

STANTON ST JOHN PARISH COUNCIL

Minutes of the Meeting of Stanton St John Parish Council held on **Monday 14th September 2020** at **7.30pm** via a video call.

Present: Andrew Clark (AC) (in the Chair), Tom Goss (TG), David Polgreen (DP), Alex Smith (AS), Tim Bearder (County Councillor) Sarah Gray (District Councillor), Julie Stoyle (Clerk) and 3 members of the public

58. Apologies: Gina Moore (GM)

59. Declarations of interest in Agenda items. TG regarding the planning applications for Rectory Farm and Freelands. AC regarding New Inn Court.

60. Approve and sign minutes of meeting (via video call) held on Monday 20th July 2020 as previously circulated. These were accepted as a true record of the meeting and will be duly approved and signed by the Vice Chair at the earliest convenience.

61. Clerk's Report

61.1 Development Concern in relation to Approved Planning Permission. No updated received from SODC, they previously indicated it could be several months before they respond.

61.2 Shepherds Pit / Bayswater Road Junction. No update, clerk to update the Parish Councillors once a response has been received from New College.

61.3 VAS Sign on Bayswater Road. It was agreed that the clerk would meet the OCC Officer Jon Beale to consider a position further away from the properties at Stowford Court. All parish councillors agreed that once a new position was identified the project would be progressed in a timely manner. **ACTION:** Clerk to arrange onsite meeting with Jon Beale.

61.4 OCC Programmed Parish Tree Work. No update on timescales from OCC.

61.5 Grass under Matting in the Play Area. The grass has been removed. As part of the monthly play area inspection it has been reported that one of the main posts is showing signs of rot. This has been treated with anti-fungicide wood preserver. **ACTION:** Clerk to contact play area supplier to see if the damage is covered by the guarantee.

62. Planning

62.1 Planning Applications received:

P20/S3198/HH 3 Hillcraft Road Stanton St John OX33 1EZ. Variation of condition 3 (materials) on Planning Permission P19/S4623/HH. Removal of existing conservatory. New two storey side extension. New part two storey and part single storey rear extension. The parish council discussed the planning application and after careful consideration voted to "Object" to the planning application for the following reasons:

- a) The proposed development is over sized for the size of the plot
- b) The ground floor window facing the neighbouring property should be removed as it overlooks No.4's private garden area

P20/S2644/FUL Rectory Farm Pound Lane Stanton St John OX33 1HF. Continued use of land for stationing caravans occupied by seasonal agricultural workers. The parish council discussed the planning application and after careful consideration they all voted to "Respond" to the planning application.

They are in agreement to approve the planning application as long as the caravan in position 1 is screened or moved behind the bund. This request was also made by the parish council in July 2018 when the previous planning application was submitted.

P20/S2924/DIS Freelands Pound Lane Stanton St John OX33 1HF. Discharge of condition 5 - tree protection on application ref. P20/S1010/HH Demolition of an existing outbuilding and erection of replacement flat roof single storey building for use as ancillary accommodation in connection with the main house. For information only, target decision date 22nd September 2020.

P20/S3007/DIS Freelands Pound Lane Stanton St John OX33 1HF. Discharge of condition 4 - landscaping scheme on application ref. P20/S1010/HH Demolition of an existing outbuilding and erection of replacement flat roof single storey building for use as ancillary accommodation in connection with the main house. For information only, target decision date 25th September 2020.

62.2 Planning Decisions to be noted:

P20/S1010/HH Freelands Pound Lane Stanton St John OX33 1HF. Demolish an existing outbuilding and replace this with a new building and regularise it's use as ancillary accommodation to the main house. Planning permission granted 4th August 2020.

P20/S2421/HH 1 Courtfield Road Stanton St John OX33 1HA. First floor rear extension (As amended by drawings received 4 September 2020, removing the second staircase and reinstatement of internal door at ground floor). Planning permission granted 8th September 2020.

P20/S2406/DIS Middle Road Stanton St John OX33 1EX. Discharge of condition 3 - method statement on application ref. P20/S1424/FUL Demolition of existing stonewall and construction of new 5 bar gate to provide agricultural access to neighbouring fields. Realignment of the stone wall either side of the gate to provide the necessary vision splays for the new access. The wall to be rebuilt from material derived the demolished existing stone wall. Fully discharge 3rd September 2020.

P20/S2079/HH Woodlands House Woodperry Hill Stanton St John OX33 1AL: Erection of garage building. Planning permission granted 9th September 2020.

P19/S4615/FUL Workshops to the rear of New Inn Court Off B4027 Beckley OX3 9TY. Demolition of workshop. Erection of new build dwelling with gardens. Planning permission refused on 28th August 2020, following the planning application going to planning committee and councillor Andrew Clark representing the parish council at the meeting.

The Parish Council noted what Mr.Venners had said (regarding P10/S4615/FUL) in his discourse during the Public forum prior to the meeting and later rehearsed that Mr Venners should undertake to address the issues given as reasons for the refusal of the planning permission. These are related to the design and though the Parish Council are opposed to developments in the Green Belt the applicant does have the opportunity to either appeal against the Planning Committee's decision or submit an alternative design.

62.3 Planning Decisions Pending:

P19/S2909/DIS 1 Woodperry Hill Stanton St John OX33 1AL. Discharge of conditions 4 – Ecology, 5 – Tree Protection, and 6 Schedule of Material to application P19/S1400/FUL. Variation of Condition 2 of Planning Permission P18/S0855/FUL to enable the separation of the approved semi-detached dwelling to provide detached dwellings with additional basement spaces. (As per amended plans received 13 June 2019 & Bat survey received 25 June 2019) Demolition of existing dwelling with extant planning permission to extend, subsequent erection a pair of three bed dwellings. For information only, not subject to public consultation. Target decision date 30th August 2020.

P20/S2080/HH Woodside House Woodperry Hill Stanton St John OX33 1AL: Erection of garage building. Consultation end date 1st September 2020, target decision date 14th September 2020.

62.4 Planning Appeals in Progress: None

63. Finance

63.1 Applications for routine subscriptions and donations: None

63.2a Accounts for payment:

Administration to the Parish Council (1 st August– 31 st August 2020)	£837.86	APPROVED
HMRC (August 2020)	£3.31	APPROVED
BGG (Grass Cutting 21/08/2020)	£48.00	APPROVED
Andrew Clark (Bulb for Footpath Light)	£2.60	APPROVED

63.2b Accounts paid since July 2020 parish council meeting:

Administration to the Parish Council (1 st July – 31 st July 2020)	£861.68	APPROVED
HMRC (July 2020)	£17.57	APPROVED
The Play Inspection Company (Annual Play Area Inspection)	£102.00	APPROVED
G Moore (Federal Direct – 2 x Padlocks for Bollards)	£95.90	APPROVED
BGG (Grass Cutting 09/07/2020)	£48.00	APPROVED
OALC (Training for AC – Chairmanship Skills)	£36.00	APPROVED

63.3 Receipts:

SODC 2 nd Precept Payment 2020/21	£11,250.00
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63.4 Balances at bank

Current Account as at 28 th August 2020	£23,501.48
Deposit Account as at 1 st July 2020 (inc interest)	£9,414.89

64. Covid-19 Support Network in Stanton St John. It was agreed to continue this through the winter. **ACTION:** AC/DP to email all volunteers to confirm they are happy to continue to volunteer or whether they would like to step down.

65. General Traffic Issues including Cox Lane. The survey has been printed and will be delivered next week, with a return by date of 16th October 2020. **ACTION:** Clerk and TG to communicate via the notice board, newsletter, and email.

66. SODC Local Plan. AC updated the meeting that there had been good community focus to object to the plan. A pressure group has been formed including some members of the parish. The Inspector concluded there was nothing in principle wrong with the plan, but a series of amendments are being issued by SODC for consultation and comment. **ACTION:** All parish councillors to respond to AC email regarding a proposed press release regarding the SODC Local Plan.

67. Delegated Powers. These will continue to be delegated to the clerk until the October 2020 meeting.

68. Neighbourhood Plan. The parish council agreed that they would undertake the Neighbourhood Plan and would ask Neil Homer to lead it. Neil Homer is a Neighbourhood Plan consultant. It is estimated that the project would cost approximately £15,000 of which most of the cost can be covered by government funding and grants. A working party including members from the parish will be set up. **ACTION:** Clerk and

AC to discuss engaging Neil Homer and identify and document the benefits and feasibility of creating a Neighbourhood Plan.

69. New Village Hall Notice Board & New Position. Carried over.

70. Cycle Path. No update.

71. Rewilding / Natural Grow in the Parish (Millennium Green). This item to be renamed Rewilding / Community Orchard. **ACTION:** AC/DP to discuss approach and next steps.

72. Parish Councillor Vacancy. A parishioner attending the meeting showed an interest regarding the vacancy. **ACTION:** Parish Councillors to discuss the next steps with a view to extending the deadline as nobody put themselves forward for the position by the deadline (1st of September 2020).

73. Water Supply to the Allotments. AC obtained costings for the project to install water to the allotments, which he shared with the parish council. AC also approached New College about the parish council supporting the project, although New College did not appear to want to go down this route. **ACTION:** A working party to be set up including allotment owners and a member of the parish council, who will then approach New College about the feasibility of this project.

74. Salt & Salt Bins. The large salt bag is currently located in the car park of The Star Inn. A representative from Rectory Farm confirmed that an alternative location on their property could be considered when the salt bag needs moving. **ACTION:** Clerk to check how full all the current salt bins are and feed back to OCC. **ACTION:** TG to consult with the cottages by the allotments about the need for an additional salt bin in that location.

75. Annual Play Area Inspection – Repeat Order. **ACTION:** Clerk to confirm to The Play Inspection Company that the parish council would like to place a repeat order for next years annual inspection.

76. Newsletter Submission. **ACTION:** Clerk & TG to pull together the submission for the newsletter, to include information regarding the traffic survey, dog fouling, Covid-19 support network and the planned road closure.

77. Painting by Jean Brown Donated to the Parish. Clerk to hold on to until the parish councillors to view it in person and decide if it needs reframing.

78. Correspondence Received

- i) Healthwatch Oxfordshire, Rural Services Network, Police and Crime Bulletins, CPRE Oxfordshire Newsletter, The Rural Bulletin, Thames Valley Alerts, CommunityFirst, Neighbourhood Watch Newsletter, Public Sector Executive, Citizen Advice, BBOWT, Open Spaces
- ii) Tim Bearder County Councillor Communications - circulated
- iii) OCC Communications – circulated
- iv) Sarah Gray District Councillor Communications – circulated
- v) SODC Communications – circulated
- vi) OALC Communications – circulated
- vii) email from John Howell MP – circulated
- viii) Cherwell Local Plan 2011-2031 Partial Review – circulated
- ix) email from parishioner regarding the SODC Local Plan - circulated
- x) Multiple Coronavirus Communications from Various Organisations – circulated
- xi) Road Closure Notification T8064 – Mill Street 4/11/2020 09.30-15.30

PUBLIC FORUM

Tim Bearder the County Councillor updated the meeting with the following points:

- a) His disappointment regarding the SODC Local Plan, as originally it was understood that major amendments could be made during the examination process, but no amendments had been made.
- b) He also updated the meeting on other aspects of the SODC Local Plan, including the road link from Elsfield to the A40 (via Sandhills and Forest Hill) and the Green Connectivity element involving bridges, cycle and walk ways from the new developments into Oxford City.
- c) That the toilets will remain closed at the A40 laybys. The signage will be changed to reflect no toilet facilities.

Sarah Gray the District Councillor had no further update for the meeting as TB had covered the SODC Local Plan.

Henry Venners from JPPC Chartered Town Planners, joined the meeting on behalf of his client who recently had a planning application refused after it went to the SODC Planning Committee.

Henry stated that his client may appeal the planning decision or decide to reapply for planning permission for a quite different type of building.

He shared with the meeting some of the thoughts and design considerations that he and his client are currently discussing.

A parishioner joined the meeting and raised the ongoing issue of individuals allowing their dogs to foul the within the parish. The individual asked whether they could put up some signs to remind dog walkers to take their dog rubbish home with them. The land in question belongs to New College, so the parish councillors suggested the individual write to Charles Campion at New College.

A second parishioner from Rectory Farm spoke during the public forum regarding the planning application on the meeting agenda for Rectory Farm. They provided detailed information about the shortage of labour across the industry, that the season accommodation provided is a lower number per caravan than the government guidelines, how due to extra space it helped ensure no Covid-19 issues on the farm over the summer. It was also stated that the farm had received great support from the village over the summer.

The individual also made comments about Shepherds Pitt and how if there are going to be discussions about the road (rather than the land at the junction) then Rectory Farm would like to be involved in the discussions as they are high users of the road and have fields / business accessed via the road.

Meeting closed 9.45pm

Next Stanton St John Parish Council Meeting – Monday 19th October 2020 at 7.30pm