

BLOXHAM PARISH COUNCIL

MINUTES OF THE PLANNING & STRATEGY COMMITTEE MEETING HELD AT BLOXHAM PRIMARY SCHOOL, BLOXHAM ON THURSDAY 24 MAY 2018 AT 7.30PM

PRESENT: Chairman, Councillor Sue Slater; Councillors Joanna Barton, Amanda Baxter, David Bunn, Mary Groves, Leonard Leigh, Gloria Lester-Stevens, Stephen Phipps and Jenny Yates.

ALSO IN ATTENDANCE: Theresa Goss (Clerk & Responsible Financial Officer), Patricia Hopkins and eighteen members of the public.

APOLOGIES: Parish Councillor Mike Hawtin submitted his apologies because he was on holiday, the apologies were accepted and the absence approved.

The Chairman welcomed everyone to the meeting, especially the new Councillors Amanda Baxter, Joanna Barton, David Bunn as this was their first meeting of the Committee.

The Chairman also 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.

1/18 APPOINTMENT OF CHAIRMAN FOR 2018/2019 - Councillor Sue Slater asked for nominations for the position of Chairman for 2018/2019. Councillor Slater was proposed and seconded for the position of Chairman.

Resolved that Councillor Sue Slater be appointed as Chairman for 2018/2019.

2/18 DECLARATIONS OF INTEREST

Minute Number 5/18 - Planning Application Number 18/00676/F – Councillor Gloria Lester-Stevens declared an interest in this application because the applicant was a family member.

3/18 MINUTES - The minutes of the meeting held on 23 April 2018 were taken as read and duly adopted and signed by the Chairman.

Resolved that the minutes of the meeting held on 23 April 2018 be approved.

4/18 MATTERS ARISING - There were no matters arising.

5/18 PLANNING APPLICATIONS - The Chairman reminded the meeting that the Parish Council was a Statutory Consultee for planning applications and the decision whether to approve or refuse applications would be made by Cherwell District Council(CDC).

i) **18/00594/F** - Conversion of office/mess room and store (former stable) to Essential Agricultural Worker's dwelling, Chequer Tree Farm, Ells Lane, Bloxham

The Chairman reported that the usual procedure was to allow ten minutes for public speaking at the meetings of the Planning & Strategy Committee. However, because there was a lot of correspondence on CDC's Planning Portal relating to this application which the Committee was aware of, and there were a number of members of public in attendance at the meeting she would, on this occasion, allow fifteen minutes with a maximum of three minutes per person. The Committee was in agreement with this decision.

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Five members of the public then addressed the Committee with their reasons why they wished to support the application. An offer to visit the site was extended to the Committee, however the majority of members had already visited the site on a number of occasions.

Each speaker gave their reasons for supporting the applicant and the garden centre as a village asset.

There were references to plants grown locally and not imported, plants provided for the village planters (and it was noted that these were paid for by the Parish Council) and it was suggested that there should be conditions attached to any planning approval for the site, to ensure that housing was not built on the site at a later date or there could be a covenant on the land to prevent future development. One speaker felt in his personal opinion, the Bloxham Neighbourhood Development Plan (BNDP) was not supported in the village to prevent one dwelling outside the built limits of the village, but to prevent large scale developments.

One resident asked if the Committee was obliged to make comments on planning policy grounds only making reference to the appropriate policies. The Chairman advised that it was and personal opinions and feelings about any application were not part of the process.

The Chairman also highlighted that there had been comments in support of a tea room on the site, but this was not part of this application nor was a covenant on the land offered as part of the application. A letter had been received opposing the application.

The Chairman explained that the Committee had not yet discussed the application or formed any opinions on it and she reiterated the process that the Planning Committee would follow whilst it considered the application. The Chairman also gave details on the support which the Parish Council had given to the applicant on previous planning applications.

The Chairman thanked members of the public for their comments and moved to the Committee's consideration of the application.

With regard to the need for an essential agricultural worker living on site, there were two conflicting reports. An independent report was produced at the request of CDC which did not support the need and did not agree therefore that the former stables should be converted and the other had been commissioned by the applicant to support the need for an essential agricultural worker's dwelling.

On this key issue, the Committee felt that that because there were two conflicting professional opinions on this matter, it was difficult for Councillors to form a definite view.

The Committee had reservations about how robust a covenant on the land would be and noted that the only way to protect the village from future development was by applying planning policy and not by conditions or covenants that might not be enforceable.

Members of the Committee referred to the level of support for the application on the planning portal and noted that about half of the responses were from Bloxham residents. There were queries about the suitability of the proposed conversion as both a residential property and workplace and the appropriateness of the living accommodation to be provided. Relevant planning policies were cited C7/C28/C30, BL11 and ESD13/ESD15. There was some discussion of a potential increase in traffic if the business expanded as the applicant proposed and a reference made to air quality issues in the village.

At this point, it was suggested by a member of the public that the Parish Council could obtain legal advice about the proposal for a covenant. However it was felt that it would be the responsibility of the applicant to

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obtain such legal advice and this proposal was not part of the planning application which had been submitted to CDC and could not be considered by the Committee.

The Chairman advised the meeting that a narrative response could be sent to Cherwell District Council outlining the views of the Committee that had been expressed during the meeting and linked to relevant planning policies.

Resolved that narrative response be prepared by the Chairman incorporating the views expressed by the committee and relevant planning policy and submitted to Cherwell District Council. **Action TG/SS**

- ii) **18/00742/F** - Demolition of single storey extension and erection of 2 storey extension to rear and single storey extension to side, 17 Cherrys Close, Bloxham

Resolved that the Committee has no objection to application 18/00742/F.

- iii) **18/00676/F** - Single garage to rear of property and hardstanding and drop kerb to main road, 1 Brookside Way, Bloxham

Resolved that the Committee has no objection to application 18/00676/F.

- iv) **18/00435/F** - Variation of Conditions 10 and 11 of 16/00302/F, Greenup, Banbury Road, Bloxham – The Chairman reported that this application was invalid and had therefore been withdrawn.

Resolved that the report be noted.

- iv) **18/00852/OCC** - Installation of relocatable building, comprising 4 classrooms for two years and parking area for 20 cars, The Warriner School, Bloxham Grove Road, Bloxham

Resolved that the Committee has no objection to this application providing that:

- 1) there is no additional street lighting on the car park to minimise light pollution;
- 2) the Construction Management Plan includes wheel-washing unit on site; and
- 3) no work on site is undertaken at weekends;
- 4) and makes the following comments, that efforts should be made to:
 - a) mitigate the impact of the loss of the green space;
 - b) minimise the impact on the surrounding residents; and
 - c) rigorously monitor cars parked on streets adjacent to the School and if they belong to staff or students, they be removed.

- 6/18 ACQUISITION OF LAND AT QUEEN STREET** – The Chairman reported that the application for adverse possession had been refused by the Land Registry and the Parish Council was now producing more evidence and resubmitting the application to the Land Registry.

Resolved that the report be noted.

- 7/18 COLLABORATION WITH CHERWELL DISTRICT COUNCIL (CDC) ON PCSO ON-STREET PARKING ENFORCEMENT PROJECT** – The Chairman reported that there had been a meeting with PC Paul Smith about the specific areas in the village which the Parish Council would like to be monitored.

The Banbury and Rural Neighbourhood Team only had eight officers at the moment and they were monitoring villages as best they could. The officers would be particularly monitoring dangerous parking at junctions, driving on pavements by schools and cars blocking pavements which stopped pedestrians from walking past safely.

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Resolved that the report be noted.

- 8/18 PROPOSED FOOTPATH AND UPGRADE TO LIGHTING ON BARFORD ROAD** – The Chairman reported that Geoff Barrell had confirmed that the work ~~to~~ on the footpath would be starting soon.

Resolved that the report be noted.

9/18 UPDATES ON PLANNING MATTERS:

- i) **Miller Homes: Tadmarton Road and Milton Road** – The outstanding issues on the Tadmarton Road site were the drainage, the laying of the footpath on the Miller Homes side of Tadmarton Road, the installation of the uncontrolled crossing and the cutting back of the tree by the bungalow.

Resolved that Millers Homes/CDC/OCC be contacted with regard to the above issues. **Action TG**

- ii) **Esso Petrol Station: Signage and Lighting** – It was reported that there was an on-going community protection order to stop deliveries to the garage through the night and they should not now be between 11pm and 7am. A retrospective planning application for the totem and the signs had been submitted to CDC and would be considered at the next meeting of this Planning Committee and by CDC's Planning Committee in June. The application for the lighting had not yet been received by the Parish Council.

It was noted that the owners had already been asked to stop illuminating the totem at night and to remove the signs and banners, but they had not done so.

Resolved that the report be noted.

10/18 HIGHWAY ISSUES BEING PROGRESSED WITH OXFORDSHIRE COUNTY COUNCIL (OCC)

- i) Bird's mouth fencing adjacent to Miller Homes and Bloxham Primary School – This had been installed.

Resolved that the report be noted.

11/18 DATE OF NEXT MEETING – Tuesday 12 June at 730pm at Bloxham Primary School.

(The meeting ended at 9.05pm)

Chairman – 12 June 2018