

Meeting of Charlbury Town Council held on Wednesday 24th April 2019
at 7.30pm in the Corner House.

Members Present: Mr P Kenrick (Chairman), Mr R N Potter, Mr V Hill. Mr P Morgan,
Dr A Merry, Mrs K Broughton, Mr R Puttick, Mr R Fairhurst, Ms N Ely,
Mrs J Burroughs.

Apologies: Ms L Reason, Mr R Prew and Ms Leffman (County & District Councillor).

1. To receive the minutes of the last meeting.

Mr Potter proposed that these be signed as a correct record, this being seconded by Dr Merry and agreed.

2. To deal with matters arising.

Speedwatch. The SID device was launched with a press release and photos.

Cornbury. Arrange to meet the Agent.

Boundary Walk. Put up notices.

Traffic. No further information available. Officer change on 20mph scheme.

3. Declaration of Interest.

Dr Merry as a cheque recipient.

4. To sign orders for payment/receive report.

The Clerk had previously circulated a list of accounts to be paid and went on to explain these to those present. Mrs Broughton proposed that the accounts be paid, this being seconded by Mr Morgan and agreed. Accordingly cheques were signed by two Councillors.

5. To receive a report from the Planning Committee.

Mr Tom Pierpoint from GWR had attended the meeting on 23rd April to update Council on progress at the Station Car Park and service changes/improvements. The franchise is due to expire in some 10 months but may be extended for 1 or 2 years. Parking improvements previously considered are unlikely to proceed (cost and environmental issues) and other unnamed sites are being considered. A useful exchange of information ensued. Mr Pierpoint was thanked for attending.

The following plans were considered:

19/00749/LBC Alterations to re-locate extractor unit at The Bull Inn, Sheep Street.

1. This represents an improvement.
2. The horizontal extension does not itself appear to be enclosed and it should be to match the vertical extension.
3. Otherwise no objection.

19/00769/HHD Addition of canopy to front porch (retrospective) at Spring Cottage, Sheep Street.

1. We have no objection but deplore retrospective applications.

19/00853/LBC Change of roof materials to rear elevation at Albright House, Church Street.

1. We have no objection.

19/00958/S73 Variation of condition 5 of permission **17/01374/S73** to allow the bin store to be constructed of timber at 2 Police House, Hixet Wood.

1. We have no objection.

19/00981/HHD Extensions at 1 Nine Acres Close.

1. We have no objection.

19/00589/HHD & 19/00590/LBC Alterations and extensions at Talbot Farm, Thames Street.

1. We have no objection and welcome the restoration of this historic and important building in this part of the Conservation Area.
2. We applaud the sympathetic approach being taken.
3. Can this go to committee please.

19/01034/HHD Erect 3 bay carport with office above at Kantara, Woodstock Road.

1. We have no objection.

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Insert of report from Mr P Kenrick sent to Clerk on 28th April 2019:

Planning Application 19/00803/FUL Erection of a single dwelling including provision of garage and driveway on land east of Kearsy Court.

Charlbury Town Council objects strongly to this application on the following grounds:

1. The proposed development does not address identified housing needs within the parish;
2. The proposed development will lead to the loss of important amenity landscaping identified and conditioned under planning application 15/01563/FUL;
3. This application represents a clear case of “threshold dodging” which has been a feature of the Kearsy Court development. This application should therefore be resisted as per paragraph 5.63 of the adopted West Oxfordshire Local Plan (WOLP).

In more detail:

1. Failure to address identified housing needs within the parish.

In recognition of the restrictive approach to development that applies to the Cotswold AONB, policy H1 of the adopted West Oxfordshire Local Plan (WOLP) imposes no requirement for further housing within the Burford-Charlbury sub-area beyond the 774 dwellings either completed or committed as at 1 April 2017. This does not mean that no further development will be permitted within the sub-area but paragraph 5.39 of the WOLP states that “*Within the Cotswolds AONB, windfall housing proposals on undeveloped land adjoining built up areas ... will only be supported where there is a convincing evidence of a specific local housing need such as needs identified through a neighbourhood plan ...*”.

Given the constraints applicable within the AONB, the amount of land available for development is very restricted and it is therefore important to ensure that any development addresses the identified local need.

Analysis of housing need within the parish carried out for the emerging Charlbury Neighbourhood Plan concludes *inter alia* that:

- Affordability of housing is a key issue in Charlbury (see WOLP para 9.6.5);
- Recent market housing developments have not addressed the affordability issue;
- To maintain a thriving and diverse community, and to continue to fulfil Charlbury’s role as a Rural Service Centre, the overwhelming priority is for homes that households on lower incomes (i.e. at or below the median income level) can afford.

Application 19/00803/FUL does not address this housing need.

2. Loss of important amenity landscaping identified and conditioned under planning application 15/01563/FUL.

The proposed dwelling is sited on land to the north-east of the Kearsley Court access road. The earlier approved planning application 15/01563/FUL identified this land, including a number of trees, for retention as a buffer zone and amenity area as reflected in condition 8 of the approval. The associated landscaping scheme designates part of this land for management as amenity grassland. The current application would result in the loss of much of this space and some trees with consequent harm to the conservation area and loss of amenity contrary to policy EH10 of the WOLP.

3. “Threshold dodging” which should be resisted as per paragraph 5.63 of the adopted West Oxfordshire Local Plan (WOLP).

Earlier approval for construction of the 10 home Kearsley Court development was secured via two separate applications for 6 and 4 homes respectively submitted within quick succession. The current application seeks further to extend the development to 11 homes. Policy H3 of the WOLP requires housing schemes of 11 or more units to provide affordable housing on-site (at a proportion of 40% within the medium value zone including Charlbury).

Thus the piecemeal approach to this development must be seen as a clear case of “threshold dodging”, ensuring that each application remains below the threshold requiring contributions towards affordable housing and other essential infrastructure. Despite representations by this town council (e.g. our response to 15/03303/FUL) the only contribution secured from this development has been an inadequate sum towards off-site affordable housing with regard to one only of the applications.

For the above reasons, the current application should be resisted as a case of threshold dodging as per paragraph 5.63 of the WOLP.

If the district council is still minded to approve the application, and notwithstanding the scale of the current proposal, we nevertheless ask that a contribution be sought towards infrastructure commensurate with the scale of the Kearsley Court development as a whole. This should include improvements to road and pedestrian safety on Ditchley Road.

We ask that this application go to committee and be subject to a site visit.

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Planning Appeal. 18/02769/FUL Erect three dwellings at Woody Lane House.

A response to the appeal will be produced and sent to the Inspector to further support this Council's previous objections.

6. To deal with correspondence.

Ticknell Piece Play Area possible scheme. Mrs Broughton, Mr Morgan and the Clerk to meet residents to consider a proposed scheme using the sketch as a starting point.

Pensions Regulator. Re registration has been completed.

Moore Stephens. Audit date noted -15th July 2019.

Mr P Morgan. Notes of meeting ref the pavilion extension. Noted.

7. To consider the Neighbourhood Forum.

The Chairman referred to documents he had previously circulated. In the process of moving toward formal consultation it was necessary to engage the public - to put more information in to the public domain to attract interest/comment/participation. He went on to explain delays in the production of the N/H plan occasioned by NPPF and Local Plan changes/delays.

The Chairman proposed that he issue the documents as outlined in section 4.2 of his report be placed formally in the public domain. A statement and Chronicle entry will explain the remaining process. This is for general information only and is not the start of the formal consultation process. A hard copy will be placed at the Library. **F 9, A 0.** Agreed unanimously.

8. To receive a report from the APM.

A brief report was given by the Clerk. Not well attended but those present were appreciative of the Honoured Citizens Award scheme.

9. To receive an allotment report.

Previously circulated. Clerk to act on the few issues raised. Allotments generally in very good order.

10. To receive reports:

- a. Cemetery. Trees being dealt with.
- b. Corner House and Memorial Hall. Minutes circulated.
- c. Mill Field, Watery Lane and bridges. Report circulated.
- d. Nine Acres. Report circulated.
- e. Quarry Lane and Ticknell. Report circulated.
- f. Wigwell. Report circulated. Mr Potter felt that events at the site could be better publicised.
- g. Gifford Trust. Report circulated. Mr Hill drew attention to the parking notices on the site.
- h. School Governor. Report circulated.
- i. Transport/Station. Mr Fairhurst reported verbally.

There being no further business the meeting closed a 8.38pm.

Signed.....
Chairman