

**MINUTES OF THE MEETING OF GREAT HASELEY PARISH COUNCIL HELD ON
MONDAY 8 JULY 2019 AT 7.30PM IN THE VILLAGE HALL**

Present: Cllrs A Sheppard (Chair), A Gheissari, D Lindsay (Vice Chair), C McGuirk, C Pickett, E Spencer, P Woodrow, A Oughton (Clerk) and four members of the public.

19/47 Public Discussion and Public Questions

A parishioner raised two matters:

- a) Firstly, concerns regarding on street parking at the bottom of Mill Lane where it divides into two. Parked cars make it difficult for other vehicles to pass and emergency vehicles may not get past.

The Chair responded advising the Fire Officer had visited the area last year and did not raise a concern. He felt there was room to pass and was reassured the vehicles that were parked belonged to near neighbours. However, the Chair will contact the Fire Officer and ask him to visit again early evening when more vehicles are parked.

- b) Secondly, if a person takes it upon themselves to cultivate common land in front or close to their property, how many years is it before they can claim ownership of the land? The piece of land in question is quite clearly marked on the village map, currently there is not a problem but there might be in the future. It was agreed the Clerk will check the legal position.

Three parishioners raised concerns regarding planning applications related to 5 Rectory Road (P19S1982/LB and P19/S1316/HH). They felt the drawings were misleading, the red line drawing showed land in the ownership of a neighbouring property. The proposed porch is not shown on some drawings and will limit the number of vehicles able to park on the drive. The proposed dormer windows will result in overlooking, although the plans state they will be fitted with obscure glazing there is no mention of restricted openers.

19/48 Apologies for Absence

There were no apologies for absence.

19/49 Declarations of Interest and Dispensations

There were no declarations of interest.

19/50 Minutes

The Minutes of the meetings held on 8 June 2019 and 24 June 2019 were confirmed as a correct record and signed by the Chairman.

19/51 Matters Arising

Cllr Sheppard attended the District Planning Committee meeting to speak against the proposed employment development on land north of Rycote Lane. When put to the vote Outline Planning Permission was narrowly approved by 6 votes to 4. The Parish Council have previously discussed what might be done to prevent the creep of development along Rycote Lane. It's quite a technical issue and may need further discussion in the autumn.

It was noted the plans for the Gas Peaking Power Plan at Lobb Farm had been withdrawn.

Cllrs Sheppard and McGuirk had done some further analysis of the data from the traffic surveys in Great and Little Haseley. Cllr Sheppard had sent an email reminder and telephoned the Highways team at the County Council for further help / information that was promised and was awaiting a response.

As discussed, the Chair had sent an email to each newly elected District Councillor regarding what might happen to the Local Plan 2034 following the election. Seven replies had been received.

Cllrs Sheppard and Spencer had met with Homes England re traffic mitigation should the development at Chalgrove Airfield go ahead. In the event of development one of the proposals Homes England is considering is to 'stop up' the road along Rothford Lane preventing traffic travelling from Chalgrove through Little Milton (and also Great Haseley). Bollards would be in place to provide access for emergency vehicles.

Further to discussion of possible community assets at the last meeting the Chair had spoken to a member of Haseley Pub Company to ascertain whether registering The Plough as a community asset would be beneficial. The Pub Company reported they were seeking new tenants and at this stage there was nothing the Parish Council could do to help.

The Chair had emailed Toby Garfitt regarding VE Day celebrations in 2020. He agreed to bring this up for discussion at a PCC meeting.

The Chair had written to Mr Heinrich and Mr Lee thanking them for the assistance with the Internal Audit and Year End Accounts.

At a previous meeting it had been agreed the Great Haseley History Group would explore the possibility of obtaining listed monument status for Great Haseley War Memorial. Mr Andrews was unable to attend tonight's meeting and had provided an update circulated to Councillors in advance of the meeting.

Mr Andrews had contacted Historic England and found that although they identify 1914-18 war memorials as a specific category qualifying for a 'no fee' listing, they will only do so if the war memorial is under immediate threat. After a short discussion it was agreed to contact the Great Haseley History Group to say the Parish Council were still keen for the Group to continue to pursue further the possibility of applying to List the War Memorial.

19/52 Planning Applications

P19/S1982/LB & P19/S1316/HH – 5 Rectory Road, Great Haseley

Proposed rear and side 2 level extension conversion of two-level garage. Connection of garage and new extension.

Resolved to Object for the following reasons:

- a) Overdevelopment – the scale and bulk of the proposed extensions represent overdevelopment of the site. The extensions are not subservient to the existing dwelling.
- b) Overlooking – the proposed dormer windows, will overlook neighbouring properties and gardens.
- c) The proposals are not in keeping with the character and appearance of the area or the Grade II Listed Building.
- d) Insufficient parking – off street parking currently provides spaces for two vehicles for the two-bedroom property. The proposals will increase the number of bedrooms to four. The proposed porch will restrict off street parking space reducing it to one

vehicle. This is considered insufficient for the size of the dwelling. There are already issues with on-street parking in the vicinity, this development will only exacerbate the situation.

The Parish Council also made the following comments:

- a) The plans are inaccurate, details on one drawing are not cross referenced on another.
- b) The plans do not show the relationship with neighbouring properties.
- c) The redline diagram is inaccurate and includes land in the ownership of No. 6 Rectory Road.

It was noted the following planning application had been withdrawn:

P18/S2996/FUL – Lobb Farm, Tetsworth

The proposed development is for a Gas Fired Electricity Generating Facility with the ability to generate up to 49.99 MW of electricity. A low carbon flexible generating facility using gas reciprocating engines. The facility will generate electricity principally for the regional distribution network in times of generation shortfall and/or high demand. (As clarified by additional information about trees received 16 November 2018, ecology received 19 November 2018, archaeology received 30 November 2018, trees received 14 March, and supporting documents received 5 February 2019 and 19 February 2019. As amended by plans received 19 February 2019. As amplified by additional information received 26 April 2019).

It was noted the following planning applications had been granted permission by the District Planning Authority:

P19/S1325/HH - Warren Barn, Standhill Lane, Little Haseley

The proposal includes the introduction of two new casement windows to match existing at ground floor level, the removal of four existing small rooflights and the introduction of 4 new conservation rooflights, two fixed and two openable. All of the new rooflights are situated in the same locations as the existing ones. Proposed internal alterations.

P19/S1233/LB - The Cottage, Rectory Road, Great Haseley

Front entrance door to be installed into existing front window opening with proposed timber framed front porch with pitched roof, in replacement of previously approved P18/S1153/FUL.

P19/S1228/HH – The Cottage, Rectory Road, Great Haseley

Front entrance door to be installed into existing front window opening with proposed timber framed front porch with pitched roof, in replacement of previously approved P18/S1153/FUL.

P19/S1304/HH - Beehive Cottage 9, Little Haseley

Over clad existing garage with horizontal timber boarding (as amended by drawing no. 1902.100A to correct red line error received on 29 April 2019).

P19/S1515/HH - Rosa Cottage, Little Haseley

Insertion of first floor to approved extension with 2 new windows, oak glazed door to approved glazed link and replacement front door.

P19/S1516/LB - Rosa Cottage, Little Haseley

Insertion of first floor to approved extension with 2 new windows, oak glazed door to approved glazed link and replacement front door.

19/53 Payments

The following cheques were written as notified on the agenda: SODC £100.00 (election expenses). It was agreed the Clerk will transfer £100.00 from the Election Reserves held in the Business Reserve Account to the Current Account.

The following cheques were written at the meeting: Stamps for The Haseleys £28.67, Colourplus £450.77, Parish Administration £847.88, HMRC £211.80.

It was agreed Direct Debt payments will be set up for some payments as appropriate. The initial set up to be authorised by two members of the Parish Council and payments reported in the usual way.

19/54 Financial Report

The balance on the Current Account was £5,221.03 and the Business Reserve Account £22,882.91. The income for the month of £20.51 was made up as follows: £17.00 advertisements in The Haseleys and £3.51 interest paid on the Business Reserve Account.

19/55 Asset Register

The Clerk had circulated a proposal for updating the Asset Register. It was important the assets owned by the Parish Council or for which it is responsible are managed properly. The total value of the Parish Council's assets is reported on page 6 of the Annual Governance and Accountability Return. Parish Councils must be able to track and explain any changes in the asset register from year to year and so the appropriate records should be reviewed annually.

It was agreed each Councillor would take an area of the village, note the assets and let the Clerk know who will then update the draft Asset Register and bring it back for discussion / approval at a future meeting. Cllr Lindsay will allocate an area to each Councillor.

19/56 SODC Local Plan 2034

At the District Scrutiny Meeting held last week Planning Officers had put forward four options as to how to proceed with the Local Plan. The Officer's recommendation being to let the Local Plan 2034 proceed through its current Inspection with no changes.

Oxford City Council's Plan was currently with the Planning Inspector who had raised a number of questions regarding housing allocation numbers. If the housing numbers are changed this could impact on the SODC Local Plan 2034.

There is a lot of discussion at the District Council about the SODC Local Plan but at this stage the way forward has not been agreed.

19/57 Reports from Committees

Footpaths

Cllr Ghessari reported the footpath through Nixey's farmland which had been overgrown by crops had been cleared. The footpath between 2 and 3 Horse Close Cottages had been cleared of yew saplings.

The lower step of the stile nearest the church on the long footpath from the rear of the church to Latchford Lane had come apart and needed to be repaired. The Bridle Path signpost near the entrance of Peggs Farm in Latchford Lane had been knocked over.

Environment

Trees on land near the bus stop on Rectory Road were starting to grow over. Cllr Ghessari will contact the County Council to request a site visit.

Village Hall

Cllr Woodrow reported plans were well underway for the Garden Party. A decision had been made to open the Village Hall on Friday evenings (from 19th July) to offer villagers the opportunity of a social drink whilst The Plough was closed. The Village Hall will also host the pub quiz on the last Wednesday of the month, again until the pub reopened.

Playing Fields

Cllr Spencer reported the year end accounts were looking very good and she will send a copy to the Clerk to circulate.

Miss Cross Field

The play equipment inspection is due to take place this month.

Millennium Wood

The annual cut had taken place.

Allotments

Cllr Pickett reported interest had been shown in a half allotment. A 50% reduction in rent for the remainder of the year was agreed. It was further agreed Cllr Pickett will put an article in The Haseleys offering unused allotments at a 50% reduction for the remainder of the year.

Communications – nothing to report.

19/58 Reports from District and County Councillors

Cllr Newton had given her apologies.

Cllr Harrod had given his apologies and sent the monthly report which had been circulated.

19/59 Correspondence

There was no correspondence.

19/60 Information Exchange

It was agreed that Community Infrastructure Levy payments is put on the next agenda.

19/61 Next meetings

It was agreed that the next meeting will take place on 9 September 2019 and the following meeting on 14 October at 7.30pm.

There being no further business, the meeting closed at 9.25pm.

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Chairman
9 September 2019