

Milton-under-Wychwood Parish Council Meeting

Minutes of the meeting held in the Village Hall at 7.30pm on Wednesday 16<sup>th</sup> December 2015

PRESENT: Cllr Naish (Chairman), Cllrs Collett, Haine, Rawlins, Smith  
Acting Parish Clerk: Helen Sandhu, 43 members of the public

APOLOGIES FOR ABSENCE: Cllr L Jones, Cllr Marsden

DECLARATION OF INTERESTS:

Cllr Haine as Chairman of the West Oxfordshire District Council Uplands Planning Committee, the undetermined planning application for Dougden, Frog Lane.

Cllr Haine explained that his conflict of interests is restricted to planning applications which have not yet been determined by West Oxfordshire District Council, and as such he is free to participate in the decision making on determined planning applications, including those subject to an appeal.

MINUTES OF THE LAST MEETING

The November minutes were approved and signed by the Chairman.

PUBLIC

In response to a request by a member of the public it was resolved to move the public session to after the consideration of planning.

MATTERS ARISING

*Builders Ede land in Church Meadow:* The acting Clerk had no further information to report.

*Hacklings vehicles:* Cllr Rawlins has spoken to Mark Salf at Hacklings about the lorries coming through the village. Mr Salf was sympathetic to the concerns and said that he will try and get the routing changed.

*Hedge in Ansell Way:* Cllr Rawlins advised that the hedge has now been cut back.

*Hedge at upper end of High Street:* Cllr Naish spoke to the resident of the property and the hedge has now been cut back.

MOLEHILLS IN CEMETERY

An email had been received from a former resident concerned about the molehills in the cemetery which leave mud on the commemorative stones. It was resolved that Cllr Haine would make arrangements with Pestakers for them to deal with this problem. Cllr Naish agreed to contact the former resident who raised the concern.

APPROVAL OF ABSENCE OF CLLR MARSDEN

It was resolved to approve the absence of Cllr Marsden from Parish Council meetings due to ill health until the election in May 2016. Cllr Rawlins reported that Cllr Marsden continues to follow Parish Council business by email.

PLANNING APPLICATIONS

*New Applications:*

15/04059/HHD Erection of single storey rear extension

Dougden, Frog Lane

**No objection**



## PLANNING APPLICATIONS (CONTINUED)

### *Applications approved:*

- 15/03554/FUL Erection of new dwelling with associated parking  
Wisteria Cottage, 4 The Terrace
- 15/03525/FUL Greenhouse  
The Paddocks, Shipton Road

### *Applications refused:*

- 15/03870/FUL Change of use of ground floor from office to retail  
Alfred Groves  
Cllr Haine advised that this application was refused because there is a developing shortage of office space in the District and WODC wishes to ensure that existing office space is preserved.

### *Applications withdrawn:*

- 15/03868/FUL Erection of 5 dwellings  
Alfred Groves

### *Awaiting decision*

- 15/03356/FUL Erection of 2 Dwellings  
Owl's View, Shipton Road  
Cllr Haine advised that this will be considered by the January WODC Uplands Planning Committee

### *Applications going to appeal:*

- 15/00197/OUT Erection of up to 70 Dwellings  
Land south of High Street (Sharba Homes application)  
Jeff Haines opened the discussion on this item. He informed the Parish Council members that the Parish Council has not participated in the planning appeals process for 15 years, and has during this time left it to The Planning Inspectorate and WODC to resolve appeals. He reminded members that the Parish Council objected to this planning application for several reasons and that these reasons had been adopted by WODC who had refused the application. The response of the Parish Council to the original planning application will have been forwarded to the appeal inspector. He expressed the view that Sharba Homes is also likely to appeal against the refusal for their second application for up to 62 homes on the same site, to which the Parish Council did not object.  
Cllr Haine proposed that the Parish Council support the planning decisions made by the WODC Planning Committee and make no further comment to The Planning Inspectorate on this appeal or any subsequent appeal for the same site. The proposal was seconded and passed unanimously.

## PUBLIC

A member of the public present produced a potential map of the village showing how it could be changed if the current Sharba Homes and potential future developments are agreed. As Chairman of the Uplands Planning Committee, Cllr Haine was asked whether approval of development on this site could set a precedent for further development. It was noted that the

same Planning Officer at WODC refused an application for a single dwelling on Lyneham Road in 2014 on the basis that it would be an urbanising form of unsustainable development  
PUBLIC (CONTINUED)

which would detract from the character of the area and harm the AONB and would set an undesirable precedent for future development. The recommendation of the WODC Planning Officer in response to the second application for up to 62 dwellings was queried. Cllr Haine replied that the Planning Officers form their own views and put them forward to the Planning Committee for consideration. In this instance the Committee did not agree with the Officer's recommendation for approval and voted to refuse it.

A member of the public present said that he believes that the Head of Planning at WODC has previously stated that the issue of precedent cannot be taken into account when planning applications are considered. Cllr Haine said that precedent can be considered, and he is very aware that if the Sharba Homes application is approved this could create a precedent for the rest of the land which is potentially under their control.

It was noted that Milton-under-Wychwood has grown to its current size and design due to precedent. The key difference for this site is that it is outside the built envelope of the village; previous developments have constituted infilling. Cllr Haine expressed the view that this is an important difference and that in his view extending the curtilage of the village is not desirable and should only be considered if WODC cannot meet their housing targets. The WODC Planning Committee shares the Government view that brownfield sites should be developed first, with greenfield sites only being developed if there is no alternative. He reminded the meeting that the National Planning Policy Framework states that the protection of Areas of Outstanding Natural Beauty is of the utmost importance. WODC understands that development is necessary, but seeks to ensure that it is in the right place.

The Parish Council was asked why the Alfred Groves application for 5 dwellings had been withdrawn. Cllr Haine advised that the owner of one of the cottages adjacent to the site had made representation because one of the existing buildings was physically attached to her cottage and one of the proposed new dwellings was going to overlook her property and take away light. The application may well be redesigned and resubmitted.

Several members of the public expressed concern about the intentions of Sharba Homes in relation to the High Street site. There is a potential for the site not to deliver the low-cost homes for local people that would be expected. Sharba Homes may seek to sell the site on if planning is granted, and a new developer could have entirely different views about the development of the site. Concerns were also expressed that if this application is successful it could encourage other farmers to consider doing the same for their land.

Another member of the public expressed concern about a lack of consistency in WODC Planning Officer recommendations. Cllr Haine said that members of the Planning Committee do look at consistency and raise any concerns they have with the Planning Officers.

Representations were then made about the presentation Cllr Naish gave to the WODC Uplands Planning Committee on 2 November 2015 in relation to the application for up to 62 homes on the site. The public were informed that the views expressed by Cllr Naish reflected the majority Parish Council view. Cllr Naish was asked why she hadn't made reference to the online survey from the Milton website. The public were informed that the survey results

had not been formally notified to the Parish Council and that Cllr Naish had not therefore been aware of them before the WODC Committee meeting on 2 November.

Several people questioned the additional information (relating to the online survey) which Sharba Homes had presented to the 2 November Uplands Planning Committee meeting which PUBLIC (CONTINUED)

included information which they attributed to the Parish Council. The Parish Council was unaware of what Sharba Homes had quoted. Members of the public expressed the view that if Sharba Homes was quoting information which had not in fact come from the Parish Council, or was misrepresenting the Parish Council, then this should be challenged.

#### VILLAGE GREEN

*New Play equipment:* Cllr Rawlins reported that the work will hopefully start in February or March 2016, depending on the weather. It is hoped that this project will be completed during the life of this council.

*Unpaved entrance to green from kissing gate:* Cllr Collett reported that the ground as people enter the green from the kissing gate has become hollowed and muddy. Cllrs Haine and Collett agreed to review this area and report back to the PC with suggested solutions.

#### DONATIONS

*Taxaid:* It was resolved not to donate to this national charity. The Parish Council gives a donation to Citizens Advice Bureau who can help residents with tax issues.

*Royal British Legion (Poppy Appeal):* It was resolved to give a donation of £50.

#### ACCOUNTS

##### a. Payments out were authorised and cheques signed:

1. Playdale Playgrounds – 50% deposit towards new play equipment	£36,000.00
	0
2. Alfred Groves & Sons Ltd – materials for maintenance of play equipment, compost and bin bags	£50.71
3. BA Hull – work on Littlestock Brook	£3,996.00
4. J. Miller Clerk salary	£303.44
5. M. Ricketts Lengthsperson salary	£129.01
6. Royal British Legion (Poppy Appeal) – donation	£50.00
<b>TOTAL</b>	<b>£40,529.16</b>

**AOB**

*Resignation of Cllr H Jones:* Cllr H Jones has resigned from the Parish Council. The Head of Democratic Services at WODC has been informed and the statutory notices have been displayed in the village. As the next full election of the Parish Council is due to take place within 6 months, a poll cannot be claimed. Chris Trotman has expressed an interest in being co-opted to the Council, and this will be taken forward to the January meeting. Cllr Naish volunteered to write to Cllr H Jones to thank her for her service on the Council.

*Christmas Tree:* It was agreed that the tree and lights look very nice. It was agreed that the Clerk should write to thank the donor.

*Allotments:* Cllr Rawlins provided an update on the efforts that have been made to tidy the allotments. Kevin Grant has done some work on the vacant plots and a working party has done a lot of clearance and burned waste wood.

AOB (CONTINUED)

*Highways responses to Planning Applications:* Cllr Rawlins expressed disappointment that Highways never seems to make a negative comment in relation to any planning applications. They did not comment negatively on the parking for the Quart Pot application, nor on the applications for new developments in the village which the Parish Council thinks would adversely affect the highway. Cllr Haine agreed with this viewpoint and said that Highways don't have an issue if development would cause or increase congestion; their focus appears to be purely on accident hazards and when they assess this they rely heavily on previous accident records. WODC cannot use highways issues as a reason to object to a planning application if Highways has not themselves objected.

*Sharba Homes application for up to 62 dwellings:* The Parish Council picked up the discussion from the Public forum when members of the public had said that Sharba Homes had quoted the Parish Council and made reference to the online survey in their additional representations presented to the 2 November WODC Uplands Planning Committee. It was resolved that the Clerk will write to Sharba Homes on this issue once she is clear on what exactly Sharba Homes has said.

*Sharba Homes Planning Appeal:* Cllr Haines was asked to check the date of the appeal.

*Minute's silence at November meeting:* It was noted that the Parish Council held a minute's silence at the November meeting as a mark of respect to the victims of the terrorist attacks in Paris on 13 November.

Cllr Naish closed the meeting at 8.30pm.