

BLETCHINGDON PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 23rd February 2022 at 7:30pm

Present: Cllr M. Whitehead (Acting Chairman), Cllr M. Taylor, Cllr D. Robins, Cllr D Ledger, District County Councillor D. Hughes, Oxfordshire County Cllr (OCC) N. Simpson and Headmistress of Bletchingdon School C. Walker.

017/22 Covid-19 precautions taken: The Clerk sanitised the building and made sure it was well ventilated. An attendee register is no longer required since restrictions were lifted on the 19th July 2021.

018/22 Apologies: Cllr C. Lane & Cllr R. Pirie.

019/22 Declarations of Interest: None.

020/22 Public Participation: Headmistress of Bletchingdon School, Caroline Walker.

021/22 To approve the Minutes of the Parish Council Meeting held on 6th January 2022:
The Minutes were approved by all and signed by Cllr M. Whitehead.

022/22 Clerks update on action points (not covered in Parish matters):

- The Row soakaway has been investigated but they think it might be a problem with the profile of the road. They will return when it has/is raining. The clerk will follow up on this.
- The clerk has been in touch with the road sweeper team and requested one further visit before this service ceases but they have not responded yet.
- The clerk has sent a new email letter to Manco to request that the outstanding issues be resolved. These include the loading bay and hatch outside the house/near Co-op be repainted to make it more prominent, the missing belisha beacon needs replacing and the lines on the crossing need repainting, plus the noticeboard needs to be moved to the correct position.
- Following the submission of our Councillor Priority Fund application to purchase an additional bin, the clerk reported that OCC have advised this is not a preferable request. Following a discussion, all agreed that the litter situation should be monitored and reviewed again in a couple of months' time.
- The clerk has received an email from Jeremy Charlett, CDC Planning, who explained that he has made changes to the system that notifies us of new planning applications which should prevent any further application notifications not coming through to us.
- The land behind station road has been tidied up and CDC have confirmed it will be added to their maintenance list for future, regular visits. The car has been confirmed as not abandoned and therefore they will not remove it from the site.
- The clerk has contacted Helen Webber and Amy O'Donnell about possibly arranging an event to celebrate the Jubilee and they are going to let us know. A discussion was had about the Jubilee and whether or not a beacon should be purchased. It was agreed that this should be discussed at the next meeting when Cllr C. Lane can be asked what he might be willing to do. For example, a home-made bonfire on an area of land that would be safe to do so. The School have also expressed an interest in joining in with any events that may go ahead. The clerk will liaise accordingly.

- The clerk has looked into options for signs around the co-op as discussed in the last meeting. 'Signs 4 Less' can create bespoke, rigid plastic signs at a cost of £27.25 + VAT. All agreed the clerk can proceed and order these.
- The BCF have been in touch with the clerk to confirm that they are in the process of sorting out the trees along the allotment wall.

023/22 Oxfordshire County Council (OCC) matters/reports:

- County Cllr N. Simpson reported a bad pot hole at the entrance to the village from Hampton Poyle has white lines around it, which suggests it is noted for repair.
- He went on to inform the Cllrs about the Local Transport Connectivity Plan (LTCP) meeting that was held in Chesterton today. A discussion was had about how the Parish Council should respond. All agreed that the Parish Council need to encourage as many people as possible to complete the survey and the advice from both OCC and CDC Cllrs present this evening was that the greater the number of people reporting their concerns about the bus service and infrastructure, the better. To encourage more parishioners to respond to the survey, it was suggested that a template response could be shared. The clerk will arrange this. The clerk also reported that our Public Transport Representative (PTR) will be submitting her response and each Cllr confirmed they would individually too.
- Covid rates are dropping in Oxfordshire now.
- He has chased Dave Catling for the breakdown of traffic calming costs again and will continue to do so.
- Lastly, he reported that the consultation period for the new football ground has now ended. There are mixed views despite the plans being very innovative, green and sustainable.

024/22 OCC Correspondence:

None.

025/22 Cherwell District Council (CDC) matters/reports:

- District Cllr D. Hughes reported that the separation of CDC from OCC has now gone through. This has been dealt with positively and succession should now proceed nicely.
- He asked the Parish Council about planning application number 21/02214/F – Cherwell Concrete, as a parishioner has raised a number of concerns on behalf of the residents in the neighbouring estate. The Parish Council explained in detail the issues raised with this company and the impact it is having on residents, the environment and the roads. The onsite inspection was also discussed as it would appear they did not come for enough time to fully assess the true impact this company is having. The clerk is to forward the parishioner letter to the planning officer and strongly recommend more thorough assessments are made as well as requesting that this application go to committee. District Cllr D. Hughes is supportive of the request for it to go to committee and has already contact Alex Chrusciak in this regard as there is a high level of local interest in this application. He also recommended that someone represent Bletchingtondon Parish Council at the meeting as a public speaker. He will let us know when the meeting is scheduled for so that we can make the necessary arrangements.

026/22 CDC Correspondence:

- a) The Cherwell Parish Bulleting update. No further action.

027/22 Parish matters:

- a) Bletchingdon School** – Headmistress C. Walker shared her report with the Parish Council prior to the meeting. In summary, the new building should be erected in June of this year and she thanked the Parish Council again for the donation towards the funding for this building. Health and Safety reports have highlighted the need for better signage around the School. She has done what she can around the building and is waiting for further information from Dave Catling with regards to costs of the recommended road signs. There are great concerns about the hedging that was planting around the School playground perimeter due to the dangerous thorns. The best solution is to completely remove them all and replace with something more suitable but the cost is hugely out of the School budget. The Parish Council suggested she contact the Bletchingdon Charity and in the meantime, the Parish Council will discuss this issue again next month. District Cllr D. Hughes gave some advice with regards to the planning constraints imposed on the School and County Cllr N. Simpson said he would make some enquiries and see what support OCC might be able to provide as this is a Health and Safety issue at a School.

Headmistress C. Walker left the meeting at 8:57pm.

- b) Neighbourhood Plan/Parish Plan** – Cllr D Ledger reported there has been good progress made with the Neighbourhood Plan and a framework created. Stage 1, they are defining the area which will be included in the Neighbourhood. They feel it is beneficial to everyone to include Village Farm which is within the Hampdon Poyle Parish, so they intend to invite them to combine efforts and create a Neighbourhood Plan together. A meeting is to be set up soon to discuss this with Hampdon Poyle in more detail. It was also reported that a new email address and webpage will be created on this topic. All agreed 'futurebletch...' would be a suitable email account name.
- c) Benefactor** – The clerk reported that M. Webber has confirmed the trees will be planted shortly. With regards to the other plans, these still depend on the designs being created by the new architect. The clerk also shared the response from our insurance provider that if an incident should occur at the stone wall entrances and the Parish Council were found liable, our public liability insurance will cover this.
- d) Public Transport** – As discussed in minute reference 023/22, the clerk attended a LTCP meeting today which discussed the topic of rural bus services amongst other things. At present, OCC have not yet received a response to their funding request in this regard so it is still unclear what the future holds for the 250. In the meantime, all agreed to respond individually and encourage as many people as possible to respond individually also, to the LTCP consultation survey so that OCC are aware how much this service is relied upon by Bletchingdon and neighbouring villages.
- e) Communication** – The clerk asked if there were any items the Cllrs would like included in the next Village News. Cllr D. Robins reported that Cllr R. Pirie is to send something through with regards to the Neighbourhood Plan. All agreed we should continue to include future event reminders such as the Spring Clean, Election and Jubilee.

f) Traffic Calming –

Full width speed humps and 20mph speed limit. – County Cllr N. Simpson confirmed he will continue to chase Dave Catling for the breakdown of costs the Parish Council have requested.

Recording speeds. – Cllr M. Whitehead reported that the training required before volunteers can record speeds is not readily available anymore. He will continue to try and arrange some but in the meantime, it was discussed what could be done. All agreed the Parish Council could record speeds but not report them until the training has been provided, as this will still act as a deterrent to people who speed.

Wooden posts – The clerk confirmed that the job is now complete and no further action is required.

g) Plastic Footpath – Cllr C. Lane reported prior to the meeting that Nick Mould has confirmed the plastic footpath will be dealt with when the new development begins in that area.

h) Enforcement Update –

Hedgerows at Tollbrook Corner – Following our request to re-open the case, our MP John Howell has written to confirm this will not be considered. A discussion was had about challenging this and all agreed the time and attention of the Parish Council could be better spent elsewhere as it appears that any further efforts are very unlikely to change the opinion of CDC. No further action.

Ingleby Farm – Under investigation at CDC.

i) Replacement Dog Waste Bin on Weston Road & new one at the Stonehouse –

Cllr C. Lane confirmed prior to the meeting that the new dog waste bin at the Stonehouse has now been installed and Jake Williams will shortly replace the broken one on Weston Road too.

j) Councillor Priority Funds for the Storage Unit – No further action at this time but to be discussed in March's meeting about the purchase of the unit.

k) Recreation Ground maintenance and installation of artificial lawn – Kompan Ltd have provided a provisional date for the repairs to go ahead at the end of March. The Bletchingdon Charity have already responded to our request for a donation towards the cost of the repairs and donated half of the money with the sum of £1,000.00. The artificial lawn has now been purchased and awaits installation by the Sports and Social Club.

l) Maintenance around Village Hall – The clerk contacted Green Scythe Ltd who have confirmed their increase of costs on last year will be 1.75% as per the existing 3 year contract. They have also agreed to include the grass area surrounding the Village Hall at a cost of £28+VAT per visit. The BCF have confirmed they will reimburse the Parish Council for these costs.

m) Placement of Parish Notice Board – As discussed in the clerk's action points, this outstanding item has been chased again with Manco and Nick Mould has supported this request.

n) Precept request for 2022/2023 – The clerk submitted the precept request on the 12th January 2022. No further action.

o) Finance – The following payments were approved by the Parish Council.

Method	Payee and Reason	Budget	Minute Ref	Amount	VAT	Total
Cheque 101616	Mr M. Webber – reimbursement for costs when	Parks, Trees and open spaces	011/22/b	£70.00	£0.00	£70.00
Bank TF	K J Cleaning Solutions Limited Invoice No. 1663	General Admin	This minute	£60.00	£12.00	£72.00
Bank TF	K J Cleaning Solutions Limited Invoice No. 1681	General Admin	This minute	£60.00	£12.00	£72.00

The Direct Debit to BT is due to go out on or just after 23rd February 2022 for £42.00 including VAT.

028/22 Planning Applications-

a) Planning Applications Approved/Refused/Withdrawn:

21/04099/TCA – Causeway Cottage, The Causeway, Weston Road, Bletchingdon OX5 3DH – T1 x Cornus – To tip reduce over extended branches back up to 1.0m, bringing the tree back into scale with garden and adjacent building. T2 x Cherry – To tip reduce over extended branches back up to 1.0m, to promote better form and shape. T3 x Ornamental Coniferous specimen – Fell to ground level due to close proximity of boundary walls. T4 x Silver Birch – To reduce by up to 1.5m, making cuts at secondary points of live growth and promoting a balanced rounded crown form associated with species. Retaining size and form in relation to garden and neighbouring property. Approved.

20/01114/F – Heathfield Park Golf Driving Range, Heathfield OX5 3DX – Change of Use from golf driving range to stud farm – remove existing buildings and replace with a similar footprint of stables, all weather manege and re-use of existing building to form a temporary staff unit – re-submission of 19/01287/F. Approved.

21/03836/LB – London House, Islip Road, Bletchingdon OX5 3DP – Introduction of an oak pillar which will stand under, and support, the existing beam in the living room. Approved.

21/03174/F – The Old Rectory, Weston Road, Bletchingdon OX5 3DH – New field gate to copse. Approved.

b) Planning Applications Received:

21/4169/CLUE – Greenhill Leisure Park – OS Parcel 8400 Greenhill Farm, Station Road, Bletchingdon - Certificate of Lawfulness for the Existing Use of Land in non-compliance with condition 6 of planning permission reference 10/00201/F. Objections: This application seeks to take advantage of the fact that the condition has been broken for more than 10 years, shamelessly requesting a green card to absolution. The concern is not the use of pitches for interchangeable camping in the summer months and then utilise the pitches for storage by others in the winter because that makes sense. But if this was approved, it would grant them permission to house the same units on the same pitches all year round, whether occupied or not. That is a very different commercial leisure/living proposition.

22/0080/F – Mr Paul Bagnall – Stockyard Buildings, Station Road, Enslow – Extension to existing stockyard buildings to house equipment for an automatic calf feeder. No objections.

22/00144/LB & 22/00143/F – Mr Andy Jordan – The Malt House, Weston Road, Bletchington OX5 3DH – Installation of a garden ate into the existing garden wall to provide rear garden access from the adjacent footpath. No objections.

21/04277/F - Mymms Cottage, Weston Road, Bletchington OX5 3DH – Self-coloured render system to cover reconstituted stone of previously constructed two storey extension (app 69/0644/NE); ground floor living room window cill lowered in SE elevation; existing windows replaced with flush casement windows; external works to side/rear garden including low level retaining walls (approx. 500mm high).

Comments: Rendering over the fake stone will make it more obvious on the street frontage and render in that location would not be part of any future design code.

It will stick out from the existing flush wall by about 25mm minimum and will be an obvious joint even if masked by a rain water pipe. It will not weather very well.

This may have been suggested by the conservation officer and would be OK for a rear wall but not a frontage in the conservation area facing a listed building opposite.

The problem the applicant has is that they want to lower a window, so any alterations to the fake stone will be a bit obvious.

What we could suggest which might be more aesthetically pleasing is 30mm Cotswold stone slips in real stone.

This will be more expensive and will still stick out about 40mm to 50mm with the mortar but would look a lot better.

There doesn't seem to be enough justification or benefit for such a visual change.

22/00071/F – Mr Paul Bagnall – 2 Lenthal, Bletchington OX5 3EB – Division of existing 3 bedroom house into two dwellings. The main house (2) to be a 2 bed house and the second house (2a) to become a 1 bed house and associated works. No objections.

22/00406/F – Investfront Ltd – The Oxfordshire Inn, Meadow Walk, Heathfield, Oxfordshire OX5 3DX – Conversion of existing roof void to form replacement ancillary staff accommodation. No objections.

029/22 **Other Correspondence Received:**

- a) John Howell Newsletter. Shared with all, no further action.
- b) An email from Bill Cotton at CDC, with regards to our request to re-open the Hedgerows enforcement case and a copy of the same letter sent by Angie Paterson, Mr Howells secretary. As previously discussed in minute number 027/22/h, no further action.
- c) An email from Seterah Campbell with questions about our 250 bus service. The clerk is to forward this email to our PTR.
- d) An email from Chas Jones with some information he feels might be of interest in the next Village News? The clerk is to reply to Chas and provide him with the email address for the Editor of the Village News.
- e) A letter from Roy Dale asking the Parish Council to insist on planning application 21/02214/F be looked into more thoroughly. He believes the sound, air and dust pollution tests should be carried out over a two week period at least plus a more

thorough traffic/vehicle survey. All agreed to support this request. The clerk will forward his letter to the planning officer and copy District Cllr D. Hughes.

030/22 Report from meeting/Any Other Business:

- An email request from A. Jordan to ask that the village sign from Enslow be re-instated by the developers. There is also an overgrown bush blocking the signs in that area. The clerk is to report this on 'Fix My Street' and chase the return of the sign.
- Cllr C. Lane asked prior to this meeting if the meeting between the Parish Council and Alex Chrusciak CDC Planning Department be pursued again. Cllrs D. Robins and M. Whitehead will follow this up.
- The Parish Council agreed to write to the BCF and request that they consider installing electrical charging ports in the Village Hall car park. The clerk will write the letter.

031/22 Items for information or next Agenda only - all items for next agenda to be submitted to the Clerk by Wednesday 23rd March 2022.

032/22 Date of Next Meeting: to confirm the date of the next meeting as 30th March 2022 at 7:30pm at the Village Hall.

Meeting Ended: 9:50pm.