

Meeting of Charlbury Town Council held on Wednesday 28th January 2015  
at 7.30pm in the Corner House.

**Members Present:** Mr R N Potter (Chairman), Mrs V Pakenham-Walsh, Mr R Prew,  
Mr R Fairhurst, Mrs S Finch, Dr A Merry, Mr P Kenrick, Ms L Reason,  
Mr W Hackmann, Mr K Broughton and Mr R James.

**Apologies:** Ms H Baldwin.

Prior to opening the meeting, the Chairman wished those present a Happy New Year and reminded them that the Chairman's reception would take place on 11th February.

**1. To receive the minutes of the last meeting.**

Subject to minor amendments (page 3, item 8 add agreed with one against and page 4, Watery Lane not Stonesfield Lane).

Dr Merry proposed that the minutes be signed as a correct record, this being seconded by Mr Hackmann and agreed.

**2. To deal with matters arising.**

**OCC.** Speed measurement sites. Clerk to ask OCC to monitor agreed sites.

**Appointment of Vicar.** Mr Kenrick will attend the lunch on behalf of the Council.

**Mr Ede.** The Chairman, Vice-Chairman and Clerk had met with Mr Ede and his son on 12th January. Papers arising from that meeting had been circulated for information.

**Defibrillator.** Co-op to be chased for a progress update.

**Alan Field F.G.W.** Will attend the February planning meeting to discuss station issues.

**Wigwell.** Mr Kenrick reported on his meeting with Sharon Williams, the new project officer. It was agreed that tree works as previously quoted should proceed during February.

**3. Declaration of Interest.**

Mr Fairhurst declared an interest in Planning application 15/00068 and left the meeting when this was considered.

**4. To sign orders for payment/receive report.**

A list of accounts to pay was circulated and explained by the Clerk. Mr Hackmann proposed that the accounts be paid, this being seconded by Mrs Broughton and agreed. Accordingly cheques were signed by three Councillors.

## **5. To receive a report from the Planning Committee.**

The Clerk reported on a reply from the Chief Planning Officer that planning results would no longer be sent to this Council. Results are published online and the detailed consent can be accessed via that if required.

The following plans were considered:

**14/02230/HHD** Single storey rear and side extensions at 20 Nine Acres Close.

1. We have no objection.

**14/02293/OUT** Hybrid application or change of use of The Bull to a dwelling, retention of the barn and erection of one dwelling to the rear. Alterations to boundary walls, access and car parking layout.

1. There is no proof of non-viability other than profit calculations for the current owners. It has been profitable in the past and could well be again.
2. There is no evidence presented as to any attempt made to market the premises as a going concern. It has been a planning policy/requirement for this to have been clearly demonstrated in previous, similar applications seeking the change of use from business to residential.
3. The property is not simply a pub/drinking establishment as suggested in the submission. It is also:
  - a. an Hotel
  - b. a Restaurant
  - c. a Residence

We therefore believe that the description of the premises is inaccurate, misleading and over simplified. It does not mention the loss of hotel rooms to the community.

4. This Council will continue to resist the change of use of business premises in the Town to residential.
5. There is extensive public interest being expressed objecting to the loss of this iconic premise/building/business in the heart of the conservation area.
6. The supporting documentation contains erroneous statements relating to these premises, other local facilities and therefore is highly questionable and inaccurate.
7. The proposal to build an additional dwelling represents an over development of the site and is clearly an attempt to 'asset strip' the site as a whole. We object to this.
8. Policy H2 of the local plan is relevant as the proposal does in fact:
  - a. Erode the character and appearance of the surrounding area, including important buildings and public and private open spaces.
  - b. Is in the heart of the Conservation Area.
  - c. Eliminates an existing community facility.
  - d. Would set an undesirable precedent for other sites where in equity development would be difficult to resist and where cumulatively the resultant scale of development would erode the character and environment of the area.
9. This a important listed building and we therefore believe that any outline consent would be entirely inappropriate.
10. We strongly object to this application and ask that it go to committee.

**14/02323/HHD** Extensions and new garage at 4 Crawborough Terrace.

1. We have no objection.

**14/02388/HHD & 02390/LBC** Erect cotswold stone wall to replace existing at 3 Browns Lane.

1. We have no objection.

**15/00010/HHD** Alterations, extensions, convert garage at 51 Nine Acres Close.

1. We have no objection.

**15/00045/ADV** Erect two non-illuminated notice boards at the Co-op, Enstone Road,

1. We are the applicant and support this application.

**15/00067/HHD** Enlarge existing rear dormer at The Cottage, 2 Elm Crescent.

1. We have no objection.

**15/00068 & 00069/HHD** Single storey rear extension at Took House, Sheep Street.

1. We have no objection.

**15/00070/HHD** Remove existing garage and erect single storey rear extension at 8 Nine Acres Close.

1. We have no objection.

## **Planning Results**

None received under the 'new system'.

## **6. To deal with Correspondence.**

**Response to Mr Ede.** The draft version 2 was agreed as the Council response to Mr Ede on a proposal from Mr Hackmann, seconded Dr Merry and agreed. A further meeting to be arranged.

**WODC/OCC.** Reply re Waste Disposal facility to replace Dean Pit. Copy to both District Councillors.

**OCC.** Exploring how County/District Councils work. Ms Reason believed that there is merit in considering options as they may be beneficial/cost effective.

Mr James considered that a loss of service provision had to be avoided.

**Mr R. Rose.** Sheep Street surface will be inspected.

**Liz Leffman.** The Bull proposals.

Ms Leffman said that the Town Council could request that The Bull be listed as an asset of community value which would give a period of six months for the Town to decide on what to do.

There was further discussion and concern that outline consent might be given.

Mr James proposed that this Council apply for The Bull to be registered as a community asset, seconded Ms Reason and carried with one against.

**I. Cox** Letter re update on Rushy Bank read out and noted.

**Friends of Evenlode Valley.** Letter circulated to all Councillors.

The Chairman pointed out that at this stage there is no planning application for the site and that members need to avoid any prejudicial interest.

A joint meeting with Ede Developments and Rushy Bank partners to be arranged.

ORCC to be asked to produce a housing needs survey.

**Lady Rotherwick** will attend March planning meeting to discuss events at Cornbury for 2015.

**PCSO W Smith.** Meeting with police to be arranged for April.

**Ms Reason.** Southill Solar update noted.

**Cotswold Conservation Board Seminar** - roadside verges. Dr Merry and Ms Baldwin to attend.

**Mr Fairhurst.** LTP4 and issues in the paper relating to OCC and Neighbourhood planning. OCC have produced a useful document entitled '*A Neighbourhood Planning Tool Kit*'.

**Riverside Festival.** Use of Mill Field 25th/26th July.

Mrs Finch proposed that the use of Mill Field be granted free of charge subject to the usual conditions this being seconded by Mr Hackmann and agreed.

**Street Fair.** Officers noted. Accounts will be sent in due course.

## **7. To receive reports with reference to Charbury.**

**a) County Councillor.** Rodney Rose sent a written report which was read out by the Clerk.

**b) District Councillors.**

**Ms Leffman** reported as follows:

- i. She has spoken to the planning officer dealing with the application at The Bull and made various points to her.
- ii. Chairman of WODC looking for nominees to receive awards for their community efforts. (Feb. Agenda item).
- iii. Report re recycling sites has been prepared but there is a need to include mention of the need to replace Dean Pit.

**Hywel Davies** reported the following:

- i. Under the NPF (National Planning Framework) there is now no need to provide affordable housing on developments of under ten properties.
- ii. WODC Council Tax freeze for the fifth year.
- iii. He would like to know of any issues arising from shared services.
- iv. He undertook to find out details of why WODC do not provide funding for N/H plans as other district councils do following a question from Ms Reason.

**8. To consider the Neighbourhood Forum.**

The position statement requested had been produced and circulated to all. This is a clear statement of the current position.

Mr Hackmann proposed that this be accepted, seconded Mr Prew and agreed.

Copy to Astrid Harvey at WODC with request for a meeting and to publish in the Chronicle and on both local websites.

Following considerable discussion, Dr Merry agreed to produce a paper setting out the advantages of and the need for a Neighbourhood Plan in light of the OCC 'Tool Kit' paper. This could be debated at the February meeting.

**9. To consider charges and fees for 2015/16.**

The following was agreed:

No change for child burials. All other burial fees to be increased by £5. Allotment rents remain unchanged.

This was proposed by Mr Hackmann, seconded Mrs Finch. For 10, Abst. 1.

**10. To consider the Boundary Walk.**

This will take place on Sunday 10th May. Clerk to seek landowner consents.

Dr Merry and Ms Baldwin to lead the walk.

**11. To consider the February Councillor Surgery.**

Dr Merry and Mr Hackmann will attend. Next surgery 4th April.

**12. To receive reports on audit and risk assessment.**

The Clerk had circulated papers with the agenda:

Audit - Audit opinions of internal and external auditors plus a brief report.

Risk Assessment - An updated risk assessment.

Mr Hackmann proposed that these be accepted and the Clerk thanked for his work on these matters, seconded Mrs Pakenham-Walsh and agreed nem con.

There being no further business, the meeting closed at 9.35pm.

Signed.....  
Chairman.