

# STANTON ST JOHN PARISH

Minutes of the Meeting of Stanton St John Parish Council held on **Monday 21<sup>st</sup> October 2019** at **7.30pm** in the village hall.

**Present:** Gina Moore (GM) (in the chair), David Polgreen (DP), John Shaw (JS), Alex Smith (AS) Tim Bearder (County Councillor), Sarah Gray (District Councillor), 11 members of the public

**75. Apologies:** Andrew Clark (AC), Maddy Ellison (ME)

**76. Declarations of interest** in Agenda items: None

**77. Approve and sign minutes** of meeting held on Monday 9<sup>th</sup> September 2019 previously circulated. These were accepted as a true record of the meeting and duly approved and signed by the Chair.

## **78. Clerk's Report**

**78.1** Maintenance of Gates near the Allotments. Jackie Smith from OCC will be onsite to inspect in the next two weeks.

**78.2** Shepherds Pit / Bayswater Road Junction. Rectory Farm are unable to quote for this work. Confirmation gained that the land in question is owned by New College. **ACTION:** Clerk to obtain 3 quotes for the work and keep New College informed

**78.3** Overgrown Footway by the Church. The work is underway.

**78.4** Notice Board Position. The notice board has now been lowered.

**78.5** VAS Sign on Bayswater Road. Awaiting response back from the parishioner who's house the VAS sign will be in front of.

**78.6** Stone Repairs. Investigations ongoing to identify the vehicle who caused the damage.

**78.7** Weekly Checks. It was agreed that these will continue with the parish councillors.

## **79. Planning**

### **79.1 Planning Applications received:**

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 12<sup>th</sup> November 2019.

P19/S2928/FUL The Star Inn Middle Road Stanton St John OX33 1EX. Change of use of the Star Inn from a public house to two 3-bedroom residential units and erection of one 3-bedroom and two 2-bedroom dwellings together with the provision of 11 parking spaces, with access from Middle Road. Listed building consent for internal alterations and demolition of existing single-storey modern flat roof garage and kitchen store extension. The councillors discussed this application at length and although they support the redevelopment of The Star Inn and its car park, and welcome the provision of some smaller units, they objected to the planning application for the following reasons:

- a) The planning application lacked a statement regarding sustainable development, by which the parish council mean ensuring the use of higher level insulation, provision for electric car charging points and other such techniques
- b) The lack of covenant to ensure that the developer:
  - i) Addresses drainage issues to ensure the sewage goes in the main system rather than a local sewage system (as issues have been experienced in the past in Hillcraft Road)
  - ii) Provides adequate parking for the properties built. The current proposals do not appear to provide enough parking for the properties and any visitors. There is a concern, vehicles would then be parked on surrounding roads, which already cause traffic issues. The parish council point out that there is no public transport in the village, which can result in more vehicles per residence
  - iii) Proposes how increased traffic volumes during the development phase as well as after the development has been built will be managed and controlled
  - iv) To ensure that the land immediately around the neighbouring property, Honeysuckle Cottage, is not used for parking or recreational purposes by the new development. The parish council would like options to be considered including but not limited to providing the land to Honeysuckle Cottage, or being communal land given to the parish council or remaining in the ownership of New College

P19/S2929/LB The Star Inn Middle Road Stanton St John OX33 1EX. Change of use of the Star Inn from a public house to two 3-bedroom residential units and erection of one 3-bedroom and two 2-bedroom dwellings together with the provision of 11 parking spaces, with access from Middle Road. Listed building consent for internal alterations and demolition of existing single-storey modern flat roof garage and kitchen store extension. See planning application above, which is for the same property.

P19/S2978/LDL School House Wheatley Road Stanton St John OX33 1ET. Certificate of Lawful use for the proposed works involve the provision of mains gas to School House. For information only. Target decision date 14<sup>th</sup> November 2019.

P19/S2919/HH 4 Church Close Stanton St John OX33 1DN. Relocation of rear garden wall to follow alignment of approved neighbouring garden wall. Installation of garage door and side access door to garage. The councillors discussed this application and had no objections to the planning application but wish the following comments to be taken into account:

- a) a parishioner drew their attention to a concern that the drawings may be inaccurate. The parish council requests that the planning officer looks into this point
- b) the parish council would like to ensure that access remains or an alternative provided onsite for nesting birds

## 79.2 Planning Decisions to be noted:

P19/S2735/DIS Hawkhill Place Stanton St John OX33 1HS. Discharge of condition 3 (Materials) of P16/S1850/FUL. Demolition of existing two-storey dwelling and integrated garages and the erection of a new two storey dwelling. (As amplified by drawings S31 and S30 which show a ridge height assessment of the existing and proposed dwelling with the neighbouring property and a comparison profile study). Fully discharged on 8<sup>th</sup> October 2019.

## 79.3 Planning Decisions Pending:

P18/S1592/DIS 18 Middle Road Stanton St John OX33 1HD. Change of materials related to P17/S3441/HH. No input from Parish Council required. Target decision date 26<sup>th</sup> June 2018. No further update on SODC website.

P18/S3926/FUL Keepers Cottage 1 Woodperry Hill Stanton St John OX33 1AL: Extension and subsequent conversion of existing garage building with extant Certificate of Lawful Use or Development to extend, and Certificate of Lawful Use or Development for use as separate unit of accommodation or dwelling house. Consultation end date 21<sup>st</sup> January 2019, target decision date 23<sup>rd</sup> January 2019. No further update on SODC website.

## 79.4 Planning Appeals in progress - None

### 80. Finance

80.1 Applications for routine subscriptions and donations: None

80.2 Accounts for payment:

Administration to the Parish Council 1 <sup>st</sup> September 2019–30 <sup>th</sup> September 2019	£692.97
HMRC (Employee and Employer NI Contribution May 2019)	£8.00
DVLA Vehicle Request Information (Form V888/2A)	£2.50
Moore (External Audit 2018/19)	£240.00

80.3 Receipts:

SODC 2 <sup>nd</sup> Precept 2019/20	£11,000.00
OALC Training Refund (50% due to late cancellation) (not banked yet)	£51.00

80.4 Balances at bank

Current Account as at 30 <sup>th</sup> September 2109	£23,924.30
Deposit Account as at 1 <sup>st</sup> October 2019 (inc interest)	£9,414.19

80.5 Bank Reconciliation. Presented by clerk, reviewed and accepted.

80.6 Internal Controls. To be actioned off-line by clerk and chair.

**81. SODC Local Plan.** The parish council would like it noted that they are outraged that the SODC councillor is unable to discuss the SODC Local Plan due to a restriction placed by central government.

**82. Play-area Signage.** The costs for a fixed sign came in very high. The clerk has identified a banner style sign. The parish council authorised the clerk to pursue this type of sign. **ACTION:** Clerk to gain 3 quotes.

**83. Projects 2019/2020.**

- the parish council, Tim Bearder and two representatives from OCC highway team walked round the parish to agree next steps regarding footpath walls, pavements and kerb step issues. Those areas that met the OCC criteria have been logged by the highway team. In addition, the clerk has been on OCC super user training and can now log certain issues directly with OCC contractors.

- quotes are being obtained for an outdoor table tennis table, to be located the field end of the play area.

- the possible provision of a cycle path by OCC would be pursued.

**84. Impact of Large Vehicles in the Parish.** The clerk has been in contact with Midwest to see if their vehicles are given movement orders taking them through SSJ. Midwest have confirmed that all vehicles should access the M40 via Worminghall. They have communicated this back out to their drivers and haulage companies they use.

**85. Yearly Calendar.** The clerk presented this to the councillors. This will be used going forward and added to if required.

**86. SODC Grant – lighting in the village hall.** The 3 quotes were reviewed, and it was decided to go with Taylors of Wheatley. Dave Pullen to speak with Taylors to ensure the lighting quoted for will give the same light as the ones currently in place. Once this is confirmed the SODC grant will be submitted.

**ACTION:** Clerk to complete SODC grant form once confirmation received from Dave Pullen.

**87. Village Hall Boards – carried over**

**88. Telephone Box.** The parish council discussed the planned removal of the telephone box. They believe it is required within the parish for emergencies, therefore they would like to appeal the decision to remove it. **ACTION:** Clerk to appeal the decision by BT to remove the telephone box.

**89. Defibrillator Notice. ACTION:** Clerk to purchase a sign to indicate where the defibrillator is within the parish.

**90. Review and Approve Financial Regulations.** These were reviewed by all and approved. Note a new section on charities has been included. **ACTION:** Clerk to work with the Village Hall Committee to ensure that all obligations of a charity status are being met.

**91. Review and Approve Standing Orders.** These were reviewed by all and approved.

**92. Small Dead Tree by Allotment Gate. ACTION:** Clerk to email parishioner who planted the clematis asking them to remove it by a certain date due to the need to remove the dead tree as it is diseased.

### **93. Correspondence Received**

i) Healthwatch Oxfordshire, Rural Services Network, Police and Crime Bulletins, Clerks & Councils Direct, CPRE Oxfordshire Newsletter, The Rural Bulletin, Neighbourhood Policing Newsletter, Neighbourhood Watch Newsletter, Parish Online, PSE Newsletter, Thames Valley Alerts

ii) No Expressway Alliance Group newsletters – circulated

iii) EAG Expressway updated - circulated

iv) OCC Communications including Dedding Depot Open Day, Connecting Oxford Survey, Footsteps Leaflet, Brexit Preparations - circulated

v) SODC Communications including Car Free Day, Cycling Champions, Career Events, Carbon Neutral, Local Plan Next Steps, Household Enquiry Form, Community Lottery, Code of Conduct Training & Bias in Decision Making – circulated

vi) email introducing the Oxfordshire Environment Board – circulated

vii) Oxfordshire Permit Final Document and Consultation Responses - circulated

- viii) email from a parishioner regarding the surface water in Mill Street - circulated
- viii) email from a parishioner regarding a number of points relating to vegetation by the play area – circulated. **ACTION:** Clerk to confirm the parish council agree with the actions proposed by the parishioner
- ix) Tim Bearder communications including Oxford Brookes Appeal, Local Plan Government Intervention - circulated
- x) Letter from John Howell MP regarding Neighbourhood Plans - circulated
- xi) The Oxfordshire Plan 2050 – new timescales – circulated
- xii) Oxfordshire Neighbourhood Plans Alliance - circulated
- xiii) SEE Planned Outages and Resilience Planning – circulated
- xiv) Volunteering – Lets Talk Loneliness Information – circulated
- xv) Islip Medical Practice – MacMillan Coffee Morning – circulated

Meeting closed 10pm

Next Stanton St John Parish Council Meeting – Monday 18<sup>th</sup> November 2019 at 7.30pm

## PUBLIC FORUM

A lengthy discussion took place regarding the planning application to The Star now that the planning application has been submitted.

Points raised by parishioners included:

- i) Concerns regarding the traffic through the village, both during the building phase and once completed
- ii) Concerns about parking within the new development and overflow on to the main road
- iii) Drainage considerations so there isn't a sewage blockage in Hillcraft Road
- iv) Overhead cables when there is a cottage nearby – potential fire risk

There was an overall feeling that the development is wanted but certain points still need addressing.

Several parishioners raised the ongoing water issue on Mill Street. Now the bad weather is approaching and the concern regarding ice and cyclists. The clerk confirmed this had been raised with OCC and they are working with their contractors to put in a road closure to allow further investigation.

A parishioner raised a concern about the increasing parking in Cox Lane. **ACTION:** Clerk to put a notice in the newsletter about parking down Cox Lane. **ACTION:** Clerk to add to 2020/21 projects posts on the road to limit parking and protect the verge. **ACTION:** Clerk to look at the potholes down Cox Lane.

A parishioner raised a point regarding a planning application and the drawings submitted related to the work which is underway.

Tim Bearder, County Councillor gave an update to the meeting:

- A motion will be proposed at the new county council meeting to reject the Expressway
- Consultation is underway about connecting Oxford

Sarah Gray, District Councillor gave an update to the meeting:

- A district council meeting was held on 10<sup>th</sup> October 2019 to discuss the withdrawal of the local plan. The Secretary of State forbid this to take place and for any councillor to discuss the local plan. The district councillor does not know the next steps and can not refer to it any further
- Brookes Development at Wheatley now involves the Secretary of State. The independent planning expert will not be getting involved.

Charles Campion from New College stated that the trees opposite Cotterals Close will be taken out as well as the Sycamore opposite them, the standard process for this type of work in a conservation area will be followed.