

ARDLEY with FEWCOTT PARISH COUNCIL

Minutes of the Ardley with Fewcott Parish Council on Monday 14th May 2018

Present: Cllrs H Jenkins, N Lewis, D Peat, P Johnson, J O'Neill.

Apologies: Cllr R Corkin, Cllr I Corkin (CDC/OCC)

In Attendance:

Members of the public: 6

1. Election of Chairman

It was agreed unanimously that Cllr Huw Jenkins should be elected Chairman of the Parish Council for the year 2018-19 and Cllr N Lewis should be appointed Vice Chairman for the ensuing year. Both Councillors signed their Declaration of Acceptance of Office Forms.

2. Parishioner's Issues

The following matters were raised :-

There is a hedge overhanging Somerton Road which is causing a hazard to cyclists on the road. The Clerk was asked to write to the occupier of the property concerned.

It was also reported that there is vegetation overgrowing the footpath towards the Church, making it impassable for pushchairs and wheelchairs along the B430, and the overgrowing vegetation by the footpath running along the left hand side of the Somerton Road opposite Ardley Wood making it difficult for buggies or motorised wheelchairs to access the post box.

Friends of Ardley Wood. Proposals for the appropriate maintenance of Ardley Wood are being developed by Cllr R Corkin.

Would the Parish Council be looking to co-opt another Councillor? Yes the Clerk agreed to send details of the Notice to Cllr Johnson.

3. Declarations of interest

None.

4. Minutes of the meeting of 12th March 2018

The Council agreed that the minutes of the meeting of the 12th March 2018 were an accurate record of the proceedings.

5. Appointment of Clerk

The Parish Council agreed to appoint Anne Davies as Parish Clerk on salary scale SCP 22, working 15 hours a month.

6. Progress on Parish matters

- a) Heyford Park -It was agreed that the Clerk should request sight of the Master Plan prepared by Dorchester housing for the development at Heyford Park
- b) Neighbourhood Plan - the Mid Cherwell Neighbourhood Plan has now been published and is has been made available locally for public consultation.
- c) Traffic calming – Cllr Ian Corkin has advised he has a meeting with Officers at OCC to discuss work to the B430. So far as local traffic calming schemes are concerned it was agreed that the Parish Council will devise a scheme for “soft” traffic calming and then advise OCC and Cllr Ian Corkin. The scheme will make use of funds make available by Cllr C Fulljames before she retired from OCC and currently held in the Parish Council bank account.

7. Finance

The Council noted the financial report contained in Appendix 1 and authorised the following payments:-

<i>Cheque Number</i>	<i>Payee</i>	<i>Reason</i>	<i>Amount</i>
100641	Zurich insurance	PC insurance	£389.40
100642	OCC	Rent Ardley Wood	£100.00
100643	Ardley with Fewcott Village Hall	Rural Housing	£33.00
100644	Mrs A Davies	Anti Virus update	£114.98
500645	OALC	subscription	£135.06

The Parish Council considered the Parish Council accounts for the year 2017/18 and authorised the Chairman to approve both the Audit return and the certificate of exemption from external audit once the internal audit on the accounts had been received and circulated. It also authorised the Chairman to sign the Annual Governance statement.

The Council noted a request for grant support from the Ardley and Fewcott Gardening Club. It was agreed that a representative of the Club should be invited to attend the Parish Council meeting on 9th July, when the Council could explore how the Club could assist with the Council's traffic calming aims, and the Council could better consider what overall support would be given to the Village Fete, including the Gardening Club Annual Show.

8. Rural Housing

Cllr Peat reported that she had been liaising with CDC and Waterloo Homes about the plan for the construction of some housing in the village, and she now needed to revert to them with details of the desired mix of 2/3 bedroomed properties and the split between properties available for shared ownership and rent. Surveys carried out with residents suggested that there was a greater preference for shared ownership, although the needs survey carried out earlier in the project had also highlighted a need for properties to rent. Furthermore the established need was mainly for 2 bedroomed properties, although an occasional 3 bedroomed property as a family home was also desirable.

The Parish Council agreed that they should recommend to CDC and Waterloo Homes that the Council would be looking for a development comprising mainly 2 bedroomed properties, but with 2 3-bedroomed properties, and split 60% shared ownership and 40% rental.

The Parish Council noted that only one consultee had expressed concerns, and these had been met, therefore the application for planning permission would be developed and submitted. It was agreed that the Developer should be invited to meet the Parish Council when planning permission has been granted and the process is further advanced.

9. Cllrs Report

Cllr Ian Corkin had sent a written update for both the Annual parish Meeting and the Parish Council meeting. The Clerk was asked to make enquiries as to whether CDC still had a "dial a bus" service running two days a week.

The Council agreed to investigate options for projects to enable them to make an application to Cllr Corkin's Community Fund. Proposals will be discussed further at the Parish Council meeting in July.

10. Planning

Applications

Single storey rear extension - height to eaves 2.5m, overall height 2.95m, length 6m 

8 Ardley Road Fewcott Bicester OX27 7PA Ref. No: 18/00679/HPA

No objection

Outline development for up to 7,161 m2 of B2 and/or B8 industrial development with ancillary offices (B1a), access and landscaping.

OS Parcel 8233 South Of Baynards Green Farm Street To Horwell Farm Baynards Green
Ref. No: 18/00672/OUT

The Council agreed to object to the application on the following grounds: _

1. The buildings will be very large and be very visually intrusive in the open countryside
2. There is no public transport serving the development - every one using or visiting it will need to travel by car, and therefore the proposals do not accord with CDC's requirement for them to be sustainable.
3. The development is closest to two very small (Category A in the CDC Local Plan) villages and is 8.5 km from the centre of Bicester and 17.5 km from the M40 junction for Banbury, preferred locations in CDC's plan for this type of development.
4. Junction 10 of the Motorway is already a difficult junction , used by a large number of HGVs accessing both the Motorway services and the A43. This traffic will increase as HS2 and East/West rail construct new railway lines. The road system cannot cope with an additional significant increase of traffic on a day to day basis.
5. The application contains a traffic survey that suggests that the increased traffic will be insignificant for local roads. Residents do not agree. There is already significant peak congestion on the roads approaching the Baynards Green roundabout.
6. The application concludes that it is not possible to access this site by any form of transport other than the private motor car. This will increase the traffic from Bicester, and Banbury and people are likely to look for rat runs through Ardley to access the site.
7. The Application, if granted, could make it harder to resist other applications for similar developments around Baynards Green.
8. The Application is not a small scale trading estate similar to the adjacent site, but is a stand alone, large scale warehouse/office development.

Reserved matters to 10/01642/OUT - Village Centre (North) comprising retail units, B1 Use, 30 residential units, involving the erection of two, three storey buildings, partial demolition and change of use of Building 100 to provide B1 Use and demolition of buildings 101 and 102, plus the formation of vehicle parking and associated landscaping works.

Heyford Park Camp Road Upper Heyford Bicester OX25 5HD
Ref. No: 18/00028/SO

No objection

Decisions

Erection of new two-storey dwelling and associated ancillary buildings

Land On The North Side Of Water Lane Fewcott Ref. No: 17/02561/F
Refused on the following grounds:

The proposal constitutes unjustified additional residential development within the countryside, beyond the built limits of the nearest settlement, where national and local planning policies seek to limit new residential development in the interests of sustainability. Therefore, the proposal is contrary to Policy ESD1 and Policy Villages 1 of the Cherwell Local Plan (2011-2031 Part 1), saved Policy H18 of the Cherwell Local Plan (1996), and government guidance contained within the National Planning Policy Framework.

The proposed development, by reason of its scale, form, massing, and siting on an important and historic area of open land, and unsympathetic detailing and appearance, is considered to represent poor design that fails to integrate well with the rural character and appearance of the area, and causing less than substantial harm to the significance of the designated Conservation Area. There are no public benefits to outweigh this harm. As a result, the proposal fails to comply with Policies ESD13 and ESD15 of the Cherwell Local Plan (2011-2031), Policies C28 and C30 of the Cherwell Local Plan (1996) and government guidance contained within the National Planning Policy Framework

11. Village Hall Barrier

The Parish Council noted concerns that the Village Hall carpark was a large open space, and could be vulnerable to use by travellers seeking a transit site. It agreed in principle to support a proposal from the Village Hall Committee to erect a barrier at the entrance, subject to the village hall obtaining quotes for the cost of the work. It was agreed that quotes would be circulated as soon as they were available to enable work on the barrier to proceed without delay.

12. Defibrillator

The Parish Council noted the kind offer from a resident to purchase a defibrillator to be installed on the Village Hall, and agreed that it should accept the same, subject to the Playing field committee agreeing its location.

13. Reports from meetings - to receive any reports; for information.

The Clerk reported attendance at the Rural transport meeting called by Cllr Ian Corbin. Information about a trial of a regular 1 day a week service run by the COMET bus is now awaited.

14. Items for information or next Agenda

Progress on Ardley Woods – Update for meeting on 9th July.

Cllr O'Neill confirmed that the mower had been sold.

The Clerk agreed to obtain quotes to insure the Playing fields on receipt of current insurance information.

Defibrillator/First Aid training to be considered further on 9th July.

15. Date of next meeting

The next meeting will be Monday 9th July in the Village Hall.

Signed by.....

