

**MINUTES OF GREAT HASELEY PARISH COUNCIL MEETING HELD ON
TUESDAY 2 MAY 2023 AT 7.30PM IN THE VILLAGE HALL**

Present: Cllrs J Brown, C Groves, R Sheehan, T Suter (Chairman), J Webster, P Woodrow, A Oughton (Clerk) and five members of the public.

22/188 Public Discussion and Public Questions

A member of Great Haseley History Group (GHHG) reported the B17 memorial stone had been ordered and thanked the parish council for arranging payment. GHHG ask if the parish council will consider applying for a road closure that will be needed for the event. This was agreed in principle.

A resident raised the matter of wear and maintenance of the adult exercise equipment. Cllr Woodrow replied that he had brought these matters to the attention of the engineer who serviced the equipment in April and all was okay.

The owner and applicant of planning application P22/S4565/FUL spoke for the application. He and his wife were new to the village and purchased the plot to build a family home. He addressed some of the points made by the parish council when it originally considered the application in January. The building materials have changed to those originally put forward; there is considerable distance between the boundaries; a lot of sustainability factors have been included. The applicant has tried his best to put forward an application to provide a home fit for his family and that fits onto the plot.

A resident spoke against planning application P22/S4565/FUL. The main concern is the scale, the property has doubled in size from the outline permission. There is nothing in the plan to address the drainage issue on site. The proximity to the boundary is closer than other properties. The window to the first-floor bedroom presents problems of privacy to neighbouring properties and light pollution. The resident would have liked to see a red tiled roof rather than slate but this was a personal choice.

The Chairman referred to correspondence sent to the Clerk and circulated this afternoon from a resident opposed to the application.

22/189 Apologies for Absence

Apologies received from Cllr Lindsay (Personal).

22/190 Declarations of Interest and Dispensations

There were no declarations of Interest or Dispensations.

22/191 Planning Applications

P23/S1276/HH & P23/S1277/LB – Hallowell, Rectory Road, Great Haseley, OX44 7JG

Proposed extensions and alterations

Resolved to Object to the application:

- Out of keeping with the Conservation area and Listed Building – concerns raised regarding the elevation and in particular the dormer window.

P23/S1263/HH – Badgers Brook, Rectory Road, Great Haseley, OX44 7JW

Single-storey rear extension, 2no. rear gable extensions, 3no. new front dormer windows and material & fenestration alterations to the existing house

Resolved to Object to the application:

- Unneighbourly – the large dormer windows to the rear of the dwelling present an unacceptable impact on neighbouring amenity.

**P22/S4565/FUL – Land off Rectory Road, Great Haseley, OX44 7JS
Amendment No. 1 Dated 22 March 2023**

Erection of a 4 bedroomed detached family dwelling with integral garage, and associated access and landscaping (revised plans received 22 March with revised SAP calculations, energy statement, change to proposed external finish, movement of dwelling to rear by 1.4 metres, inclusion of air source heat pump, amended site access and biodiversity net gain calculations).

Resolved to Object to the application:

- Scale and Bulk
- Unneighbourly (the first-floor rear bedroom window presents a privacy issue in overlooking of neighbouring dwellings and light pollution issue)
- Unsympathetic to the local area
- Drainage – the plot is subject to flooding after rain. A ditch manages the run-off to the main road drain which then impacts Rectory Road. The flooding issue needs to be addressed as part of the application.

Comment: whilst sympathetic to development on this site, this application goes far beyond the outline application supported by the parish council: the proposed floor plan is over 213 sqm, an almost doubling of the size committed to in the Outline Planning Permission.

The following applications were noted:

P23/1136/FUL – Rycote Lane Farm, Unit 10, Rycote Lane, Milton Common, OX9 2NZ

Extension to north (rear) of existing building. It was agreed to write to the planning officer expressing concern that proposals would double the size of the building.

P21/S3915/FUL – Dodwells Solar Farm, Land north of the A40 nr Milton Common

Amendment No. 3 - Installation and operation of a Solar Farm together with all associated works, equipment and necessary infrastructure (as amended & amplified by information received 8 July 2022 and 21 December 2022).

It was further noted the District Planning Authority has granted permission for the following application:

P21/S1511/FUL - Land North of Rycote Lane near Thame, OX9 2BY

The erection of up to 180,000 square feet (up to 16,722 square metres) of B2/B8 with ancillary B1(a) and B1(c) together with parking, drainage, landscaping (structural and incidental) and highway works.

Variation of condition 2 (Approved Plans) for off-site highway works incorporating alterations to Rycote Lane in application P17/S4441/O. (As amended by plans received 30 August 2022 & amended and amplified by plans and information received 25 October 2022 and as amended by information received 07 December 2022).

22/192 Correspondence

Nothing to add to correspondence previously circulated via email.

22/193 Information Exchange

It was agreed to discuss the Schedule of Meetings at the Annual Meeting in May.

22/194 Date of Next Meeting

The next meeting will be held on 15 May 2023 commencing at 7.30pm in the village hall.

There being no further business, the meeting closed at 20.20 pm

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Chairman
15 May 2023