

Chesterton Parish Council

To Members of the Council: you are summoned to attend a Meeting of Chesterton Parish Council on Tuesday 6th July 2021 in Chesterton Community Centre at 7.30pm.

Members of the public wishing to attend need to contact Clerk prior to the meeting (this is due to Covid-19 restrictions otherwise you will not be able to attend). Email: clerk@chestertonparishcouncil.org.uk or Telephone: 07935221885.

Sarah Kearney, Parish Council Clerk

Agenda for the meeting of CHESTERTON PARISH COUNCIL

To be held at Chesterton Community Centre on Tuesday, 7th September 2021 at 7.30pm

At a convenient time, the Chairman will adjourn the meeting for the public's questions. This session will last no longer than 30 minutes and each resident is entitled to one question relating to an agenda item for a period lasting no more than 5 minutes.

1. **TO RECEIVE COUNCILLOR APOLOGIES FOR ABSENCE** (Clerk)
2. **TO APPROVE AND SIGN THE MINUTES OF THE PARISH COUNCIL MEETING OF 6TH JULY 2021** (Chair)
3. **TO RECORD MEMBERS' DECLARATIONS OF INTEREST REGARDING THE AGENDA ITEMS** (Chair)
4. **TO RECEIVE A REPORT FROM THE DISTRICT/COUNTY COUNCILLOR** (Cllr Ian Corkin)
5. **TO RECEIVE A REPORT FROM THE ALLOTMENT COMMITTEE** (JH/FR/JR)
6. **TO RECEIVE A REPORT FROM THE HIGHWAY COMMITTEE** (AT/FR/JR)
 - 6.1 **ARC – update** (Chair/AT/FR)
7. **TO RECEIVE A REPORT FROM THE COMMUNITY COMMITTEE** (Chair/FR/AT/TT/CC-T/JR)
 - 7.1 **Audley Gardens Footpath – update** (Chair)
 - 7.2 **Audley Gardens Maintenance – Taylor Wimpey – update** (Clerk/JR)
 - 7.3 **Village Speed Reductions – update** (Chair)
 - 7.4 **Height Restrictor Barrier – update** (AT)
 - 7.5 **Newsletter – To consider the feedback from the consultation** (Chair/Clerk)
 - 7.6 **Bicester Police Rural Community Resilience Group – update** (JR/FR)
 - 7.7 **Community Survey – update** (Chair/Clerk)
 - 7.8 **Neighbourhood Watch – update** (TT)
 - 7.9 **"Keep Chesterton Tidy Working Group – update** (JR)
 - 7.10 **Emergency Action Plan – update** (FR/JR)
 - 7.11 **SRFI – Strategic Rail freight Interchange Consultation – update** (chair/AT)
 - 7.12 **New Residents to the Village – update** (JH)
8. **TO RECEIVE A REPORT FROM BURNEHYLL WOODLAND – update** (TT/Chair)
9. **THE RED COW PUB REQUEST** – Permission to set up their new acquired Burger Van to be located twice a week on the Bottom Green in Chesterton – (FR)
10. **TO RECEIVE A REPORT FROM THE PAVILION & PLAYING FIELDS COMMITTEE** - update (FR/JR)
11. **GOVERNANCE**
 - 11.1 **Councillor Vacancy – update** (Clerk)
 - 11.2 **Co-opt Stephen Webster and Tom Brewerton onto the Planning Committee – (Councillors)**
12. **TO RECEIVE THE FINANCE OFFICER'S MONTHLY REPORT, DISCUSS OTHER FINANCE MATTERS AND APPROVE EXPENDITURE/INCOME – Update** (RFO Mike White)
 - 12.1 **Quarterly Finance Committee meeting minutes on 1st September 2021 to be agreed by full Council - (Minutes sent around prior to meeting)**
 - 12.2 **Monthly Report - (circulated prior to meeting) update** (MW)
 - 12.3 **Receipts & Payment Report - (circulated prior to meeting) update** (MW)
 - 12.4 **Grant Policy – to be agreed by full Council (circulated prior to meeting) (Clerk)**

Payments for Approval - July

- 12.5 Clerk Phone Bill = £17.92
- 12.6 Payee Salaries = £1,100.28
- 12.7 Barclaycard = £429.43

- 12.8 Midland Fencing = £676.37
- 12.9 Green Scythe Ltd = £622.20
- 12.10 Marchetti Garden Maintenance = £540.00
- 12.11 Amazon = £25.37
- 12.12 Sarah Expenses = £11.25

Payments for Approval - August

- 12.13 Clerk Phone Bill = £17.92
- 12.14 Payee Salaries = £1732.86
- 12.15 ROSPA = £177.00
- 12.16 Marchetti Garden Maintenance = £320.00
- 12.17 Green Scythe Ltd = £755.40
- 12.18 Barclaycard = £287.79
- 12.19 Fiona Rowe Expenses = £99.09
- 12.20 Sarah Expenses = £20.25
- 12.21 OALC = £26.00
- 12.22 Stopem Ltd = £3,069.41
- 12.23 Marchetti Garden Maintenance = £60.00
- 12.24 Watermill Theatre = £702.00

13. TO RECEIVE A REPORT FROM THE PLANNING COMMITTEE (Chair/FR/JH/AT/CC-T)

- 13.2 **Pre-meeting for The Great Wolf S106 & Conditions** – Minutes send prior to meeting - update (Chair)
- 13.3 **Meeting with The Great Wolf** – Minutes send prior to meeting - update (Chair)
- 13.4 **Inspector Decision on BSA** – Chair to present summary (Chair)

New Applications

- 13.5 **21/02544/F** – Bignell Garden House, Bicester Road, Chesterton, OX26 1UF – **Conversion of detached outbuilding to provide ancillary residential accommodation Home Office/Studio.**
- 13.6 **21/02723/OUT** - Bicester Gateway Business Park, Wendlebury Road, Chesterton, OX26 2PA - **Variation of condition 16 (phasing plan) of 20/00293/OUT - To remove the requirement to deliver the mixed use co-working hub as part of the first residential phase**
- 13.7 **21/02861/SCOP** - OS Parcel 5700 South West of Grange Farm, Street Through Little Chesterton, Chesterton - **Scoping Opinion - proposal comprises the development of employment use, landscaping, and associated infrastructure including drainage and engineering works**

Applications Pending

- 13.8 **21/02254/SCOP** - Axis J9 Phase 1 OS Parcel 4200 Adjoining Middleton Road and Empire Road Bicester - **Scoping Opinion - with respect to the scope of the Environmental Impact Assessment (EIA) in relation to development proposals of approximately 7 hectares of land. The new A4095 Strategic Link Road is the bypass for the north side of Bicester and will be accessed via the ALREADY BUSY Vendee drive / Middleton Stoney Rd roundabout. This roundabout in its present format will not cope with the increased volume of traffic from the new development and lorries choosing to use this new road. The new A4095 link road will add considerably to the noise levels on the neighbouring Greenwood estate and Kings Meadow estates. A projected plausible traffic survey needs to be calculated as a high percentage of lorries and cars will use this new road to bypass Bicester if heading north. Existing excess water plans take no account of the area already covered by the new warehousing and vast tarmaced areas. Neighbouring areas such as Beckdale Close have already been hit with flooding which hadn't occurred prior to the new warehouses being built. What has been done to mitigate more flooding issues and with further infrastructure and development on site what measures have been put in place to stop this from re-occurring and worsening. An in-depth flood risk survey must be done. Development must stand by new zero mixed emissions site which was part of the original agreement and CPRE are right to push for enforcement on this point as developer pushing for it to be waived as insignificant. Need stringent light pollution and air quality survey which is downplayed in this scoping document as no doubt the new road will be heavily lit and heavily used.**
- 13.9 **21/02310/CLUE** - Simms Farm, Unit 2, Kirtlington Road, Chesterton, Bicester, OX26 1TA - **Certificate of Lawfulness of Existing Use for a redundant agricultural building for light industrial use – No Objection**

- 13.10 **21/02317/F** - Bignell Park Barns, Kirtlington Road, Chesterton, OX26 1TD - **Demolition of agricultural buildings (some with existing office/storage use) and construction of new offices, associated car parking and landscaping – No Objection**
- 13.11 **21/02307/CLUE** - Simms Farm, Kirtlington Road, Chesterton, OX26 1TA - **Certificate of Lawfulness for the Existing Use of a grain barn for storage of harvested crop – No Objection**
- 13.12 **21/02323/CLUE** - Simms Farm, Kirtlington Road, Chesterton, OX26 1TA - **Certificate of Lawfulness Existing - Redundant agricultural building that has been used for light industrial use for more than 10 years – No Objection**
- 13.13 **21/02360/F** - 17 Augustan Road, Chesterton - **Proposed two Storey side/rear extension & single storey rear extension –**
- "Chesterton Parish Council Object to this Planning Application on the following grounds:**
- 1. Lack of light to righthand neighbour from the over shadowing new 2 storey extension.**
 - 2. Too close to the neighbour on the left/ block of flats.**
 - 3. This appears to be an attempt to build an 'extension' which clearly could easily be split into 2 properties as there are bedrooms and bathrooms in both sectors and where does the dining room have its own front door? opening out onto the same aspect as the door and hall?**
- Comments:**
- If this is to be passed, please take into consideration the following:**
- 1. State provision for additional parking,**
 - 2. Remove and reconfigure the new dining room so only one entrance into the house from the front.**
 - 3. Add a condition that this extended property is not split into 2 separate dwellings.**
- 13.14 **21/02408/F** - Spring Well Farm, Kirtlington Road, Chesterton, OX26 1TW - **Proposed Covered Riding Surface - "Chesterton Parish Council don't have any objection to the Planning application only comment that the building shouldn't be too high and restrictions that this application is only used for equestrian use only."**
- 13.15 **21/02135/F** - The Chesterton Hotel Bicester Road Chesterton OX26 1UE - **Variation of condition 2 (plans) of 18/01529/F - wish to better the overall internal space and design to achieve an improved use out of the function room - Chesterton Parish Council have no objection to this planning application Just some comments as follows: *CPC would of course expect all development works to be carried out in accordance with an approved consent (this of course applies across the board) in this case it is the 2018 consent. *Conditioned to landscaping scheme (to include screening) must be submitted for approval**
***Would like to see timescale for the whole programme - start date and finishing date**
***Would like to see the application for the overflow car park as soon as possible to stop grass verges being used.**
***CPC welcome and support local business**
- 13.16 **21/02513/F** - Bignell Park, The Rookery, Bicester Road, Chesterton, OX26 1UF - **Proposed extension of single-storey garage - comprising of enlargement to garage, new studio annexe and modifications to the log store. – No Objection**
- 13.17 **21/01580/F** - Kemsley Farm, Northampton Road, Weston on The Green, OX25 3AA - **Change of use of land from agriculture to equestrian use. Erection of a building to provide stabling for 36 ponies with associated facilities for the storage of tack, feed, and equipment to tend the land. Formation of an exercise arena and exercise track and school area. Relocation of existing site access to Akeman Street. Chesterton Parish Council have no objection to the above-mentioned planning application but would ask you to note our comments as follows: 1. Signage on Akeman Road 2 Provision for Cars - could not see anything on plans.**
- 13.18 **21/00927/TCA** - High Gaggles, Alchester Road, Chesterton OX26 1UN - **T1 x Unknown Species to be removed. 3 big spots in the tree and overhanging the school.**
- 13.19 **21/00873/F** – Kemsley Farm, Northampton Road, Weston-On-The-Green, OX25 3AA, - **Extension to**

and conversion of barn to form a single dwelling house and associated works - **No objection but provision of bats needed and concern over lowering the proposed ground floor because of the water table and nearby stream.**

- 13.20 **20/01251/F** – Bicester Sports Association Akeman Street – Erection of new single storey building for a new rifle & pistol shooting range and new cricket score box – **Appeal.**

Decisions Made

- 13.21 **21/02307/CLUE** - Simms Farm, Kirtlington Road, Chesterton, OX26 1TA - **Certificate of Lawfulness for the Existing Use of a grain barn for storage of harvested crop – Permitted**
- 13.22 **21/02073/F** The Rookery, Bignell Park, Bicester Road, Chesterton, Bicester, OX26 1UF - **Two-storey infill extension, removal of two-storey and single-storey lean-to extensions. Reconfiguration of existing side elevation fenestration and proposed single-storey window bay. Associated landscaping works. Proposed roof light, existing roof light removed – Permitted subject to contact**
- 13.23 **21/01902/F** - Stonehaven, Alchester Road, Chesterton, OX26 1UN - **Variation of condition 2 (plans) and 3 (window material) of 20/03085/F - amend the plans for a new proposed location of oil tank and to amend window material to "timber look uPVC" – Permitted**
- 13.24 **21/01754/F** - Stableford House, Stableford Lane, Chesterton, Bicester, OX26 1EH - **The conversion of attic loft space into habitable rooms - Comments and Observations: Due to the proximity of the neighbouring property Vicarage Farm, the north facing aspect of this application seriously compromises the privacy of Vicarage Farm. We request that no windows should be permitted to overlook Vicarage Farm window for bedroom 8 should be on gabled end, Velux window in attic store should all be in south side of property. A further window in attic store could be on gabled end. The Plans submitted are not accurate as two velux windows on front of property not shown. Also, existing windows on 1st floor of north elevation though frosted are opening, should they not be fixed as overlooking neighbouring property? Permitted**
- 13.25 **21/01757/TEL56** - Three, Telecommunications Mast, Land Adjacent and Southwest Of Linkslade, Middleton Stoney Road, Bicester - **The removal of existing 2.5m headframe supporting 3 no. antennas and replaced with a 5.0m tower section and 3.0m replacement headframe supporting 3 no. replacement antennas and ancillary development thereto including the installation of 3 no. MHA' – Permitted**

14. TO LIST IMPORTANT CORRESPONDENCE RECEIVED SINCE THE LAST MEETING (Chair/Clerk)

- **Planning Changes** – response back by 23rd August
- **Mike Walker – Allotment Deeds** – responded back to him
- **EIA Burnehyll Woodlands** – response back by 10th August – sent to David Jones
- **Oxfordshire First Bulletins**
- **Bicester Rural Resilience Group** – meeting on 8th September
- **Cherwell District Council Bulletins** – updates sent from 24th August
- **District-Wide Community Governance Review** – Response by 17th September – responded back
- **Oxfordshire 2050 Consultation** – Email 24th August
- **Countryside Charity Oxfordshire Newsletter** – Email 25th August
- **National Highways & Transport Public** – Email 25th August
- **Community Transport** – Email 25th August

Date of Next Meeting: Tuesday 5th October 2021 at 7.30pm