



## **Minutes of the Stratton Audley Parish Council on Wednesday 6<sup>th</sup> September 2017**

**Present:** Mr J Honsinger (Chairman), Mr A Flack, Mr S Hopkins and Mr G Nicholson.

**Apologies:** Cllr B Wood (CDC) and Cllr I Corkin (CDC/OCC)

**In Attendance:**

**Members of the public:** 6 members of the public (including the Executors of the Mallories Estate in respect of the planning application for plots 1 and 2 The Mallories)

### **91. Declarations of interest**

Cllrs Honsinger and Flack declared a personal interest in the planning applications relating to plots 1 and 2 The Mallories as they live near the property, and Cllr Honsinger declared a possible interest in the proposals for additional development of Plot 3 at the Green Barn Stoke Lyne Road.

### **92. Public Participation**

Members of the public attended to address the Parish Council about the current applications to relax condition 7 of the granted planning permission and allow demolition and rebuilding of the wall along Church Street. The Chairman reminded the meeting of the history of The Mallories Planning applications, and drew the meeting's attention to the Parish Council minutes at its February meeting which stated:

*"The parish Council resolved to object to this application on the basis that the proposed development will break up the continuity of the wall fronting Bicester Road, which is a major gateway into the village. It will also change the character of the area by having frontages to the dwellings opening onto the street. The Council believes that the proposal will have considerable visual impact on the village conservation area and will affect the setting of the Red Lion Public house. Furthermore the Council believes that the existing property has been used as a garage for decades rather than a dwelling house."* The parish Council noted that, despite this objection Cherwell District Council had granted planning permission for the development, that furthermore the Council had not explained its reasoning to the Parish Council despite several subsequent requests to do so. A key condition of the Planning officer's approval was that the wall should not be taken down and the new application to reverse this decision is in direct contradiction of this clause. A consequence has been that more residents have become aware of the overall proposed development and are opposed to it. The Chairman asked the representatives of the Mallories if they wished to speak first but they were happy to listen to the residents before speaking.

The Chairman of the Stratton Audley Manor Resident's Association said he had been asked by a number of residents to express concern that one of the proposed properties may overlook the swimming pool in the grounds of Stratton Audley Manor. Furthermore that the proposals would change the visual nature of the approach into the village, at an important junction. The introduction of doors onto Church Street would present a danger to users of the highway, as the pavement was very narrow there, light from windows would pollute roads in the village deliberately maintained without streetlights. Others felt that the windows and doors will be a further distraction for motorists

travelling into the Village along the Bicester Road and vehicles parked outside the new houses would present a greater highway danger at the junction. Concern was expressed that Cherwell District Council had failed to appreciate the importance of this junction both as a central part of the village from an aesthetic point of view and as an extremely busy junction. What may have existed over 70 years ago had little bearing on what has existed ever since. By granting this application in the first place, Cherwell District Council had failed the residents of Stratton Audley and additionally, several residents were extremely disappointed not to have either of the district representatives present at the meeting.

The Executors of the Mallories estate advised the meeting that the plans submitted and approved were in accordance with recommendations by Cherwell District Council's Planning and Conservation officers, who had made clear that development behind the wall would not be approved, and that any development on the site should include doors and windows onto the street, in accordance with the footprint of properties that had been on the road some 70 years before. The plans had therefore been developed with this advice in mind, and the further application was required following advice from a structural engineer that the wall would need to be demolished and rebuilt as any other work on it would be difficult and, possibly, dangerous. Furthermore they advised that the proposed purchaser of the property intended to make his home in the Village and to rent out as residential lettings the new houses to be built on plots 1 and 2.

The Chairman thanked all for attending and in particular the representatives of the Mallories and suggested they might like to talk to the Applicant to make him aware of the extent of the opposition including the overwhelming objection to doors and windows opening onto the street despite this aspect having received previous approval. He further advised that the Parish Council would be discussing the Planning applications later in its agenda, and would bear in mind the public comments during that discussion.

The representative of the Manor Management Committee also raised issues with vehicles parking close to the entrance to The Manor, and difficulties with visibility for vehicles driving out of The Manor when cars are parked along Church Street.

The Parish Council confirmed that, as the village has no street lights, yellow lines could not be painted on the road and that there was little that could be done apart from to keep the dialogue open with the Red Lion and the community. It was also noted that parking in Church Street is an ongoing problem as shown by the traffic cones placed strategically in the street. Several residents have commented that whilst the traffic cones are doing a good job they are rather shabby and the Council agreed to consider replacing these.

Following the period of Public participation, the Parish Council considered the role of public discussion in its meetings. It was noted that, technically, the meeting is confined to members of the Parish Council, and that the Council's Standing orders permit the meeting to be suspended to permit members of the public to "have their say". The Standing orders do give the Chairman broad powers to invite members of the public with specific areas of expertise to have input into the meeting where appropriate, but it was important to recognise that the Parish Council meeting did not become a discussion forum between residents and Councillors. Furthermore one councillor felt the Parish Council was in danger of being submerged by trivial issues akin to neighbourly disputes rather than concentrating on matters that were of relevance to the whole village. However, the Chairman pointed out that as a result of being a progressive and responsive council in dealing with matters efficiently (whether considered to be trivial or not), the Parish Council was being seen in an increasingly positive light.

The meeting was reminded that the Agenda was always circulated to all councillors at an early stage and this was the time to raise any concerns or to request alterations to be considered.

### 93. Minutes of the meeting of 2<sup>nd</sup> August 2017

The Council agreed that the Minutes of the meeting of the 2<sup>nd</sup> August 2017 were an accurate record of the proceedings.

### 94. Progress on Parish matters

#### a) Facebook

Statistics indicate that the Village Facebook page is now reaching more subscribers. The Clerk is regularly adding new items of interest such as the Ferret racing night and currently information about the forthcoming first aid courses to be led by Cllr Hopkins.

#### b) Horses and cyclist signs

A representative of OCC has visited and together with members of the council and the village, had agreed locations for new signs in the Launton Road and by the Mill Road crossroads. The Clerk was asked to request OCC cut back vegetation around the Horse warning signs particularly near The Park. Discussions were also held with regard to new traffic calming measures around the village and OCC agreed to put forward a proposal for approval.

#### c) The Quarry

County Councillor Ian Corkin had advised OCC was taking action regarding the restoration of Stratton Audley Quarry and that an expediency report was being drafted which will recommend the serving of a planning enforcement notice to remedy the breach of planning control and secure the site as a country park at the original levels approved in planning permission 97/01501/CM. He will keep us regularly updated.

#### d) PAYPAL

The Council noted that some £500 worth of tickets for the Ferret racing had been sold via PayPal, many to people who were not resident in the Village, and agreed that it was a worthwhile initiative.

#### e) Speeding traffic on the Bicester Road

While changes to the speed limit are likely to be expensive, OCC have suggested repainting the dragon's teeth markings on roads at entry points to the village, and placing a "slow down" sign near the Horse warning sign on the Bicester Road and this will form part of their recommendation.

#### f) Cycleway

This is looking difficult, but the Parish Council will continue to consider the matter and open a dialogue with Bicester Heritage.

### 95. Finance

The Council noted the monthly report contained in Appendix 1 and authorised the following payments:-

<i>Cheque Number</i>	<i>Payee</i>	<i>Reason</i>	<i>Amount</i>
500454	Tulu Toilet Hire	Event hire	114.00
500455	The Red Lion	Room hire	20.00
500456	Mrs A Davies	CI salary and expenses	164.65
500457	HMRC	CI tax	38.40
500458	M Gore	Mowing /playground	390.00
500459	Tulu Toilet hire	Ferret Event	114.00
500460	J Honsinger	Printing/hire of lights	84.19

### 96. Rural Transport

Ongoing.

### 97. Co-Option of new Councillor

The Parish Council noted that Cherwell District Council had confirmed that they had received no request for an election to fill the vacancy created by the resignation of Cllr Lloyd, and therefore the Parish Council could proceed to fill the vacancy by Co-opting another Councillor. Councillors noted

that Mr M Hedgecox was the sole person to have written expressing interest in joining the Parish Council and given that all knew Mr Hedgecox, agreed that he should be co-opted as a Councillor.

#### **98. Website**

The Chairman reported that traffic to the website had increased significantly, possibly due to the PayPal facility on the site, which was popular for ticket sales for the Ferret racing evening. His hope is that more village organisations in particular the Parish Church will use the website to update their activities on their own pages as designated authors.

#### **99. SSE**

The Chairman has requested of SSE a written explanation for the increased number of minor power cuts in the village, since work to install a new loop was completed. He awaits a substantive response, which will be reported to residents when available.

#### **100. Vehicle Activated Speed Signs**

To be reported to the next parish Council meeting.

#### **101. Road Maintenance**

The Clerk was asked to report the overhanging hedge between Cherry Street and Glenn Close on the Stoke Lyne Road.

#### **102. Un-metalled footpaths and bridleways**

Ongoing.

#### **103. CLP update**

The Ferret racing event on 1<sup>st</sup> September was very enjoyable and very successful. Over 180 tickets were sold, and the event was deemed to be a sell-out. It was well organised and the fish and chips were excellent.

The Parish Council noted that the event had generated a profit of approximately £2000, and agreed that £200 should be donated to the Playbus, and the remainder divided equally between the works required to improve the Church Tower, and the Parish Council's Vehicle Activated Road Sign fund. The first planning meeting has taken place for the 2018 Beer, Food and Music Festival, with an initial 10 attendees. The meeting felt that this was a positive start to the planning required for this event to be held again.

#### **104. Planning Applications**

- Non-Material Amendment to 16/00366/REM - Amendments to plot 3 to encompass the addition of a small first floor rear extension and minor elevational changes

The Green Barn Stoke Lyne Road Stratton Audley Bicester OX27 9AT Ref. No: 17/00102/NMA

The Council noted that, while this application is published on Cherwell DC's website, the papers had not yet been sent out to the Council for formal comment. It agreed to consider the application when documents are received but might need to ask for additional time to link in with the next scheduled PC meeting on 11th October

Removal of condition 7 (plan of wall, method of joining stonework) of 16/02630/F

Plot 1 Mallories Cherry Street Stratton Audley Ref. No: 17/01709/F

Removal of condition 7 (plan of wall, method of joining stonework) of 16/02631/F

Plot 2 Mallories Cherry Street Stratton Audley Ref. No: 17/01710/F

**Response to both above applications to be as follows.**

The Council noted that it had objected to the proposals when the application was first before it in February 2017, and, although it had requested an explanation from Cherwell District Council as to why permission had been granted in these circumstances, such an explanation had not been forthcoming. Furthermore the Council noted recent comments from residents that they felt that, not for the first time, Cherwell District Council had failed the residents of Stratton Audley.

Whilst the Council recognised that planning permission had been granted for the development, a key stipulation by the planning officer was that the wall would be retained in its present state. The Council did not feel that the fact that the building works to comply with this condition are difficult is sufficient grounds to agree the change to the condition imposed in the original consent. It therefore resolved to strongly object to the proposal to take down the wall and rebuild it.

The Council, representing the views of all residents who have come forward, still has concerns about the impact of the original planning department decision, in such a sensitive location in the Village, and would be happy to enter into discussions with the Applicant, planning officers etc to see if a more sympathetic development could be achieved which would be satisfactory to the majority of the community.

One and a half storey rear extension - Moat Cottage Launton Road Stratton Audley Bicester OX27 9AS Ref. No: 17/01628/F . To be circulated.

T1 x Lime - Fell. 1 Cavendish Place Stratton Audley Bicester OX27 9BN Ref. No: 17/00285/TCA

The Parish Council noted that this is a mature tree in a prominent corner position, and therefore expressed concerns at proposals to fell it and therefore would request that the Cherwell arborist visit the site and make a recommendation which the Council will support.

**105. Correspondence received** - *to note any correspondence received not otherwise on the agenda where decisions are not required.*

The Parish Council has received information that, from 1<sup>st</sup> October 2017, DIY waste being taken to any of OCC's Household waste sites will be charged for.

**106. Reports from meetings - to receive any reports; for information.**

The Chairman attended a TVPA organised "Rural Community Forum" with representatives of Thames Valley Police. TVPA have proposed that these meetings take place quarterly and replace police attendance at Parish Council meetings, unless there are specific police issues that Parishes need to address. A number of objectives were set by the group so as to achieve some form of positive measurement against which to assess success

**107. Items for information or next Agenda**

As soon as possible please.

**108. Date of next meeting**

The next meeting will be Wednesday 11<sup>th</sup> October 2017 at 7pm in Red Lion PH.

Please note the new numbering system for items in the minutes. They now run on sequentially from one month to the next across each statutory year and then begin again from no.1 at the start of the new financial year.

[strattonaudley.parishclerk@gmail.com](mailto:strattonaudley.parishclerk@gmail.com)

[www.strattonaudley.org](http://www.strattonaudley.org). See also Facebook - [strattonaudleyparishcouncil](#)

Stratton Audley Parish Council			Monthly Financial Report	
			Parish Council Meeting	05 September 2017
Payments processed since last meeting				£906.06
02-Aug-17		St Johns Ambulance	500396	£156.00
02-Aug-17		the Red Lion	500397	£20.00
02-Aug-17		Mrs A Davies	500398	£164.65
02-Aug-17		HMRC	500399	£38.40
02-Aug-17		Mike Gore	500450	£212.50
02-Aug-17		Parish Council websites	500451	£210.00
02-Aug-17		J Honsinger	500452	£89.59
02-Aug-17		S Hopkins	500453	£14.92
Receipts processed since previous report				£1,988.99
03-Aug-17		nsponsorship		£50.00
03-Aug-17		ticket sales		£60.00
04-Aug-17		OCC		£640.52
17-Aug-17		sponsorship		£50.00
14-Aug-17		HMRC		£688.47
01-Sep-17		ticket sales		£500.00
Bank Reconciliation			Statement dated	01 September 2017
			Savings Account	£14,776.86
			Current account	£3,699.87
Items not yet cleared:				
Receipts	None			
Payments		Community First Oxon		£35.00
		cancelled		£0.00
		cancelled		£0.00
			Net Total	<u>£18,441.73</u>