donkey Field because an Amazon van had got stuck in the mud and it had been left there for some weeks. Quotes had been obtained by the Parish Council for the reinstatement works and the Clerk would be submitting a claim through Amazon's insurance.
- Spare Seat Bus Scheme – Children in outlying villages used the 'Spare Seat Bus Scheme' to enable them to get to and from Warriner School. The County Council was removing this service, which meant that 39

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children would have to be dropped off and collected from School each day, which would result in more traffic in the village. A meeting had been held at Warriner School on 30 January 2023, but none of the County Council Councillors were present, only County Council Officers. The County Council's reasoning for the withdrawal was that they were providing their minimum statutory requirement with the bus service and this did not include funding spare seats. This was extremely disappointing to the parents of the children, Warriner School and the Parish Council.

- Banbury Local Cycling and Walking Infrastructure Plan – The consultation was on-going and the proposals involved changes to the Public Right of Way from Bloxham Grove Road to the Windmill, which then went on to Bodicote. This was the only impact on Bloxham, but there were a number of changes in Banbury, which residents were encouraged to comment on. The document was incredibly long, but it was suggested that page 60 was a good starting point.

156/22 23/00065/OUT, OS Parcel 0006 Adjoining North Side Of, Ells Lane, Bloxham – The Parish Council considered an application for outline planning permission for up to 30 dwellings, including access off Ells Lane and demolition of the existing stabling on site. All matters were reserved except for access.

The Parish Council invited members of the public to speak on this item.

Resolved that the Parish Council objects to application 23/00065/OUT on the following grounds:

Overview:

This development does not comply with the Policies in the Bloxham Neighbourhood Development Plan 2015 – 2031, made 2016. This Plan is valid and was referenced in a Planning Inspectorate appeal decision dated 9th February 2023.

The Cherwell District Council's Housing Land Supply Statement (February 2023) states that the Council can demonstrate a 5-year housing land supply of 5.4 years (2022 -2027). Given this statement, "tilted balance" is not relevant and should not be applied to this application.

This development is not indicated as a strategic site in the Cherwell District Local Plan 2011 – 2031 and has not previously been highlighted as a potential development site or included as part of the 2040 review.

The site is located outside the built form of the village, within an area of agricultural land and open countryside. Allowing this application would set a precedence for residential developments to the North of Ells Lane and Bloxham Grove.

In a response to a Banbury planning application 22/03868/OUT, dated 07.02.23, Cherwell District Council's Planning Policy make the following comments, which it would not be unreasonable to apply to this application:

"The application site, if developed, will extend the current built up limits of Banbury into open countryside. The site is not allocated for development in the development plan. The proposals are therefore contrary to saved policies C8 and H18."

Infrastructure:

Although recognised as a Category "A" village, there is only so much development the current infrastructure can sustain.

Doctors surgery:

Over capacity. With the Adderbury surgery list closed, new estate residents will be looking to Bloxham. Along with the proposed additional developments in its catchment area, the surgery will not be able to continue to provide the level of service it currently does. This is an important factor when you look at the demographics for the area, Bloxham has an aging population bringing with it more complex medical needs and Dr/patient time.

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Dental Practice:

Closed list for new NHS patients.

Primary School:

On paper, it is at, or near capacity, however reality reflects an “overcapacity” future environment, with the additional pressures that this brings to teaching and support staff. This development would equate to an additional 11 pupils, with a further 11 from a Milcombe development. The existing 220 new homes with their young children coming up to school age, it is not unreasonable to see a steep increase in demand for places at the Primary School.

Traffic and roads:

The junction of the A361 with Bloxham Grove and Ells Lane has recently undergone some improvement works to mitigate the additional traffic coming from the SEN school development located on Bloxham Grove. Any perceived benefits from this will be quickly negated by the additional peak time traffic at this junction coming from this development, it would not be unreasonable to expect this to be in excess of 40 vehicles.

This area of Ells Lane has been adopted by many parents as a pick up and drop off point for Warriner School. There can be upwards of 14 vehicles parked at school pick up, with a further 6 in Crabtree Close. The developers proposed traffic easing plan would be to put yellow lines in place, thus moving these vehicles to the Chipperfield Park estate, which at peak times has no unrestricted “on street” parking spaces, is basically a car park and a “no go” area for residents at this time.

It is worthy of note that with the withdrawal of the WA17 Bus route, spare seat scheme by OCC (for school children attending Warriner), a total of 80 journeys for “drop off” and “pick up” will be required by impacted parents, adding to the current congestion and parking issues.

In previous statements regarding the traffic solutions to accommodate the SEN school on Bloxham Grove Road, the alterations to the A361 junction with Ells Lane and Bloxham Grove Road, Oxfordshire County Council Highways appeared to suggest that in this location double yellow lines would not be effective, as there are insufficient officers to police them.

Cherwell District Adopted Local Plan, Bloxham Neighbourhood Development Plan (BNDP) and National Planning Policy Framework (NPPF)

Adopted Local Plan (2015) and the BNDP

This plan aimed to manage the growth of Cherwell up to 2031

- focusing most of the proposed growth in and around Bicester and Banbury
- limiting growth in our rural areas and directing it towards larger and more sustainable villages
- aiming to strictly control development in open countryside.
- Development in the open countryside will not be permitted

BL2 In addition to the major development set out in Policy **BL1** the following sustainable development will also be permitted:

Minor development of less than 10 dwellings.

Infill gaps in an otherwise continuous built-up frontage.

Category “A” village suitable for minor development within the built up limits

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This development is not within the existing built – up limits.

Policy Villages 2: States that in villages a total of 750 dwellings will be provided to support the need for new dwellings in the Cherwell District; however, this figure has now been achieved and as outlined by the Inspectors at Tappers Farm and Sibford Ferris there would be demonstrable harm from exceeding delivery of 750 dwellings at Category A villages within the plan period.

BL7: Where pumped drainage is employed, design features which help to ensure that property flooding will not occur in the event of a temporary failure of the mains electricity supply must be incorporated. The use of sustainable urban drainage systems will be encouraged where appropriate.

Pumped drainage is proposed for this development. This will be going into an existing sewage system already at capacity following recent developments and the SEN school coming online in the next few months. These pumped systems have been known to fail, one such incident being on Barford Road, as such, safety measures need to be in place to mitigate any risk.

Increased flood risk where surface water is unable to naturally drain away and has the potential to drain into the flood plain at the bottom of the hill increasing the risk of excess water flowing on to the A361.

BL9: All development shall where appropriate:

- b. Ensure that there is adequate wastewater and water supply capacity to serve the new development and to avoid the exacerbation of any existing problems
- c. Ensure that the impact of any additional traffic likely to be generated by the development has been satisfactorily mitigated and will not adversely affect the highway network.
- d. For new housing developments, ensure that a sufficient supply of local primary school places is available to meet the needs of existing and new residents.

The existing infrastructure of Bloxham cannot sustain this level of development, as detailed in the “overview” and BL7.

BL11 All development shall be encouraged to respect the local character and the historic and natural assets of the area.

a. Will no longer reflect the distinctive character of this area of the village.

b. This development would bring forward the “built up” line to North of Ells Lane giving a disjointed approach and poor visual impact to the village Gateway.

f. Remove an area of open space / agricultural land currently used for grazing, thus harming the rural character.

NPPF

79. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

This site is not identified as any of the above, it will not support local services rather it will place a further strain on them.

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

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- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

This development does not comply with the current NPPF.

Section 106 Agreement

If the local planning authority is minded to approve application 23/00065/OUT, the Parish Council would make the following requests for Section 106 funds to mitigate the impact of the development on the community of Bloxham:

1. Financial support for the purchase of land, or provide land, for a new burial ground in Bloxham.
2. Five-year funding for the Cherry Tree Centre.
3. A play area not be installed on the site, instead funds be allocated to Bloxham Recreation Ground and Jubilee Park to upgrade their play facilities, including the addition of inclusive and accessible play equipment and wheelchair access to Bloxham Recreation Ground.
4. Outdoor gym equipment for Bloxham Recreation Ground/Jubilee Park/other suitable site in Bloxham.
5. Provision of land for allotments.

157/22 Open Forum – A resident addressed the Parish Council with regard to flooding in the village and asked who was the responsible body for clearing drains and gullies in the village. It was confirmed this was the responsibility of the County Council. In addition, all residents could report items of concern to the County Council's 'Fix My Street' web site.

Councillor Richard Boyce queried a number of issues on Stone Hill which related to Bloxham School. It was agreed that a meeting be arranged with Tim Seton, Estates Manager at Bloxham School, the Chairman, Councillor Richard Boyce and other concerned residents. **Action TG**

A resident addressed the Parish Council and would like training on how to use the defibrillators in the village. The Clerk would contact James Henderson to establish whether he could assist with training sessions. **Action TG**

(For information, following guidance from the National Association of Local Councils, the Parish Council did not specifically name individual residents within its minutes, unless they were speaking in an official capacity)

158/22 Reports from County and District Councillors – Prior to the meeting, County Councillor Kieron Mallon and District Councillor David Hingley had circulated their reports to the Parish Council.

The Councillors were thanked for their reports.

Resolved that the reports be noted.

159/22 Environment/Village Matters

- i) Air Quality Survey – The Parish Council received an update on the Air Quality Survey from Brian Smith, who was leading the project on behalf of the Parish Council.

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On Friday 27 January 2023, Mr Smith had met with District Councillor David Hingley and had discussed air quality. Mr Smith had documents on the subject which he would share with District Councillor Hingley and the Parish Council. The last review had been undertaken in 2017 and the village was an area of concern at that point. It had been recommended that monitoring should continue, however, this had not been actioned.

Mr Smith gave an overview of the issues around the High Street, in particular at the shops and explained why air quality was so poor and why this was an area of concern.

District Councillor David Hingley reported that he supported the work which Mr Smith had been undertaking and would contact the Cherwell District Council officers to establish whether air quality monitoring could be undertaken sooner than December 2023, which was when it was currently scheduled.

Mr Smith was thanked for his report and his work on air quality.

Resolved that the report be noted.

- ii) Burial Ground – The Clerk reported that in the absence of Parish Councillor Steve Craggs, there was no report on the proposed new burial ground.

Resolved that the report be noted.

- iii) Gate at the Entrance to the Gogs in Painters Close – The Chairman reported that residents had requested that the Parish Council considered installing a new gate to be located at the entrance to The Gogs, to prevent another incident similar to the issue with the Amazon van. If a gate was installed, access would still be required for pedestrians and also for vehicles when the tree maintenance work was completed.

Resolved that the situation be monitored and a decision regarding a gate, be deferred to a future meeting.

- iv) Coronation of HM King Charles III – The Parish Council discussed village events to mark the Coronation of HM King Charles III.

Resolved that:

- 1) Parish Councillor Joanna Barton to contact the public houses in the village to establish whether they are able to work together on an event; and
 - 2) if the public houses are unable to work together on an event, the Parish Council will offer grants to residents to hold street parties. **Action JB**
- v) Bench on The Green – The Parish Council received an update on the progress with the maintenance of the round bench on The Green, by the War Memorial. There were a number of difficulties and complications with maintaining and refurbishing the bench because it had originally been a bespoke design.

Resolved that Stephen Walsh be contacted with regard to replacing the bench on The Green with a new model, rather than undertaking a refurbishment of the current bespoke bench. **Action RB**

160/22 Planning

- i) Planning Applications/Works to Trees – Prior to the meeting, the details of the planning applications/works to trees which had been considered by the Parish Council, since the last meeting, had been circulated.

Resolved that, it be noted and approved that, no objections had been made by the Parish Council in respect of the following planning applications/works to trees:

22/03571/TCA Steeple Barn, Painters Close, Bloxham
Tree works

22/03620/TCA Sunnyside, High Street, Bloxham

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Tree works

22/03780/DISC Stone Hill House, Stone Hill, Bloxham
Discharge of Condition 4 (timber cladding) of 21/01476/LB

23/00073/TCA The Malt House, Queen Street, Bloxham
Tree works

Resolved that, it be noted and approved that, observations had been made by the Parish Council in respect of the following planning applications/works to trees:

22/03724/F & Grey Roofs, Kings Road, Bloxham

22/03725/LB Creation of new openings and alterations to existing openings; removal of modern elements and insertion of stud walls; conversion of rear range to create of boots / utility rooms; removal of porch; conversion of attic space to form habitable accommodation including insertion of stud walls and rooflights

Resolved that, it be noted that the Parish Council is considering the following planning applications/works to trees:

R3.0004/23 Oxfordshire County Council, New Road, Oxford, OX1 1ND
Construction of a school hall extension with internal reconfigurations and associated hard and soft landscaping at Bloxham Church Of England Primary School, Tadmarton Road, Bloxham, Oxfordshire, OX15 4HP

23/00126/F Land SW of Sub Station, Ells Lane, Bloxham
Extension to an existing agricultural building - Building 2

23/00124/F Land SW of Sub Station, Ells Lane, Bloxham
Extension to an existing agricultural building - Building 1

23/00178/F Hill Cottage, Workhouse Lane, Bloxham
Erection of detached carport/garage

- ii) Results of Planning Applications – The Parish Council noted decisions made by Cherwell District Council since the last meeting of the Parish Council.

Resolved that the report be noted.

- iii) Local Plan 2040 – The Chairman reported that the consultation period for the Local Plan 2040 had been delayed by Cherwell District Council.

Resolved that the report be noted.

161/22 Parish Council Matters

- i) Vacancies – The Clerk reported that there were no applications for co-option onto the Parish Council.

Resolved that the vacancies continue to be advertised.

- ii) Drop-In and Chat – Prior to the meeting, a report on the Drop-In and Chat had been circulated to the Parish Council.

Resolved that the report be noted.

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- iii) Banbury Local Cycling and Walking Infrastructure Plan – The Chairman highlighted the County Council’s consultation document and encouraged all Councillors and residents to read it and make comments.

Resolved that the report be noted.

162/22 Finance

- i) Accounts for Payment/Uncashed Payments and Income - The Clerk submitted to the Parish Council, the accounts for payment, uncashed payments and the income since that last meeting.

Resolved that the income since the last meeting and the uncashed payments be noted and the following accounts for payments be approved:

Enix Ltd Bank - Email Hosting	£5.99
Theresa Goss – Salary for February 2023	
HMRC – Payment for February 2023	
Oxfordshire County Council – Clerks Pension for February 2023	
Ellen Hinde Hall – Grant for 2022/2023	£533.00
Cherwell District Council – Removal of Graffiti at Bloxham Recreation Ground	£331.12
Turtle Engineering Company – Sticker for Bleed Pack	£7.20
John Groves – Neighbourhood Plan Web Site	£28.98
Cotefield Treecare Ltd – Tree Works in The Gogs	£1051.30
Nigel Prickett – Gascoigne Way Hedge Cutting	£201.60
David Andrews – Electricity Connection for Christmas Tree	£20.00
Community First Oxfordshire – Annual Subscription	£70.00
Joanna Barton – Decorations for Christmas Tree Festival	£55.51
Jubilee Park Management Committee – Room Hire	£24.00

- ii) Bank Reconciliation – The Parish Council considered the bank reconciliation for the Unity Trust Bank accounts as at 6 February 2023.

Resolved that the bank reconciliation as at 6 February 2023 be noted.

- iii) Budget Monitoring – The Parish Council considered the budget monitoring report from April 2022 to February 2023.

Resolved that the budget monitoring report from April 2022 to February 2023. be noted.

- iv) Parish Council Funds – The Chairman suggested that Councillor Mike Fenner should investigate moving some of the Parish Council funds into another bank account or making an investment.

Resolved that this item be deferred to the next meeting for further information. **Action TG**

163/22 Correspondence – There was no further correspondence.

164/22 Meeting Dates – The Chairman reported that the next Parish Council meetings would be held at Jubilee Hall, Barley Close, Bloxham, commencing at 7.00pm.

Resolved that it be noted that, future meeting dates for Bloxham Parish Council are as stated below.

- Monday 6 March 2023
- Monday 3 April 2023
- Wednesday 26 April 2023 (Annual Parish Meeting)
- Tuesday 9 May 2023

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165/22 Items for Future Agendas/Items of Information

- Traffic Calming Working Group
- Queen Street Land
- Energy Crisis
- Cherry Tree Centre
- Investing Parish Council Funds

(The meeting ended at 9.30pm)

Chairman – 6 March 2023