KINGSTON BAGPUIZE WITH SOUTHMOOR PARISH COUNCIL
MINUTES OF THE MEETING HELD IN THE VILLAGE HALL
ON 7th SEPTEMBER 2015

Present  Mr B Forster, Chairman
Mr A Chartres (vice Chairman)  Mrs E Oastler
Dr J. Allsworth  Mr S Smith
Ms C Shepherd  Mr D Hancox

with 15 members of the public, and Eric Batts (District Councillor)
Meeting commenced at 1900hrs and ended at 2220hrs

1. APOLOGIES - Received from Ian Charlton, Audrey Goodgame.

2. MINUTES OF LAST MEETING – The minutes from the previous meeting on 6th July 2015 was agreed as a true record after some amendments were required.

3. DECLARATIONS OF INTEREST – None

4. PUBLIC PARTICIPATION

a. In connection with an incident at the Village Hall on Thursday 3rd September, the Chairman expressed sincere condolences on behalf of the committee and all present to the family of the Mr Rodney Attewell who was taken fatally ill in the Village Hall.

b. SPEEDWATCH:

i. The Chairman reported that 10 volunteers had come forward in the Parish

ii. The Chairman reported that after a round of discussion with other Parishes, that there was a shortfall of £50 to that required. The other Parishes had contributed £300 each with the exception of Stanford in Vale which had contributed £600. This Parish had previously endorsed a contribution of £250. The Chairman proposed that the KBS PC contribution is amended from £250 to £300, seconded by Alex Chartres. It was duly endorsed by a vote of 6 with one abstention.

iii. When the purchase has been arranged the training will go ahead. Also the questions raised at the meeting will hopefully be answered ie when and where can the camera be used.

c. State of repair of the footway on the eastern side of the A415 and the loss of trees (noise/ view barrier) due to the David Wilson development between the edge of the village and the Hinds Head: Margo Evans of Appleby Cottage raised this issue. The matter was discussed. David Wilson Home must maintain the trees for 5 years. Oxfordshire County Council is responsible for the repair of the footway.

d. Longworth Scout Group: David Christianson raised the issue of the moving of the meeting facility. It appears that there are several options but until money and location are found, nothing more can be done presently.

e. Draycott Road: Ron Green raised the issue of the lack of progress of Taylor Wimpey with regard to the retaining wall to the Village hall and the maintenance of the right of way between Bridleway Bridge and Draycott Road. The right of way has now been tidied but the wall has not been started. Cllr Eric Batts indicated that the wall issue was a private agreement between the Village Hall and Taylor
Wimpey. The Clerk respectfully reminded the meeting that in his opinion the wall was accommodation works associated with the footway construction and hence is part of the planning consent.

f. General reports of overhanging vegetation of trees and shrubs over the footways and also obscuring street lights were made. It is for Oxfordshire County Council to deal with. There is a method of reporting such items on their website although tricky to navigate. The Clerk will send a polite general letter to OCC on the issue.

5. REPORTS FROM DISTRICT AND COUNTY COUNCILLOR
   
a. Cllr Eric Batts reported:
   
i. VOWH will soon commence collecting small electrical items and rags (not recyclable clothes) from the roadside. These items must be put adjacent to the grey bin and the rags contained in a plastic bag.
   
ii. The Local Plan first phase is in front of an Inspector later this year and the result will be available in the New Year. The second stage will follow.
   
iii. Section 106 monies was discussed. The Chairman expressed concern that an allocation of £150k had been apparently withdrawn for facilities for youth as set out in Ged Cassell’s letter dated 17th November 2014, which as advised by Anna Robinson (VOWH Strategic Director) in August 2015 claimed was a gift from Taylor Wimpey, and wholly allocated to Parcourt, which the Parish council is contesting. Eric Batts said he would look into the situation and report back.
   
iv. There was a lively discussion about the need, location and funding of a Parcourt facility.
   
b. Cllr Melinda Tilley:
   
i. Apologies for not attending were received prior to the meeting but not reported, however Ms Tilley wished the following to be known:
   
‘The County Council is in the middle of several consultations on the Budget Proposals: Subsidised Buses, Recycling Centres, Children’s Centres, Libraries and Museums, and there is a need to save another £60m from our Budget, and that is only until the spending review in November’

6. PLANNING APPLICATIONS AND APPEALS
   
a. Overview of Neighbourhood Planning Process by David Potter (VOWH Planning Officer):
   
David Potter gave an enlightening insight into the workings of Neighbourhood Plans: The Parish Council must first develop a Parish Plan which is a land use plan showing where various elements are and what is required (housing, employment, leisure etc). Also the design and shape must be set out ie to match existing vernacular, density, material types etc. That can then be turned into a Neighbourhood Plan. The VOWH can make a grant to help with the costs of up to £10k, with a further £8k from the Locality fund (possibly OCC) and technical support £6k. The time frame needed to deliver a Neighbourhood Plan is about 2 years.
b. Applications discussed

i. Note that the Committee met in between the regular meeting to discuss the planning applications which resulted in the production of draft comments see appended.

ii. P15/V1795/FUL: Erection of 73 dwellings, Land off Field Close Kingston Bagpuize with Southmoor, including letter from Barbara and Nat Micklem – see also Correspondence:
   In addition to the draft notes the issues of housing mix were raised, Matthew Barber’s involvement in the previous application for this site (site not in the Local Plan), the lack of sports provision, and the lack of consideration of construction traffic on Field Close.
   It was resolved to object to the planning application as set out in the draft notes with the additional references as above.

iii. P15/V1808/O, Land South of A420 and east of A415 Witney Road, development of up to 280 dwellings with access from Witney Road and Oxford Road and associated open space and landscaping:
   In addition to the draft notes the issues raised were the poor condition of Oxford Road, the repeat call for controlled pedestrian facilities across the A415, now required in two places, commutes sums to maintain the open spaces, the possible inclusion of a Parcour facility within the site, and the poor representation of the traffic impact.
   It was resolved to object to the planning application as set out in the draft notes with the additional references as above.

iv. P15/V1893/HH, 13 Cherry Tree Close Southmoor Abingdon Oxfordshire:
   After considered discussion it was resolved to overturn the draft resolution and object to the proposal: The proposal is intrusive to the street scene, the roof line extending too far above the adjacent fence line. Critical garden space would be lost. The garage and drive are no longer being used to park vehicles, whether this is part of the application or not, forcing cars onto the front garden, getting access off the highway from a dangerous and difficult angle.

v. P15/V1997/FUL, Bramlings, New House Farm Hanney Road Southmoor:
   It was resolved to enter no objection as drafted.

c. Updates

i. P15/V0712/FUL, Land at Southmoor House Faringdon Road Kingston Bagpuize with Southmoor OX13 5AA – decision pending

ii. P15/V1112/LDP, 49 Laurel Drive Southmoor OX13 5DJ – certificate of lawful use issued 7/7/15

iii. P15/V1163/HH, 78 Laurel Drive Southmoor Abingdon OX13 5DJ – withdrawn


d. **Appeals - none**

7. **ACCOUNTS**

   Invoices Paid:
   a) A&L Garden Maintenance (111) for £194 paid 4/8/15
   b) Village Hall (Q1) for £141 paid 4/8/15
   c) BCG Garden and Tree Care (0167/15 and 0238/15) 2 @ £300 paid 4/8/15. Note BCG has submitted same invoice twice – refund letter sent 10/8/15, agreed to offset value on next invoice.
   d) McCracken & Son 7089 for £1324.80, 7090 for £168.00, 7139 for £1324.80, and 7140 for £170.40
   e) VOWH (90048674) Election Fees for £100
   f) A&L Maintenance (141) for £96
   g) Playsafety Ltd (018777) for £88.80
   h) VOWH (90049108) Emptying dog bins to end June 2015 for £321.48
   i) Clerk Salary for July 2015: Gross £365.98, expenses 90p, net £316.76
   j) Clerk Salary for August 2015: Gross £383.08, expenses £10.28, net £372.80

   Receipts
   k) J Goddrey & Son, payment for interment of Mr Hockedy (14/8/15)

   Donations: none

8. **CORRESPONDENCE/ MATTERS ARISING**

   a. State of right of way Draycott Road to Bridleway Bridge - Letter from Pat Smith: This matter has been resolved. A response to this effect will be written.

   b. The Parish received a representation from Barbara and Nat Micklem about the P15/V1795/FUL: Erection of 73 dwellings, Land off Field Close, and request that the Parish buys a piece of land suitable to serve as open space. Their comments were include in the Parish’s comments. Unfortunately the Parish is not in the position to purchase land in this circumstance.

   c. Minerals & Waste Core Strategy Consultation – proposed submission document comments by 30th September 2015: The site for soft sand extraction remains on the site adjacent to Pine Woods Road in the Parish of Longworth. Resolved to object.

   d. Botley Centre draft SPD and consultation – comments by 25th September 2015: resolved not to comment after some discussions on the overall effect on this Parish.

   e. Supported Transport (subsidised buses and Dial-A-Ride) consultation – ends 14th September. The Parish expressed the wish to support the 63 and X15 bus services as shown in the planning application responses and hence resolved to object to the reduction in any subsidies.

   f. MOU for Tennis Courts - deferred
g. New Age Kurling Club – request for funding for equipment - deferred

h. Mr Harold Porter has informed the Parish that some grass cutting is not being done in Redwood Close – does a review of recording on a plan the actual areas which are cut? This was noted and will be investigated and possible a full review is required.

i. Vale of White Horse Open Space, Playing Pitch and Sports Facilities Audit consultation – 18th September 2015. This represents a lot of work without really knowing the benefit. Resolved to reply with a simple description.

j. Oxfordshire County Council Waste Management, Household waste recycling centres strategy, consultation 10/8/15 to 5/10/15. Resolved to oppose and question the proposals as they are contradictory and risk backlash of poorer re-cycling rates and fly tipping resulting in higher costs rather than savings.

k. Free Compost from Biffa/VOWH: Come along with your own box, bag or container to fill up with local compost 3rd and 4th October! – see local press

9. VILLAGE AMENITIES
   a. Recreation Grounds:
      i. The following problems were reported: the slide, see-saw, chippings and J-swing needed attention. Also the football nets in the recreation ground and Millennium Green needed replacement. These issue will be assessed and appropriate action taken. Mrs E Oastler offered to assist the Clerk.

   b. Burial Ground:
      i. Remains of Thomas Hockedy placed in plot 135 on Saturday 8th August 2015
      ii. The Chairman noted that the memorial waste was accumulating and there was no way to dispose of it unless the uses of a brown bin was purchased from VOWH. It was resolved to arrange the facility.

   c. War memorial:
      i. Some invitations had gone out for Remembrance Sunday. The remainder are due out.
11. **ANY OTHER BUSINESS**
   a. Village Hall storage of Parish files: the basis had been agreed. The Clerk to contact the Village Hall trustees and John Melling (who has the files) to arrange.
   b. The previous Clerk was paid £24 per quarter for ‘accomodation costs and document storage’ and used the Parish printer. The Clerk proposes to use his own printer and documents will be stored at the Village Hall, hence the Parish will pay reasonable ink, wear and tear when needed as expenses, and pay £15 per quarter for ‘accomodation’. This payment was agreed to.

12. **FUTURE MEETINGS**
   5th October 2015, 2nd November 2015, 7th December, 4th January 2016, and 1st February 2016

   DATE ..........................  SIGNED ..........................
APPENDIX

NOTES ON CURRENT PLANNING APPLICATIONS AND DRAFT RESOLUTIONS

Note from Ian Charlton:

P15/V1795/FUL: Erection of 73 dwellings, Land off Field Close Kingston Bagpuize with Southmoor:
I have read through all the papers accompanying this application in some detail. Unfortunately I cannot attend the next council meeting at the beginning of September so here are my comments:

As far as I can see from the point of view of a layman with a limited knowledge of planning law there seems to be very little that can be objected to in respect of the application itself with the possible exception of the proposed access from Field Close.

All we can really do is raise objections to the types and density of the houses, layout of the estate, number of car parking spaces, etc,

The density has been reduced from 32 to 27.97 per hectare which seems reasonable, but do we want to see more of the type M houses of 2.5 or 3 stories? 13 of the houses are proposed to be 4-bedroom - anecdotal evidence from the estates would seem to indicate that there is little or no demand for these houses as they are too closely packed together with very little in the way of gardens such as one might expect with houses of that size/price.

The potential S106 contributions of £975,477 split between the District and County Councils would appear to relate to the original application and will doubtless be increased. There is no mention made of how much might fall to the Parish Council from the public when the original application went forward was that growth of the village indicated a clear demand for a doctor's surgery/pharmacy.

Ian Charlton 21/8/2015

General

The contribution levels for bus subsidy could be raised. The £1000 per dwelling figure for developments along the A420 has become established through precedent, and even this figure is being challenged by some developers (to be lowered) to the west. So it would be almost impossible to change this at this time, in the absence of a fully costed and politically endorsed strategy to support a higher contribution rate. This contribution figure is related to enhancements to service 66 (Oxford-Swindon), moving towards a frequency of four daytime buses per hour in each direction, to provide a credible alternative to the car for journeys along the congested A420 corridor.
Regarding service x15, this is currently a financially-supported bus service, so it’s difficult to follow the same pump-priming rationale towards eventual commercial viability. That said, the Council’s bus strategy suggests this important service should operate on an hourly basis between Abingdon and Witney, not only to link these communities with Kingston Bagpuize but also to provide connections out of the 66 bus and also to provide onwards connections in Abingdon and Witney. Discussions have already begun with the bus company about the degree of commerciality in the service, and so there needs to be discussions with Abingdon & Witney College about making some contribution to the cost of the service, and after this we need to understand the funding gap and how this might be bridged. Some of the more recent s106s for bus service contributions in Southmoor and Kingston Bagpuize have been written in a manner that would permit their use on the Witney-Abingdon bus service. So, section 106 contributions cannot be used to prop up a non-commercial bus service indefinitely. However the Parish could divert some monies to the X15 with the hope that it’s use will increase. To counter developer opposition to paying the £1000 per dwelling the Parish should stress the pressure to increase bus use particularly the X15.

Shelter for bus stop near School Lane: it will be possible to put a shelter there. It will need the path to be widened but there is sufficient funds generally for this to be done from bus services money. In addition the cost of this could be asked for from the applications under consideration.

The Parish could consider asking for contributions for additional village amenities. There could be grounds for asking for funds to bring back Doctor Surgery facilities back in the village. This is the subject of the Neighbourhood Plan but all the development will have been committed by the time the plan is agreed.

Examples are: Improving the area around Cherry Tree Close, and, Permanent speed reduction features at the edges of the village and through the village. One is already planned for Hanney Road.

P15/V1795/FUL: Erection of 73 dwellings, Land off Field Close Kingston Bagpuize with Southmoor

Resolution:
Object to the proposal on the grounds that the development reduces the amenities (bridleways etc), and does not sufficiently protect access to adjacent pieces of land.

If permission is granted then s106 monies will be required to improve village amenities, bus services, and the Parish is involve in developing the design of the northern edge (bridleway).

This application has been previously refused. There is every chance this will be approved.

I am concerned on the severance effect of the adjacent pieces of land. The Parish must press for a non-ransom access from the site into the land and press for access rights to be
granted until such time the development roads become adopted. Contributions could be asked for to secure works for the access in the future (whether or not a third party develops it or the Parish is allowed to use it as public space.

Improvements to the adjacent bridleways and rights of ways must be made. The noise fence will create an enclosed corridor which will not be desirable to be used. This needs to be addressed.

**P15/V1893/HH, 13 Cherry Tree Close Southmoor Abingdon Oxfordshire**

**Resolution:**
Do not object to the proposal
Observe issues on overlooking (proximity to boundary) and parking issues.

Concern must be expressed that the extension uses valuable garden and one needs to step back to see the extension. It is also close to the boundary.

Also note that the garage and drive are no longer being used to park vehicles, whether this is part of the application or not, forcing cars onto the front garden, getting access off the highway from a dangerous and difficult angle.

**P15/V1808/O, Land South of A420 and east of A415 Witney Road, development of up to 280 dwellings with access from Witney Road and Oxford Road and associated open space and landscaping.**

**Resolution:**
Object to the proposal on the grounds:
The proposed access onto the A415 is dangerous, will cause local congestion, and not provide for adequate safe access for pedestrians to village amenities and to public transport.
Some of the areas provide for dwelling densities which are too dense and too large (up to three storey) for a village environment.
Inadequate parking within dwellings which will lead to indiscriminate parking on the development’s roads which will be dangerous.
Inadequate boundary planting.
The noise reduction areas are incorrectly shown on the plans.
Inadequate capacity at the local school.
Insufficient parking to the public open space within the development.
If permission is granted then s106 monies will be required to improve village amenities, bus services, and the Parish is involve in developing the design of the northern edge (bridleway).

If permission is granted then s106 monies will be required to improve village amenities, bus services, improvements to Oxford Road (footways), and further considerations to a controlled pedestrian crossing across the A415.
A pair of bus stops are required on the A415 (both bus routes 66 and X15) between the two roundabouts (A420 and Hinds Head). If a new junction is allowed this could be tricky. It is important to provide bus stops. It is a viable alternative to get to Oxford and Swindon.

Concern should be expressed about the safety of providing a new junction in this location. The speed limit would need to be change and hence would need to be extended onto the roundabout. OCC may not wish to reduce the speed limit on the A420. A new junction would make for a very busy area (lots of turning movements) in a small stretch of road. It would also be the main entrance for pedestrians to get access to the village amenities and buses.

It is understanding that the main access is off the A415. Oxford Road is not suitable for the main access. However some houses are proposed to get access off Oxford Road. Concerns should be expressed that this is a quite road and does not have footways which surely would be needed for the proposed development.

The proposed local area for play is wholly inadequate and poorly positioned and the noise retention planting is incorrectly shown on the plans.

There was no pre-consultation with the Parish Council prior to the making of the application.

P15/V1997/FUL, Bramlings, New House Farm Hanney Road Southmoor

Resolution:
No comments