

Milton-under-Wychwood Parish Council Meeting

Village Hall at 7.30pm on Wednesday 16th September 2015

MINUTES

Present: Councillors: Naish (in the Chair), Collett, Haine, L. Jones, H. Jones, Rawlins, Smith and more than 100 members of public

1. Apologies for Absence: Cllr Marsden

Declarations of Interests: Cllr Haine declared an interest in planning applications and Cllr Naish declared a personal and prejudicial interest on planning application 15/03179/FUL Quart Pot, 3 High St, Milton.

2. Minutes of the last meeting: The July minutes were approved and signed by the Chairman.

3. Matters Arising:

- The Pound wall has been repaired by Mr Dore.
- Chris Trotman and the volunteers were thanked for their excellent work around the village.
- Mr Cheeseman has cut the trees which had been raised as a concern previously.

4. Public Time

Due to the large amount of public present to discuss the Sharba Homes application, the Sharba Homes and Quart Pot planning applications were brought forward on the agenda and discussed under Public Time. Members of the public were asked to speak for 3 minutes each.

15/03128/OUT Land South of High St, MUW:

- A question was raised about the clarification of ownership of the land of which Sharba Homes are in control. What is the legal nature of this control?
- Mr Chapple spoke. The broad scale of his argument is the same as at the last meeting. MUWAG, of which he is Chairman, has 500 members. They are concerned that the pleasant village is threatened and dismayed by the short notice given for the discussion. Sharba have simultaneously announced their appeal of the rejection of the last application. The latest application for 62 homes only differs by 8 houses. All of the many arguments remain valid: the incapacity of the village to absorb a large increase in households, the unacceptable impact on the chaotic traffic congestion and the potential serious defacement of the village's status of Area of Outstanding Natural Beauty, which is why the Uplands Planning Committee rejected the previous application. Traffic congestion has worsened in the last 6 months. It has been noted that when the mini roundabout at Burford is congested, cars are going via Upper Milton instead. Councillors need to

judge the effects of this application on the village and its legal status and legitimacy. It contravenes the National Planning Policy Framework. Mr Chapple has provided a report to the councillors with this information in. The Parish Council cannot support something which is not acceptable in law. They need to reflect the views of the electors and constituents. The overwhelming majority of the village is against this application. In a poll of 200 villagers, 80% were against this proposal.

At this point Mr Chapple was asked to finish speaking by the Chairman. The Chairman asked for a show of hands from anyone born in Milton and also asked whereabouts in the village people live. This resulted in further discussion. After some discussion Mr Chapple was asked to finish off his speech. Mr Chapple summarised that Milton will continue to expand modestly but for all these reasons this development is not the way to expand.

The following points were then made by different members of the public:

- The planning application does not account for the real motivation (greed) rather than for the benefit of the community. In the application Sharba describe a florists and Go-Ride as an effective bus service. This is an insult to the village as these do not exist. The PC should throw the application out.
- This is a difficult issue for the PC to deal with; they are the lowest tier of Local Government. It is important these assertions are recorded in the minutes.
- There was a request that anyone can speak, wherever they live in the village
- There was an objection based on the current OCC subsidised bus consultation. If bus services are cut there will be more car movements.
- The price of homes is beyond the reach of most young people. What is the lowest price of one of the Sharba homes? If a few Housing Association homes were built instead they would be welcomed.
- If this application was to go ahead there would be another 124 cars on the road. This may cause accidents with children on ponies and bikes
- Traffic is already a problem in the village and with 270 houses being built at Rissington they would funnel through Burford.
- A concern was raised about a 16 metre commercial vehicle from John Hackling passing through the village. Could something be done about this? Cllr Collett explained that a letter had previously been sent to Hacklings to request the route is changed. However, the PC has no legal standing to request this so it has not been addressed.
- Cllr Haine gave some background history to land connected to the Sharba Homes planning application:

In 2010 Cllr Haine was asked to find a Rural Exception Site where planning permission is not normally given. If the landowner would sell a small piece of the land to a Housing Association at two and a half times its agricultural value, they could build on it and let the houses to local people. Cllr Haine identified part of the plot under discussion. Mrs Hartley agreed to sell half an acre for 6 homes to be built. However, the WODC Planning Officer

concluded that it was not viable; due to the rising ground the houses cannot be dug in and would stick out like a sore thumb. So the idea was quashed.

The proposed planning application 15/03128/OUT Land South of High St, MUW was put to the vote:

In favour – 4

Against – 2

Abstention – 1

The vote was carried. The Parish Council are in favour of this planning application.

15/03179/FUL Quart Pot, 3 High St, MUW

Comments and questions from the public:

- Does the planning application include building on the old car park as well as behind the back of the pub? To lose the pub would be a shame but as long as the M.S.A. sell subsidised beer the pub can't be run on a commercial basis.

Cllr Collett replied that there would be 2 houses on the car park.

Cllr Haine gave some background on this application:

The last time this application was submitted, it was refused by WODC. The planners made it clear there would be no development until the pub was proved to be commercially viable.

Cllr Haine does not believe that the M.S.A. is unfair competition as it does not provide food which he believes is necessary to be successful.

- Is it the same landlord at the M.S.A. and the Quart Pot?

In reply to this question: the ex-landlord works as a barman at the M.S.A.

There was discussion between the councillors about this planning application: the 2 points of view being; the site is such a state that any improvement has got to be right and to restore it as a pub would cost tens of thousands of pounds; if the village lets the pub go it would be a shame.

Shipton can support 3 pubs; Milton should be able to support one.

WODC planning department has a strong principle not to lose last pubs in villages.

Planning application 15/03179/FUL Quart Pot, 3 High St, MUW was put to a vote:

In favour – 1

Against – 4

Abstained – 2

The Parish Council object to this planning application.

5. Newsletter

The newsletter has been drafted and is ready to be printed.

6. Copse in Church Meadow

To discuss the possibility of Milton PC taking over the copse. To be deferred until the October meeting

7. Oxfordshire County Council Household Waste Recycling Consultation Consultation closes 5th October. To discuss whether Milton PC will comment on this consultation.

OCC are looking to cut the current recycling sites from 7 to 3 or 4. There is not one currently planned for West Oxfordshire. Councillors discussed promoting environmentally friendly practice, which these proposed cut backs do not do, and received assurance that there are no plans to reduce the frequency of household rubbish collections. Clerk to reply to this consultation.

8. Transport. To receive an update report on OCC Subsidised bus service consultation letter from the Wychwoods (Cllr Naish).

A joint letter has been sent in reply to this consultation from the three Wychwood villages. A response is now awaited.

9. Quart Pot. To receive an update report.

See under Public Time

10. Salt

The PC will order the free bag of salt provided by OCC but will not buy additional bags this year as there is still one in storage at Groves'.

11. Allotment

Eight out of nineteen allotments are currently overgrown. There was discussion about how to clear this and then control it. It was resolved to employ a gardening contractor to clear the allotments. Mr Edgington will be asked if he can do this. Cllr Rawlins will try to set up a committee of allotmenters who could notify the PC if this happens in the future.

The clerk has notified the allotmenters that the rent will be raised next year.

12. Application to erect a memorial – Edith and Eric Davenport

The application was approved.

13. County Councillor Report

County Councillor Rose reported that the target for the Government's deficit reduction is 288 million by 2018, of which 206 million has already been saved. There is currently a consultation running to keep open eight out of 51 Children's Centres in the county. Another 130 items are listed to be cut, so if it is not a statutory item it is likely to go. Recycling centres are meant to be 20/25 minutes' drive from any dwelling. Regarding the bus consultation, OCC are discussing with the bus companies how routes and services could be re-organised to be more cost-effective. The current work at the end of Elm Grove is to widen the road.

14. Planning Applications

a. New:

15/03113/HHD Harolds Gate, Jubilee Lane, MUW. Garage conversion, erection of small porch and wood burning stove.

No objections

15/03179/FUL Quart Pot. Conversion of Public House to Dwelling and the Erection of a Pair of Semi Detached Dwellings

See Public Time above

15/03128/OUT Land south of High St, MuW Erection of up to 62 dwellings, landscaping including change of use, formation of footpath and creation of ecological enhancement area, and ancillary infrastructure and enabling works

See Public Time above

b. Ongoing:

None

c. Decisions:

15/01967/FUL Manor Farm Upper Milton MUW. Conversion of barn to dwelling for agricultural tenant. **Approved.**

15//02277/HHD The Old Farmhouse, 35 High St, MUW. Formation of new porch to front of existing building and glazed light to front elevation. **Approved.**

d. Pre-application presentation over proposed development on Shipton Road from Mr Sam Simson

Mr Simson owns the barn and land opposite the school playing field. He is submitting a planning application on this site and would like to inform the residents of Milton and Shipton of his plans so it can be discussed if necessary. His plan is to build 5 detached houses and then as a benefit for the community, an ancillary parking area for school use. This car park should ease demand at school times. He intends to maintain a green buffer onto the road by landscaping and screening. The existing biomass facility would be used to heat the school with low carbon heating, and possibly the wider community in future. Mr Simson would like to lay a pipe from the newly built houses to the school for the biomass facility.

There was a discussion on the safety of the entrance with cars and lorries passing and with Prews garage opposite.

15. CORRESPONDENCE

Letter from resident with concerns over road by Elm Grove – distributed to the councillors	
Forest Update – Wychwoods Project Magazine	
Wychwood Walkers poster	

Rampchild.com Flyer (skate park)	
Creative Play flyer (outdoor play experts)	

16. Donations: Request from Wychwood Walkers for a donation to pay for the hire of the village hall @ £8.50 per hour. This is because the numbers of the group are low at present.

It was resolved to donate £100 to the Wychwood Walkers

17. Village Green

- Mrs Glynn, who lives adjoining the Village Green, has commented that her hedge has been drastically cut back. The PC was unaware of this. Cllr Rawlins to investigate and report back.
- The Aunt Sally board has been removed.
- New goals are now being stored on the Green.

18. Accounts

Payments authorised and cheques signed:

1. Library subsidy	£2032.88
2. Groves (hardwood)	£16.20
3. Groves (bin bags)	£12.29
4. ROSPA Playsafety Ltd Annual Playground inspection	£199.20
5. Margaret Ricketts (lengthperson) September	£100.20
6. Kevin Grant grass cutting August	£1,400
7. A.P. Dore - Repairs to the Pound	£500.00
7. Clerk maternity cover (Lisa Wilkinson)	£223.80
8. BDO External Auditors (retrospective)	£360.00
9. Kevin Grant grass cutting July (retrospective)	£1708.75
10. Margaret Ricketts (lengthperson) (retrospective) August	£183.81

TOTAL **£6737.13**

a. Payments in:

1. Donation from Hatwell Fair	£50.00
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Bank balance as of 13/08/2015: £93,924.45

19. Public

- The agenda item 'Copse in Church Meadow' has been deferred however the PC was asked to get expert advice before taking on this copse as management of trees is expensive.
Reply from the PC: the PC is currently in discussion with Nick Daulby from WODC and takes on board the suggestion.
- Can the PC confirm what action is being taken on Littlestock Brook?
Reply from the PC: this issue is on the agenda to be discussed in closed council.

20. A.O.B.

- A report from the volunteers has been received. They have undertaken a large amount of work. The Chair would like to thank them for this. Clerk to send a letter of thanks.
- The vets have run out of poo bags.
- The gate by Spring Cottage, off Green Lane is lying on the ground. The footpaths officer at OCC will be notified.

Meeting closed to the public at 9.22pm

21. Discussion re: tenders for stream bank

Littlestock Brook: 100/120m of bank needs grading back from the brook edge. This has been recommended by the Environment Agency. 3 tenders have been received and these were discussed by the councillors. It was resolved to accept the contract from B.A. Hull.

Meeting closed at 9.35pm