

Minutes of Chesterton Parish Council
Held in the Chesterton Community Centre
Tuesday, 12th October 2021 at 7.30pm.

Present: Cllrs: Philip Clarke (Chair), Fiona Rowe (Vice Chair) Jo Rogers, Jenny Hodges, Tony Thompson, Sarah Kearney (Clerk) Stephen Webster

Residents: 5

Apologies: Cllr Thomas (Vice Chair), and Mike White RFO

1. Apologies for Absence – to received apologies (Clerk)

The Council accepted Cllr Thomas and RFO apologies.

2. To Approve and Sign the Minutes of the Parish Council Meeting of 7th September 2021 (Chair)

The Council unanimously **RESOLVED** that the minutes be accepted as a true and accurate record of the meeting. Motion proposed by Cllr Thompson and seconded by Cllr Hodges.

3. To Record Members' Declarations of Interest regarding the Agenda Items (Chair)

None

4. To Receive a Report from the District/County Councillor (Cllr Ian Corkin)

No update

5. To Receive a Report from the Allotment Committee (JH/FR/JR)

reported:

- 5.1 Inspection completed last month
- 5.2 Full plot available – but waiting to see if one of existing tenant might move over and give up his half plot
- 5.3 1 person on waiting list. Hopefully will be accommodated by November, pending the moving of tenant to full size plot.

6. To Receive a Report from the Highway Committee (AT/FR/JR)

- 6.1 **Arc** – Parish Council has responded back to the consultation survey

7. To Receive a Report from the Community Committee (FR/AT/TT/JR)

- 7.1 **Audley Gardens Footpath – Cllr Rowe reported:** Cllr Rowe asked Cllr Corkin to have a look at the gate which had been installed by OCC. Cllr Corkin reported and agreed the gate hadn't been installed correctly. Cllr Rowe has confirmed that Marchetti Garden Maintenance have added a stop to prevent the gate from banging as temporary measure.
- 7.2 **Audley Garden Maintenance – Taylor Wimpey – Clerk reported:** Meeting is being arranged with Andrew Lehmann from Taylor Wimpey to go through outstanding items
- 7.3 **Village Speed Reduction – Chair reported:**
 - 7.3a **Chesterton Speed Reduction** - works has started, and signs have now started to be installed. OCC have placed a 60mph sign at Little Chesterton, residents have complained this isn't acceptable. **ACTION: Chair to contact OCC regarding this**
 - 7.3b **Little Chesterton Speed Reduction** – received email from Dave Catling from OCC confirming that a gate across the road along with a 20mph limit is achievable. **ACTION: to arrange local consultation (Clerk)**
- 7.4 **Height Restrictor Barrier** – waiting for date on repair
- 7.5 **Bicester Police Rural Community meeting** – Minutes of meeting had been circulated to all councillors
- 7.6 **Community Survey** – Still working on the Survey, this will be ready for November meeting to be approved
- 7.7 **Neighbourhood Watch – Cllr Thompson reported:** an update from Neighbourhood Watch Newsletter regarding Banking Fraud, telephone calls and Hate Crime.
- 7.8 **"Keep Chesterton tidy" Working Group – Cllr Rogers reported:** the team have been cleaning road signs and litter picking on A4095 every day.
Hi Vis Vests, have been order for the working group
- 7.9 **Emergency Action Plan – Cllr Rowe reported:** Meeting to be arrange in November
- 7.10 **New Residents to the Village** – 2 new residents

8. To Receive a Report from the Friends of Burnehyll Woodland (TT/Chair)

Cllr Thompson reported:

- Security has been discussed after the previous problems with travellers
- Archaeological team have found more interesting finds
- Master Plan is still being discussed

Meeting No: 05/21 on 12th October 2021

- Opening Day has been put on hold until Next Year
- Meeting has been arranged to promote Friends of Burnehyll Woodland on Tuesday 19th October
- Further digging works will take part next month

9. To Receive a Report from the Pavilion & playing Fields Committee (FR/JR)

No update – meeting next month

10. Governance

- 10.1 **Councillor Vacancy** – Chair welcome the three applicants that had applied for the Councillor position. Clerk confirmed that deadline for advertisement was until end October. Will arrange interviews for the three applicants individually. Decision to be made at November meeting.
- 10.2 **Policy Reviews** –
- 10.2a Meeting Attendance Policy
 - 10.2b Privacy Notice
 - 10.2c Protocol of meeting Policy
 - 10.2d Risk Assessment
 - 10.2e Social Media Policy

The Council unanimously **RESOLVED** and agreed to adopt all the above policies and Risk Assessment. Motion proposed by Cllr Rowe and seconded by Cllr Hodges.

11. To Receive the Finance Officer's Monthly Report, Discuss Other Matters, and Approve Expenditure/Income (RFO Mike White)

- 11.1 Quarterly Finance Committee meeting minutes on 1st October 2021 (Minutes sent around prior to meeting)

The Council unanimously **RESOLVED** and agreed to accept the minutes for the finance meeting. Motion proposed by Cllr Rogers and seconded by Cllr Rowe.

- 11.2 Monthly Report – (circulated prior to meeting)
- 11.3 Receipts & Payment Report – (circulated prior to meeting)

Payments Approved.

September Payments

- 11.4 Clerk Phone Bill = £17.92
- 11.5 Payee Salaries = £1,483.05
- 11.6 Barclaycard = £218.65
- 11.7 Marchetti Garden Maintenance = £60.00
- 11.8 Green Scythe Ltd = £468.00
- 11.9 Marchetti Garden Maintenance = £480.00
- 11.10 Moore Audit = £480.00
- 11.11 Cherwell Graphics = £74.00
- 11.12 Expenses = £40.00

The Council unanimously **RESOLVED** to the Monthly report, Receipts and Payment report to be accepted. Motion proposed by Cllr Rowe and seconded by Cllr Thompson.

12. To Receive a Report from the Planning Committee (Chair/FR/JH/JR/AT/TT/SW/TB)

- 12.1 **Planning Committee meeting minutes** - Agreed
- 12.2 **Pre-meeting for The Great Wolf S106 & Conditions** – (Minutes circulated prior to meeting)
- 12.3 **Meeting with The Great Wolf 7th October** – (Minutes circulated prior to meeting)
- 12.4 **Meeting with Frampton 8th October (Siemen's development)** – (Minutes circulated prior to meeting)

The Council unanimously **RESOLVED** that the minutes be accepted as a true and accurate record of the meetings

New Applications

- 12.5 **21/02958/ADV - KAM Project Consultants - Land Adj to Promised Land Farm, Wendlebury Road, Chesterton - Various illuminated and non-illuminated advertisements**
- 12.6 **21/03029/TEL56 - Telecommunications Cabinet Cwl18723 H3g Network the Hale Chesterton - Proposed 20.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.**
- 12.7 **21/02840/TCA - Keepers Cottage, Manor Farm Lane, Chesterton, OX26 1UD - T1 & T2 Acer- fell. Both trees are on the grass verge and causing damage to the stone boundary**
- 12.8 **21/02711/F - The Long Barn, Manor Farm Lane, Chesterton, OX26 1UD - Extension and new concealed roof structure to central single Stoney 'link' element. Replacement and additional doors and fenestration together with the internal reconfiguration of rooms and ancillary external works.**

- 12.9 **21/03217/NMA** - Land Adj to Promised Land Farm Wendlebury Road Chesterton - **Non-material amendment to 20/02779/REM** - Amendments relate to design enhancements which are necessary to secure Building Regulations Compliance and/or tenant alterations (the units are due to be let to tenants imminently). Updates to the drawing references in Conditions 1, 2, 3 are required to reflect the amended plans. The description of development will also need to be amended, such that it refers to the new GIA of the development.
- 12.10 **21/03164/OBL** - Great Wolf - Land Approx 1 Mile from J9 East of M40 Part Of M40 Through Chesterton Parish Chesterton - **Discharge of golfing obligations associated with the Second Schedule to the Great Wolf Resort s106 (19/02550/F).**

Applications Pending

- 12.11 **21/02544/F** – Bignell Garden House, Bicester Road, Chesterton, OX26 1UF – **Conversion of detached outbuilding to provide ancillary residential accommodation Home Office/Studio.**
- 12.12 **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**
- 12.13 **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**
- 12.14 **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**
- 12.15 **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**
- 12.16 **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.
- 12.17 **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."**
- 12.18 **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**
- 12.19 **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.**
- 12.20 **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.**

- 12.21 **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.**

Decisions Made

- 12.22 **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**
- 12.23 **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**
- 12.24 **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.**
- 12.25 **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**

13. To List Important Correspondence Received Since the Last Meeting (Chair/Clerk)

- **Community First Oxfordshire** – Hall Information – Zoom meeting 2nd Sept
- **OALC Newsletter**
- **The Rural Bulletin**
- **Local Plan Review**
- **Cherwell Parish Bulletin** – Parish Liaison meeting 10th Nov / Arc – Consultation – 12th Oct

The Meeting Closed at 8.50pm

Date of Next Meeting: Tuesday, 2nd November 2021 at 7.30pm