

BLOXHAM PARISH COUNCIL

MINUTES OF THE PLANNING & STRATEGY COMMITTEE MEETING HELD AT BLOXHAM PRIMARY SCHOOL, BLOXHAM ON TUESDAY 10 JULY 2018 AT 7.30PM

PRESENT: Chairman, Councillor Sue Slater; Councillors Joanna Barton, Amanda Baxter, David Bunn, Mike Hawtin, Gloria Lester-Stevens and Jenny Yates.

ALSO IN ATTENDANCE: Theresa Goss (Clerk & Responsible Financial Officer), Patricia Hopkins (non-voting member of the Committee) and Charlie Little, Bursar at Bloxham School.

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

Parish Councillor Mary Groves submitted her apologies because she had another appointment, the apologies were accepted, and the absence approved.

Parish Councillor Stephen Phipps submitted his apologies because he was on holiday, the apologies were accepted, and the absence approved.

Olivia Williams, Administration Assistant also submitted her apologies.

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.

20/18 DECLARATIONS OF INTEREST

Minute Numbers 23/18 (i) & (ii) 18/01113/F - Motor Fuel Ltd, Bloxham Service Station, Bloxham - Councillors Amanda Baxter and Joanna Barton declared an interest in this application because they lived close to the site.

21/18 MINUTES - The minutes of the meeting held on 12 June 2018 were taken as read and duly adopted and signed by the Chairman.

Resolved that the minutes of the meeting held on 12 June 2018 be approved.

22/18 MATTERS ARISING - There were no matters arising.

23/18 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) **18/00886/F Hard Courts Area Adjoining Little Bridge Road Bloxham** – The Chairman reported on the application for the erection of four dwelling houses on the hard courts area, adjoining Little Bridge Road, Bloxham. The Chairman introduced to the Committee, Charlie Little, Bursar at Bloxham School.

Mr Little reported to the Committee on the background to the application and outlined why it was important for the School to be able to develop this land at some point. One option was that the houses on the site would be used for members of staff to live in, but there were no immediate plans to build on it. He felt it was important for him to attend the meeting to listen to the views of the Councillors to ensure the good relationship between the School and the Parish Council.

The Councillors discussed the application and it was felt that the proposed houses were too high and intrusive, not in-keeping with the surrounding area and did not complement the street scene. However, the

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application did fit with the Bloxham Neighbourhood Development Plan as an infill development of less than five houses.

There was a lack of detail with regard to the pedestrian footpath and no indication of where pedestrians would cross Courtington Lane and there was no drainage information. The application did not enhance the views from the conservation area and two bungalows on this site might be more appropriate. There was also a lack of detail with regard to parking arrangements.

Resolved that the Parish Council objects to application 18/00886/F. **Action SS/TG**

- ii) **18/01113/F Motor Fuel Ltd, Bloxham Service Station, Bloxham** - The Chairman reported on the application for new recessed forecourt lights at Bloxham Service Station, Bloxham.

Following a discussion, the Committee felt that the Parish Council should object to this application for a number of reasons including the lack of a full and independent lighting survey, the high lux levels of the lighting, a lack of information on the lighting spill, the hours of operation and that deliveries should ~~only~~ be restricted to day light hours.

Resolved that:

- 1) the Parish Council objects to application 18/01113/F; and **Action SS/TG**
 - 2) a request be made to Cherwell District Council to review the decision to issue a licence for the 24 hour sale of alcohol. **Action SS/TG**
- iii) **18/01112/ADV Motor Fuel Ltd, Bloxham Service Station, Bloxham** – The Chairman reported on the retrospective application for an illuminated sign and two posters at Bloxham Service Station, Bloxham.

Following a discussion, the Committee felt that the Parish Council should object to this application because the illuminated sign should only display the prices of petrol/diesel and there should be no other advertising or illumination.

Resolved that the Parish Council objects to application 18/01112/ADV. **Action SS/TG**

- iv) **18/01086/LB Rose Cottage Rose Bank Bloxham** - The Chairman reported on the application for replacement of metal window like for like at Rose Cottage Rose Bank Bloxham.

Resolved that no comments be made on application 18/01086/LB. **Action SS/TG**

- 24/18 ACQUISITION OF LAND AT QUEEN STREET AND DISCUSS THE FOOTPATH ACROSS THE SQUARE AT QUEEN STREET ~~GREENHILLS PARK~~** – The Chairman reported to the Committee on the background to the Parish Council's application for adverse possession for the land in Queen Street, which had been refused by the Land Registry.

Following a discussion, it was felt that that land should be cleared and tidied and it should also be secured with any necessary work to the existing fencing. It was also felt that new trees should be planted on the land.

The Chairman also reported on the request from a resident for the footpath from Greenhills Park to Queen Street to be cleared. It was currently overgrown with vegetation and was difficult for those wishing to walk along it.

It was felt that quotes for the work to clear the Queen Street land and the Greenhills Park/Queen Street footpath should be obtained. It was suggested that the Parish Council should be asked to consider planting some fruit trees

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on this land particularly as the proposal for a community orchard on the amenity land on Barford Rd was not currently possible.

It was suggested that volunteers from The Slade might be prepared to undertake the work to the fencing.

Recommended that:

- 1) the report be noted;
- 2) quotes be obtained for clearing the Queen Street land; **Action TG**
- 3) quotes be obtained for clearing the footpath from Queen Street to Greenhills Park; **Action TG**
- 4) volunteers be approached to complete the necessary work to the fencing around the Queen Street land; and **Action JY**
- 5) the Parish Council considers planting new trees on the Queen Street Land. **Action TG**

25/18 PROPOSED FOOTPATH AND UPGRADE TO LIGHTING ON BARFORD ROAD – The Chairman reported that Geoff Barrell at Oxfordshire County Council had confirmed that work would start on 13 August 2018 and approximately £35,000 of Section 106 funds would be used to fund this project.

The Chairman highlighted that the total amount of Section 106 funds which had been specifically allocated to Barford Road was approximately £75,000, therefore there was still approximately £45,000 which could be used towards street lighting on Barford Road.

There were differing opinions about additional street lighting on Barford Road and following a discussion, it was agreed that as Councillors Mary Groves, Nick Rayner and Stephen Phipps all live on Barford Road, they be asked to consult with their neighbours about the project before any decision was made.

Recommended that:

- 1) the report be noted;
- 2) the County Council be contacted to establish whether Section 106 funds allocated to Barford Road, could be used to purchase a bench, for the corner of Milton Road and Barford Road; **Action TG**
- 3) County Councillor Kieron Mallon be consulted on the street lighting works and purchase of a new bench using Section 106 funds; and **Action TG**
- 4) Councillors Mary Groves, Nick Rayner and Stephen Phipps be requested to contact their neighbours on Barford Road to establish their views on additional street lighting. **Action TG**

26/18 UPDATES ON PLANNING MATTERS:

- i) **Miller Homes: Tadmarton Road and Milton Road** – The Chairman reported that work to construct the new footpath outside of the Tadmarton Road development would start as soon as Oxfordshire County Council had made the necessary arrangements with regard to the road closure.

There were currently no issues with the Miller Homes development on Milton Road.

Resolved that:

- 1) the report be noted;
- 2) Oxfordshire County Council be contacted with regard to the road closure for the Tadmarton Road footpath; and **Action TG**
- 3) a meeting be arranged with Gordon Kelman, Geoff Winter and the Site Manager at the Miller Homes development on Tadmarton Road to discuss the issues with the drainage and ditches surrounding this development. **Action TG**

27/18 DATE OF NEXT MEETING – To be confirmed.

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(The meeting ended at 9.00pm)

Chairman – 10 September 2018