

**Milton-under-Wychwood Parish Council**

**Minutes of the meeting held on Wednesday 18th January 2017 at 7.15pm in the Village Hall**

**Present:**

DCllr Haine (JH), Cllrs Pratt (JP), Rawlins (PR), Smith (CS), Chairman Trotman (CT), Ward (PW), Young (PY); Parish Clerk: J. Miller; 50 members of the public.

**1. Apologies for absence:** Cllr KB due to illness.

**2. Declaration of interests**

JH declared an interest in all planning applications; PR declared an interest in the Green Lane planning application should it arise; CT declared an interest in the planning application for 44 dwellings in Shipton should it arise.

**3. Minutes of the last meeting**

The Nov draft minutes were considered. CT moved to approve. All in favour, motion carried.

**4. Matters arising**

None.

**5. Savills presentation re: proposed housing development at land East of Jubilee Lane/The Sands**

Landowners of the portion of the land in question requested the opportunity to present a proposal for development of 9 dwellings to the PC. Following a brief precis of the ethos of the company, Spitfire Bespoke Homes together with a consultant from Savills gave a presentation outlining the proposals and sought feedback from the public before a formal planning application is submitted. In brief, the plan is for 9 3/4/5 bed dwellings, occupying an area of 2.4 acres immediately behind the houses on The Sands and at the end of Jubilee Lane, stretching from the south side of the field to the north, with access to the existing public footpath by means of a gate from the highway. The dwellings will be of natural stone and finished with a dry stone wall along the eastern border. Those present were shown computerized images of the proposals, photos of the potential visual impact from various viewpoints and the plans in relation to the approved development at the southern end of the High Street. A landscape visual impact assessment will take place shortly. Justification for the proposals related largely to the WODC Local plan which failed to satisfy the housing supply and that the Wychwoods are considered suitable for development due to the amenities available. The public and PC were then invited to make comments. In brief, comments/questions raised included concern that the proposed dwellings are not the type of housing required by current residents of the village (too expensive and too large for pensioners and young couples and families) or for residents the village needs (affordable homes for people who will invest in village life and work locally); fear that this development will further advance the pattern of development initiated by the recently approved application south of High St and potentially expand and extend into that development, placing too much pressure on existing poor infrastructure and amenities; question about how this development is sustainable as claimed since there is inadequate public transport, limited further education/apprenticeships within easy reach of the village and shopping is restricted to one grocery store; a number were upset at the partial loss and moving of the 2 public footpaths which the development would necessitate as well as the further impact on the AONB; queries regarding the 'exceptional circumstances' required to develop AONBs; the sewage capacity for further housing now that the 62 homes have been approved; it was noted that 9 houses comes just under the threshold which Local plan classifies as 'further development' but does bring total dwellings more than that previously rejected in the first Sharba planning application of 70 houses.

The discussion was ended with a request for feedback forms to be completed and returned to Savills for their consideration. Chairman announced a short recess.

The meeting resumed at 8pm.

**6. Public session for agenda related items**

*Anti-social behaviour:* With reference to the November minutes, it was argued that the incidents reported on the Village Green were not ‘isolated’ but in the summer months persistent, frequent and unpleasant. The PC reassured the public that it is aware of the issues but it has limited power to intervene. It was suggested that concerned parties make written and audio/visual records of incidents and report first to the police.

*The Hare car park:* It was impressed upon the PC that the car park must remain as such to alleviate dangerous parking nearby particularly over weekends and evenings.

*Leaky dams:* PC were thanked for all work on Littlestock Brook flood alleviation work thus far by Mr and Mrs Fox, riparian landowner who are required to commit to maintenance of dam adjacent to their property before scheme begins. This latest requirement does pose a stumbling block and legal advice is being sought after which, they will make a decision.

## **7. To receive the following reports:**

### **7.1 Chairman’s Report (CT)**

*Clerk’s role and review:* This process is underway due to significant change in job description in recent months.

*Drains in Church Road:* collapsed road drain and fractured water main now resolved and now awaiting road repair as a result of work carried out.

*Church wall:* Investigation underway as to what repair work will involve as the wall is listed.

*Poplar tree in cemetery:* SSEB Survey will be carried out shortly on a number of trees hanging over power cables.

*Drain outside MSA entrance:* Problematic as drain is higher than the road. OCC have been informed.

### **7.2 District Councillor’s Report (JH)**

JH updated the PC on the progress of the draft Local plan, expected to be submitted shortly following the public consultation. The plan will satisfy the housing supply and includes a new garden village near Eynsham and associated improvements to infrastructure. Central government have ruled that a sole unitary council bid or a locally elected Mayor are the options for the future of the County.

CCllr RR sent his apologies due to ill health and the PC wish him a healthy recovery.

## **8. Littlestock Brook (CT/JP)**

### **8.1 To consider whether the PC as riparian landowners should take ownership and liability for the large woody dams adjoining its’ property.**

CT briefly explained installation process and the potential for dams to be refurbished over time. This is a real though unlikely possibility within the next 5 years given that it is an unknown natural force, but PC and Astor estate are happy to proceed if Mr & Mrs Fox decide to go ahead. An alternative suggestion proposed by CT is to remove the dam adjacent to Fox’s land and so remove the need to provide ownership of the dams on their part. JP moved the proposal to accept ownership and liability for the dams adjoining PC land. Vote taken, 5 in favour, 2 against. Motion carried.

### **8.2 To consider how the PC should plan for the maintenance of the dams.**

Concern expressed that PC must bear risk and responsibility but no work can be carried out without permission from EA who must be primary source of advice.

### **8.3 To formally approve and sign final riparian landowner consent for Wild Oxfordshire project.**

It was moved to approve and sign the consent letter required by Wild Oxfordshire and the corresponding PC letter of conditional financial consent for countersignature by Wild Oxfordshire.” Vote taken, 5 in favour, 2 against. Motion carried. CT signed consent letters.

## **9. Proposal to amend Financial Regulations (JP/CT)**

### **9.1 Motion to amend Financial Regulation 1.14**

This was deemed unnecessary as it should equate to 9.2 and motion was passed over.

### **9.2 Motion to amend Financial Regulation 4.1**

JP proposed the following amendment on condition expenditure remains within approved budget:

*This authority is to be determined by:*

- *individual Councillors for all items under £50*
- *the Clerk, in conjunction with Chairman of Council or in her/his absence a Member ~~Chairman~~ of the ~~appropriate~~ Finance Committee, for any items below £500*

- *the council for all items over £500*

Vote taken, all in favour. Motion passed.

#### **10. Parish Council Website (PY)**

##### **10.1 Motion to approve purchase domain name and pay future annual domain maintenance charge**

Vote taken, all in favour. Motion passed.

##### **10.2 Motion to proceed with 'Parish Council websites' as design company**

Vote taken, all in favour. Motion passed.

#### **11. Planning (PY/KB/PW)**

The following planning applications were considered:

**11.1** 16/03707/OUT – Erection of 5 New Dwellings and School/Community car parking area, Milton Rd, Shipton. (15/12/16) **Object**

**11.2** 16/03907/FUL- Erection of new agricultural building. Malt House, Shipton Rd. (30/12/16) **No objection**

**11.3** 16/04082/FUL Erection of new dwelling incorporating existing outbuilding and stables. Milton House Green Lane. (02/01/17) **No objection**

**11.4** 16/03971/HHD 16/03972/LBC Erection of single storey rear extension. Stoneporch, 38 High St. (30/12/16) **No objection**

**11.5** 16/03963/HHD Erection of single storey front extension, Manor Farm, Upper Milton (24/01/17) **No objection**

**11.6** 16/04251/FUL Erection of two dwellings together with associated works and car parking facilities, Land South West Of The Hare High Street (02/02/17) **Object**

**11.7** 17/00016/HHD Erection of single storey outbuilding with storage cellar beneath, 36 Elm Grove (06/02/17) **No objection**

#### **12. Village Green (PR)**

*Bikes dumped:* PR reported that 3 bikes had been dumped at site of bike track excavation and will be disposed of along with old tennis posts.

*Raliings:* PR reported that these have now been fixed but one upright is missing and should be replaced. PR to contact blacksmith.

#### **13. Correspondence**

All Councillors had received correspondence ahead of the meeting and the only comment was to request that Clerk contacts Wychwood Players to confirm they may place an advertisement for their upcoming production.

#### **14. Donations under sec 137**

*Sue Ryder Nettlebed Hospice:* The PC decided that no donation would be made due to the distance and no knowledge of whether the Hospice has served members of this Parish.

#### **15. Accounts**

Bank balance on 31<sup>st</sup> December 2016: **£91,542.74**

**15.1 Payments out (Jan) were approved and cheques signed:**

Newsletter	87.65
Lengthperson materials	2.88
Noticeboard repairs	1.68
Lengthperson materials	3.51
Lengthperson materials	3.51
Speeding sign fixings	2.47
Training course	42.00
Training course x 2 <i>tbc</i>	156.00
PAYE ending 5 Jan	116.60
Lengthperson salary	148.40
<b>TOTAL</b>	<b>938.43</b>

**Payments in (Dec) were approved:**

Pound parking	32.50
Pound parking	65.00
Pound parking	65.00
Interest	6.34
Pizza van rent	25.00
Reimbursed OALC missed course	65.00
Allotment field rent	1,125.00
<b>TOTAL</b>	<b>1,383.84</b>

**15.2 To sign Nov-Dec bank statements**

CT was presented with the Nov-Dec bank statements which he signed.

**15.3 To approve third quarter statement of accounts (JP)**

JP moved to approve the statement of accounts. Vote taken, all in favour. Motion passed.

**15.4 To approve training course attendance for KB and PY at Roles and Responsibilities course and for JM at Internal audit course**

Vote taken, all in favour. Motion passed.

**16. Public session for non-Agenda items**

*Speeding:* NAG to give speedwatch report in February.

*Dog fouling:* Request for PC support with eliminating this problem which is of particular concern along the High Street and on the Village Green. To be on the February Agenda.

*Sand/grit provision:* Request for piles of grit to be left in problematic areas for public to use. JP reported that thanks to Groves yard, all grit bins are currently full and available for the public to use. CT stated that if the situation warranted, the PC would arrange for further sand/grit to be distributed to potentially dangerous area in the village. i.e. the junction of Church Road/High Street/Shipton Road.

*Churchyard path:* Request for an improvement to the path through the churchyard to the Benefice Centre following a recent accident.

**17. AOB**

CS will be in possession of PC archives from this weekend onwards.

PW reported that the Neighbourhood Plan research is ongoing.

PY queried as to whether The Paddocks 'Units for sale' sign could be removed. CT to make request.

Clerk to contact Shipton and Ascott PC regarding the forthcoming Wychwoods Together meeting which will take place in The Paddocks on 6<sup>th</sup> Feb at 6.30pm.

Chairman closed the meeting at 9.25pm.