

STANTON ST JOHN PARISH COUNCIL

Minutes of the **Meeting of Stanton St John Parish Council held on Monday 28th March 2022** at 7.30 p.m. in the Village Hall.

Present: Andrew Clark (Chair) (AC), Greta Shepherd (GS), Alex Smith (AS), Michiel Stofferis (MS), Tim Bearder (County & District Councillor) (TB) and 15 members of the public.

Meeting opened at 7.35 p.m.

209. Apologies: Clare Ferguson, Luke McClaren. No clerk present.

210. Declarations of interest: GS declared a pecuniary interest in item 227.

AC adjusted the order of items on the agenda, bringing forward item 227, including public representations regarding this item.

227. Notification of Proposed Concurrent Extinguishment and Creation Under the Highways Act 1980 s.26 and s.118 Parts of Stanton St John Footpath No 1 and Stanton St John Bridleway No 15, Woodperry Farm, Stanton St John

The chair introduced the item and explained the procedure he intended to follow regarding this item, allowing all members of the public attending the meeting to have time to comment on the proposal before the Parish Councillors considered the public reactions and then made their own comments prior to there being a vote by the Council on the matter.

Most members of the public commented on the proposed changes, making among them the following points:

- Publicity posters (not commissioned by the Council) had been placed around the village about this matter, but had been removed before the meeting.
- The proposed route would be substantially less convenient.
- Concern over the loss of the view of the medieval village of Woodperry and archaeological site halfway along between points B & C as marked on the map accompanying the application. (This may not be an accurate concern.)
- The proposed route would inhibit access to an area that has historically been available to the members of the public from this and other parishes.
- The proposed route would go over boggy ground, and where soft would need regular maintenance if used by horses over the section which was just footpath.
- If the re-routing were approved, can there be a mitigating condition requiring Footpath 1 from the allotments to Woodperry Farmhouse to be kept free of hedging, to maintain an open aspect.
- The agent for the applicant pointed out that where the current route passes close to the farmhouse, there have been intrusions into the garden and orchard, causing concern about the privacy and safety of young children.
- The current route presented security issues for Woodperry Farmhouse.

AC enquired what the prime motivation is for the proposed change: the response was security for children and livestock; privacy. He also asked a question regarding the occupancy of the Farmhouse and what other measures had been considered regarding the route, security provision, and maintenance of the proposed pathways.

AC then reminded the meeting that the Parish Council is not the body that will make the decision regarding the application, but it had been asked to make comments on the proposal.

Councillors then discussed the proposal and voted to object to the current proposal. (3 against, 1 abstention as per item 210 above.)

The meeting was then closed and the chair invited the public to raise other general matters as part of the Public Forum.

Meeting closed

PUBLIC FORUM

A parishioner reminded the meeting about an occasion earlier in the year where there had been game shooting over a public footpath, with no notices warning members of the public.

Another parishioner stated an objection to the planning application for Church Close, on the grounds that it represents a change of use.

Public forum closed. Parish Council meeting reopened at 8.15 p.m.

211. Approve and sign minutes of meeting held on Monday 21st February 2022 as previously circulated. Approved. AC to sign.

212. Matters to report

212.1 County Councillor, Tim Bearder

With regard to the proposed development at Land north of Bayswater Brook (LnBB), TB is concerned about the amount of parking proposed – it needs less parking and more infrastructure to support mobility.

Oxford is aiming to be recognised as a zero carbon emissions city. OCC planning for all buses operating in the wider Oxford transport area to be zero emissions by 2023. OCC has applied for funding from the Zero Emission Bus Regional Areas (ZEBRA) scheme to acquire electric buses and provide electrical charging infrastructure.

212.2 District Councillor, Tim Bearder

TB mentioned the website ukraineshelter.com which has been developed to help refugees. The council's role includes CRB checks and housing checks.

213. Traffic Working Party Update

The 20 mph limit for SSJ has been agreed, and is likely to be implemented in summer/autumn this year.

Work is ongoing to schedule the necessary changes recommended in light of the results of the traffic surveys.

214. Land North of Bayswater Brook

AC will write a consultation response to Camargue, the developers.

215. Clerk's Report

215.1 Shepherd's Pit/Bayswater Road junction

Thanks to Richard Stanley, Nikki Mallows and the Gresswell Trust for their help with tree planting at this junction.

ACTION: LM/clerk to send photos to OCC to confirm satisfactory. Watering to continue for first year.

215.2 Parish footpaths and stiles

The Parish Council does not condone the action of wire-cutting at the new fence adjacent to Footpath 1. Landowners are encouraged to maintain footpaths.

215.3 Dog bin (by Village Hall Car Park) location, Request for additional rubbish bin, Movement of footpath sign

The dog bin has been moved, and a new litter bin installed. Village Hall management committee will

kindly take charge of emptying the litter bin as SODC are not able to add any new collections to their rounds.

Footpath sign has been moved. OCC will check and confirm satisfactory.

ACTION: Contract for dog bin service company to be completed and sent off.

215.4 Faulty Footlight

No response from the contractor.

ACTION: Needs to be chased up. *(Confirmation received since the meeting that the light has now been fixed.)*

215.5 New Village Hall Notice Board and New Position

Awaiting delivery.

215.6 Defibrillator Training

Postponed until clear of Covid by 2 months.

216. Planning

216.1 Planning Applications Received:

P22/S0530/A Rectory Farm Pound Lane Stanton St John OX33 1HF: Four free standing wooden signs displayed as per the site description advertising Rectory Farm. Two signs at Locations A and B be erected during the time the pick your own, shop and cafe are operational. Two signs at Locations C and D be erected all year to indicate the location of the farmyard. Consultation end date 10th March 2022, target decision date 11th April. The parish council requested an extension until the 22nd March 2022 to consider the planning application at their March parish council meeting. The parish council has subsequently been moved to the 28th March, so the planning application was considered off line by all parish councillors. Permission granted 24/3/22.

P22/S0651/HH 21 Middle Road Stanton St John OX33 1HD: Discharge of condition 3 (materials) on planning application P21/S1382/HH. (Demolition of outbuilding, new single storey side and rear extension. New timber bike and bin storage to front drive). For information only, target decision date 1st April 2022.

No objections made.

P22/S1038/HH The Paddock 6 Church Close Stanton St John OX33 1DN: Conversion of remaining open garage space into annex accommodation ancillary to main dwellinghouse. Consultation end date 22nd April 2022, target decision date 16th May 2022.

Councillors voted to object:

Rooflights increasing the potential for light pollution and wildlife night disturbance facing College House. Much thought went into the original redevelopment of the farm site regarding the setting out of the housing and garage siting.

A condition should be applied to state use will always be tied in connection with no.6, otherwise a precedent would be set which could lead to development of separate dwelling with no garden amenity or parking facilities (latter essential). It would set a precedent for separate dwelling development if approved without constraint conditions.

Proposal as currently submitted is incomplete as there is no definition of outside access and the aspect of site definition on the drive access to the rear of the property.

216.2 Planning Decisions to be noted:

P22/S0090/HH Stonesfield Wheatley Road Stanton St John OX33 1ET: Demolishing and re-building central part of the existing dwelling. New fenestration, cladding and roofing to retained parts of the building, and the installation of photovoltaic panels and an air source heat pump. Planning permission granted 11th March 2022.

P22/S0099/HH 2 Cox Lane Stanton St John OX33 1HW: Detached Oak frame double garage. Planning permission granted 23rd February 2022.

216.3 Planning Decisions Pending:

P22/S0289/FUL College House Wheatley Road Stanton St John OX33 1HE: Change of use from agricultural amenity land to garden use, incorporating it with College House. Consultation end date 3rd March 2022, target decision date 28th March 2022.

No comment required.

P22/S0401/DIS New Inn Court Beckley OX3 9TY: Discharge of conditions 3 (Materials), 4 (Landscaping Scheme (trees and shrubs only), 5 (Surface water drainage works (details required), & 6 (Foul drainage works (details required) on planning application P21/S1599/FUL. (Demolition of workshop. Erection of new build dwelling with gardens). Target decision date 16th March 2022.

No comment required.

216.4 Planning Appeals in Progress: None

217. Finance

217.1 Applications for routine subscriptions and donations:

CommunityFirst Oxfordshire (Annual Membership)	£55.00
OALC Annual Subscription	£150.00

Approved: proposed GS, seconded MS

217.2 Accounts for payment:

Administration to the Parish Council (1 st February 2022 – 28 th February 2022)	£477.00
Tactical Management Facilities (Dog Waste Bin Emptying Invoice SI-80)	£38.66
Julian Money (Churchyard Maintenance)	£1,000.00
Julian Money (Parish Maintenance and Monthly Playground Inspections)	£590.00
New College (Annual Rent for the Recreation Ground)	£350.00
Councillor Clare Ferguson (Microsoft Annual Licence for SSJPC laptop)	£79.99
Councillor Clare Ferguson (Spanglefish Annual Licence – SSJPC website)	£29.95
Councillor Clare Ferguson (20's Plenty Stickers x 100)	£90.00
Gresswell Environmental Trust (Planting at Shepherds Pit/Bayswater Rd)	£900.00

All approved: proposed MS, seconded GS

NB: Correction from February accounts – February minutes showed £360 approved for payment to M Page Electrical, but this was incorrect, and the amount actually paid was £306.

217.3 Receipts

HMRC VAT Rebate (1 st February 2022)	£1,334.83
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217.4 Balances at bank:

Current Account as of 28 th February 2022	£31,427.14
Deposit Account as of 1 st July 2021 (inc. interest)	£9,415.83

217.5 Draft Budget

AC stated draft is not yet complete – hoped for in time for the Annual Parish Meeting.

217.6 CIL Funds

No comments.

218. Car Park Electrical Works (including Electrical Car Charging Points, Car Park Lighting, Electrical Supply to the Millennium Green)

Ongoing. No significant progress to report.

219. Platinum Jubilee 2022

Plans are under way for a bring-and-share lunch, thanks to parishioners involved.

Oaks from Windsor have been planted, and thanks are given to Emily van Evera and Julian Money.

220. SODC Grant

MS: nothing further to report at this stage.

221. Parish Council email Circulation List

Process being reviewed with regard to GDPR, and in light of helpful guidance from OALC.

222. SODC Draft Joint Design Code Consultation (18th January 2022 – 1st March 2022)

This item closed.

223. OCC Community Emergency Planning Survey (To Be Submitted By 1st April 2022)

ACTION: AC to consult JS.

224. Great British Spring Clean (25th March 2022 – 10th April 2022)

ACTION: MS to liaise with LM.

AC formally thanked Chris Bulstrode for his regular work on litter picking around the village.

225. Neighbourhood Plan: Carried over.

226. Insurance Renewal 2022/23: Carried over – to be considered further.

227. Item dealt with earlier in the meeting.

228. NALC – What would our parish council like them to do? Carried over.

229. TTRO (T9978) Temporary Road Closure - Woodperry, Woodperry Hill – 10th – 12th May 2022 08:00 – 18:00. Noted.

230. Annual Parish Meeting – April 25th 2022

Meeting reminded of timings.

ACTION: Refreshments to be organised. Councillors to contact a volunteer.

231. Correspondence received: i) Healthwatch Oxfordshire, Rural Services Network, Police and Crime Bulletins, CPRE Oxfordshire Newsletter, The Rural Bulletin, Thames Valley Alerts, Community First, Neighbourhood Watch Newsletter, Public Sector Executive, Parish Online, ONPA, WPS Newsletter, Bioabundance, Citizens Advice

ii) Tim Bearder County Councillor communications – circulated

iii) OCC Communications – circulated

iv) SODC Communications including CIL Charging Schedule & Developer Contributions – circulated

v) OALC Communications including Chair Q&A Sessions – circulated

vi) email from parishioners regarding 20's Plenty and the Sticker Distribution – circulated

vii) emails from parishioners regarding several footpaths and bridleways in the parish – circulated

viii) email from a parishioner regarding the parish council aim on protecting verges and some challenges related to this – circulated

ix) notification from SODC of Flat 1 & Flat 2 Linden House, Bayswater Road, being renamed to Linden House, Bayswater Road

x) email from Green Lane Association - circulated

Re vii) & viii), responses to be drafted and sent to clerk for despatch.

Re x), councillors agreed no action needed.

Meeting closed at 10.15 p.m.

Next meeting of Stanton St. John Parish Council – Monday 25th April, 7 p.m. at the Village Hall, to be followed by the Annual Parish Meeting at 7.30 p.m.