

# STANTON ST JOHN PARISH COUNCIL

Minutes of the meeting of Stanton St John Parish Council on Monday 20 February 2023 at 7.30 pm in the Village Hall.

Present: Andrew Clark (Chair) (AC), Alex Smith (Vice-Chair) (AS) Clare Ferguson (CF), Luke McLaren (LM), Michiel Stofferis (MS), Anita James (Clerk) (AJ), Tim Bearder (County and District Councillor) (TB) and four members of the public.

## THE PUBLIC FORUM

A parishioner raised a concern about the density of housing and traffic access in the proposed Land North of Bayswater Brook development; the proposed number of houses has increased from the original 1,100 to 1,570.

A general discussion followed, and the main points are summarised below:

- The site does not have the green space/infrastructure to adequately accommodate approximately 3,500 people and this will impact on the adjoining countryside and areas of Special Scientific Interest.
- Extra houses mean more cars and Parishioners and Councillors are gravely concerned about the apparent lack of thought for integration with the wider infrastructure and communities adjoining the development and insufficient analysis; developers, Dorchester are using data from the 2011 census for modelling, with no surveys of their own, despite planning the development since 2017.
- There are inadequate access arrangements to and from the site (with only cycle access directly onto the northern bypass, which is in the wrong place and unlikely to be of any use) This will result in a bottleneck effect at the eastern side of the development towards Bayswater Rd, where cars will naturally go to access the Ring Road and Headington.
- There is a concern that Shepherds Pit Rd will become a rat run onto the B4027, causing excess traffic and harm to Stanton St John and Forest Hill. There was a detailed discussion about the possibility of a no left turn at the eastern access side to prevent cars going onto the B4027 through Stanton St John and Forest Hill.
- It was suggested that the developers need to do more to protect the boundary of the Greenbelt; not just by planting a few meters of bushes but by planting woodland that will also help to preserve wildlife, reduce light, and define the green belt. There should be a broad band of woodland between the development and the new edge of the Greenbelt.
- A parishioner commented on Bayswater Brook water flows and flooding; the developers have not carried out their own research and are using outdated data. The south side of the development will be susceptible to flooding and especially so with an increasingly erratic climate.
- The water in the brook is polluted from outside the brook and has raw sewage overflowing into it from within the site. Inadequate data has been used and design is based on insufficient research and simplistic assumptions.
- In essence the whole development has been designed as an economic package rather than a community; it is one large housing estate where all the area is pre-determined with no room for the community to grow and develop its own identity.
- Subsequent discussion concluded that it is unlikely that developers will build fewer houses, increase access arrangements, or increase infrastructure provision.

A parishioner enquired about the electrical car charging: were the Parish Council proposing to operate as a business in charging for the electricity and what arrangements would there be for dealing with any surplus income?

AC replied that the Village Hall committee may be asked to manage the charging arrangements of the new service.

**The meeting commenced at 8pm and closed at 10:45pm.**

**175. APOLOGIES FOR ABSENCE:** Greta Shepherd (GS)

**176. DECLARATIONS OF INTEREST:** none received.

**177. TO RECEIVE MINUTES** from Parish Council meeting on 23 January 2023: accepted as a true record of the meeting and signed by the Chair.

**178. TO RECEIVE A REPORT FROM COUNTY AND DISTRICT COUNCILLOR TIM BEARDER**  
Stanton St John has been awarded £405 from the County fund towards the planned defibrillator at the BT exchange.

TB has spoken to the Safety Officer in Highways concerning Shepherds Pit Rd and overall he was very positive about Stanton St John's proposals for it to become a cycle route with restricted access. However, he thought that the likely response from OCC Highways would be that it would be safer to keep it as two-way rather than changing it to one-way, or perhaps to erect bollards at the Bayswater end to stop access up to the B4027.

The Clerk asked about funding for the project: TB explained that he did have the County Priority fund.

## **179. PLANNING**

### **179.1 NEW PLANNING APPLICATIONS:**

P23/S0168/HH The New House Cox Lane Stanton St John OX33 1HW, First floor front extension and replacement of a front dormer window with roof windows.

**Action:** PC have no objections, to comment on a blind to prevent night light spill.

P23/S0236/LB Rectory Farmhouse Middle Road Stanton St John OX33 1HF. Proposed opening through a Curtilage Listed Garden Wall. **Action:** PC have no objections.

P23/S0209/HH Woodside House Woodperry Hill Woodperry OX33 1AL, Erection of new garage building adjacent to existing dwelling.

**Action:** PC have no objections.

P23/S0320/HH Land Adjacent to Woodlands House Woodperry Hill Stanton St John: Erection of garage and provision of new highways access.

**Action:** PC object on the grounds of development in the Greenbelt on a Greenfield site, extending the footprint of the settlement at Woodperry. Approval of this application would set precedent for extension of development into the Greenbelt elsewhere in the vicinity.

The proposal also includes a new access onto Woodperry Hill. This road is dangerous to both its inhabitants and passing motorists. The PC have attempted to change the speed limit to create a 30mph zone but have been refused by OCC Highways. The PC object to the additional entrance onto the road on grounds of safety to pedestrians, cyclists, and motorists.

### **179.2 PLANNING DECISIONS:**

P22/S0401/DIS amendment no 2. New Inn Court Beckley OX3 9TY: Discharge of conditions 6 (Foul drainage works (details required) on planning application P21/S1599/FUL.

FULLY DISCHARGED 9 FEBRUARY 2023

### 179.3 PLANNING DECISIONS PENDING:

P22/S4550/LB, Wick Farm Buildings; listed building.

P22/S4596/FUL Land North of Bayswater Brook; detailed access arrangements including bridges.

P22/S4618/O, Land North of Bayswater Brook; application for most proposals.

Discussed in the public forum and the PC went over the main points in detail.

**Action:** AC of the Parish Council to respond

**The PC have until the 16 March to respond.**

P22/S3420/SCO Environmental Impact Assessment Scoping Report in respect of Land north of Bayswater Brook. Response letter 4 November 2022.

**179.4 PLANNING APPEALS IN PROGRESS:** None.

**179.5 PLANNING APPLICATIONS WITHDRAWN:** None.

### 180. TO RECEIVE AN UPDATE FROM THE CLERK

- I. 2023/2024 budget /quarterly reconciliation: draft budget provisionally approved.
- II. Councillor nominations for May 2023: Councillors need to have their nominations in by 4pm on Tuesday 4<sup>th</sup> April 2023. Clerk will hand deliver the nominations in Abingdon on Friday 31 March or before. The clerk is not available the week commencing 3 April as on annual leave.
- III. Internet banking update: signatories signed, and cheque written for initial £500 deposit.

### 181 FINANCES

#### 181.1 PAYMENTS TO BE AUTHORISED

Administration for the Parish Council (1 -31 January 2023)	£599.22
Julie Stoye Advice to Clerk (Jan 2023)	£18.00
HMRC (PAYE)	£140.80
OALC course (year- end audit 8 March)	£36.00
Chairs Alpha Furniture (final balance)	£4,281.66
Berks Buckingham & Oxfordshire Trust (2023 membership)	£46.00

AC expenses £2.79 paid at last meeting.

PC approved all payments.

**181.2 RECEIPTS** £10.34

#### 181.3 BALANCES AT BANK

Current Account as of 31 January 2023	£33,643.63
Deposit Account as of 01/01/2023	£9,435.03

### 182. KING'S CORONATION CELEBRATIONS

Carried forward.

### 183. SPRING CLEAN 2023

MS/LM

Village litter picking will take place on Sat 18 March. Rectory Farm kindly supplying refreshments afterwards.

### 184. TO RECEIVE AN UPDATE ON APPROVAL OF RETROPECTIVE PLANNING FOR THE TREES AT THE SHEPHERDS PIT/BAYSWATER ROAD JUNCTION

LM not heard anything.

LM

**Action:** LM to forward emails to Clerk.

**185. TO RECEIVE AN UPDATE ON THE DEFIBRILLATOR AT THE BT EXCHANGE** CF  
Carried forward

**186. TO RECEIVE AN UPDATE FROM THE TRAFFIC WORKING PARTY** AC/CF  
Jon Beale in Highways advised that the go-ahead is likely to be given in April, and then the work should commence July/August 2023 time.  
Clerk chased up the Shepherds Pit initiative. Discussed in the County and District report from Tim Bearder in section 178.

**187. TO RECEIVE AN UPDATE ON THE DEVELOPEMENT ON THE LAND NORTH OF BAYSWATER BROOK**  
Discussed in public forum and in 179.3.

**188. TO RECEIVE AN UPDATE ON THE ELECTRICAL CAR CHARGING** MS  
Carried forward

**189. TO RECEIVE AN UPDATE ON THE CHAIRS FOR THE VILLAGE HALL** MS  
The chairs had been delivered and the final invoice will be paid.

**190. TO RECEIVE AN UPDATE RE OCC COMMUNITY EMERGENCY PLANNING** AJ  
Carried forward.

**191. TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN** AC  
Carried forward

**192. CORRESPONDENCE AND ANY URGENT ITEMS REQUIRING ATTENTION** (previously circulated)

- I. Talk House phone box defibrillator: Fullers signed BT contract. Awaiting timeline.
- II. SODC: election dates.

The date of the next meeting is Monday 20 March 2023.