

Meeting of Charlbury Town Council held on Wednesday 24th October 2018
at 7.30pm in the Corner House.

Members Present: Mr R Fairhurst(Chairman), Mr R Prew, Mr V Hill, Mr R N Potter,
Dr A Merry, Mr R Puttick, Mr P Morgan, Mrs K Broughton.
Mr A Graham District Councillor

Apologies: Mr P Kenrick, Mrs J Burroughs, Mrs N Ely, Ms L Reason,

Mr Fairhurst took the chair in the absence of Mr Kenrick. He reported his attendance at a peer group meeting at WODC on behalf of Council along with others from Bladon and Ascott-under-Wychwood. The meeting was useful. It is intended that a report will be circulated to reflect the outcomes.

1. To receive the minutes of the last meeting.

Mr Potter proposed that the minutes be signed as a correct record, this being seconded by Mr Prew and agreed nem con.

2. To deal with matters arising.

Interests. The Clerk advised Mrs Broughton on the principal changes.

Litter Bin Nine Acres. Agreement to 50% contribution to costs awaited from the Gifford Trust.

Citizens Award. Forms have been requested and sent.

3. Declaration of Interest.

Mr Hill declared an interest in application **18/02738/FUL**, Land east of The Slade.

Mr Morgan declared an interest in item 4 as a cheque recipient.

4. To sign orders for payment/receive report.

The Clerk had circulated a list of accounts to be paid and he explained these to those present.

Dr Merry 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.

Mr David Neudegg, Managing Director of Publica, addressed the meeting on Monday 22nd October prior to plans being considered.

There was a useful exchange of information starting with the evolvment of Publica from shared service roots between WODC and Cotswolds. Aim to produce savings for all Councils involved.

These Councils are the shareholders. Publica has ambitions to grow - priorities are:

- a) To do the job well.

- b) Improve the job done.
- c) Improve service quality.

Board meetings are private with agendas only going to the Councils involved. Publica looking to see what services can be improved using digital technology and better resource management. There is a pay/grading strategy in place to aid recruitment. New employees not in LG pension scheme. Existing employees protected. Savings have been made principally by efficiency not staff redundancy (1 only). Mr Neudegg to provide a reply re housing allocation and salary comparison ratio - top to bottom.

The Chairman thanked Mr Neudegg. The planning meeting commenced at 8.03pm

The following plans were considered:

18/02666/S73 Removal of condition 5 of consent **17/00210/FUL** to allow the garage conversion to be used as a short term holiday let and ancillary residential accommodation at Old Stones, 60 The Slade.

- 1. We have no objection but would not wish to see a separate dwelling established.

18/02926/LBC Install replacement and additional CCTV cameras and cabinets at Railway Station.

- 1. We have no objection.

18/03068/S73 Non compliance with condition 2 of consent **17/03423/FUL** to allow dormer windows to garages of plots 1, 2 and 3 at The Grange, Woodstock Road.

- 1. We have no objection.

18/02738/FUL Erection of 3 dwellings and associated works, land East of 26 The Slade.

Planning Application 18/02738/FUL Erect 3 dwellings land east of 26 The Slade

We object to this application on the following grounds.

1. a. Access to and exit from the site is at a difficult point with sight lines often obstructed and is opposite the entrance to the primary school.

b. The development does not reflect local housing need as evidenced by the emerging Neighbourhood plan and therefore does not meet policies CO4,CO5 and CO6 of the adopted local plan.

c. The private, unadopted road is inadequate to serve the additional units

d. The precedent for further development will surely follow (policy 9.26.9 of the local plan applies)

e. We believe that this proposal will impact on the privacy of adjacent dwellings. Previously this was a reason for refusal.

2. The current consent removed permitted development rights (para. 5 of decision notice) "Control is needed to protect the residential amenity of the occupants of the adjacent properties as well as the visual amenity of the area"

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

4. If permitted there should be section 106 or CIL contributions to community infrastructure (school, community buildings, play areas) and a significant contribution to improve the traffic safety on The Slade and in particular the school approaches.

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18/02769/FUL Erect 3 dwellings with access via the consented scheme **17/03423/FUL** at Woody Lane House, Woody Lane.

Planning Application 18/02769/FUL Erect 3 dwellings at Woody Lane House.

Having carefully considered this application the Town Council wish to **object** and point out that there are inaccuracies in the ecology statement. There are ponds in gardens within 500 metres of the site (at Little Lees) and the grassland has not been used for keeping horses for some five years (local observation). The amenity area provided for the adjacent development at Little Lees is important and must be protected.

The objection to this proposal is based on the adopted Local Plan and is set out below: We believe that these explicit policies are not being met in this application. Where applicable Policy references are made.

CO1: new developments of an appropriate scale and type in locations where the need to travel can be minimised.

CO2: suitably located developments enhance the form, character and identity of Towns.

CO4, CO5, CO6: Location of the development meeting forecast needs and appropriate mix of size, type and affordability for local people in housing need (evidenced in the emerging Neighbourhood Plan)

CO11: Maximise the opportunity for walking, cycling and use of public transport.

Development of supporting infrastructure via Section 106 or CIL contributions for schools and libraries.

Contribution to affordable housing can be applied on housing schemes for areas in the Cotswold AONB where 6-10 dwellings are proposed. This proposal should be viewed as part of a larger one overall not in isolation for this purpose.

Para 5.51 "Threshold Dodging". Council will resist proposals that fail to make efficient use of the land (several small applications rather than one for the whole site)

Para 9.6.29 a&b. Charlbury is within the Cotswolds AONB and is a Conservation Area. Any housing beyond that set out in policy H1 will be considered on a case by case basis. Benefits will be considered, i.e meeting local needs (not the case here) outweighing any likely harms.

Proposals will need to accord with other relevant plan policies e.g. OS2, H1, H2 and EH1a. The anticipated Housing Delivery for Charlbury is to be met with current consents, already in place and set out in Table 9.5 of the Local Plan.

Should this application be permitted there should be significant section 106 or CIL contribution to community infrastructure (school, community buildings, play areas etc. and a contribution to road safety improvement on Woodstock Road adjacent to the site.

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

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6. To deal with correspondence.

Ministry of Housing, Communities and Local Govt. Inter Faith week, 11 - 18 November - noted.

Mr McDougall. Vehicle Parking - Recovery Vehicle. Noted.

Tom Pierpoint. Station Car Park - no further progress. Noted.

Royal Mail. Post Box siting. Response awaited re request for siting in Market Street. RM have proposed outside the Co-op and this has been challenged.

Pre-School. Thanks for grant noted.

T.G. Trust. Request for ongoing financial support. To finance group meeting.

Dr Merry, AONB/National Park. Slide Show.

Rebecca Gilmore. Use of rooms Corner House. Still under active consideration by trustees.

7. To consider the Neighbourhood Forum.

Two sections have been circulated in draft. Comments will be welcomed for inclusion.

Dr Merry updated Council via a slide show and explanation of program with the N/H Plan.

This could be the first N/H Plan with the Cotswold AONB.

Dr Merry was thanked for the presentation.

8. To consider the Infrastructure Development Plan.

An updated copy had been circulated. This document will be an appendix to the N/H Plan and sets out how monies from Section 106 or CIL contributions would be used. It was agreed that the listing should be re-visited annually. Dr Merry proposed that the plan be accepted, this being seconded by Mr Morgan and agreed nem con.

9. To receive an audit report.

The Clerk had circulated a report setting out the results of both the internal and external audit. The point raised by Moore Stephens reference advertising date for first 10 working days of July was noted (one day was missed).

Mr Potter proposed a vote of thanks to the Clerk for a satisfactory audit and that the report be noted, this being seconded by Mrs Broughton and agreed nem con.

Mrs Broughton then proposed that the report's recommendations be accepted, this being seconded by Mr Potter and agreed nem con. (Clerk to advertise in accord with statutory regulations).

10. To receive an update on the Pavilion extension project.

Mr Morgan reported briefly. Additional funding is being sought and the club is fundraising The footpath diversion is proceeding. All funds should be in place for a March 2019 start.

The Chairman congratulated those involved.

11. To receive reports.

- a. Cemetery. All is well
- b. Corner House and Memorial Hall. See Mr Hills report. There was some discussion concerning roof repairs and structural surveys.
- c. Mill Field, Watery Lane and bridges. See report.
- d. Nine Acres. See report.
- e. Quarry Lane and Ticknell. See report.
- f. Wigwell. No report available.
- g. Gifford Trust. See report.
- h. School Governor. No report as yet.
- i. Transport/Station. Mr Fairhurst gave a brief update on closures and bus usage. There is a new Cotswold line manager, Tim King 07889966581. Invite to a suitable meeting.

Street Fair. Next agenda for update.

There being no further business the meeting closed at 8.55pm.

Signed.....
Chairman