

Minutes of Chesterton Parish Council
Held in the Chesterton Community Centre
Tuesday, 7th September 2021 at 7.30pm.

Present: Cllrs: Philip Clarke (Chair), Fiona Rowe (Vice Chair), Andrew Thomas (Vice Chair), Sarah Kearney (Clerk) Stephen Webster

Residents: 1

Apologies: Cllr Jo Rogers, Cllr Jenny Hodges, and Mike White RFO

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

The Council accepted Cllr Hodges, Cllr Rogers and RFO apologies.

2. To Approve and Sign the Minutes of the Parish Council Meeting of 6th July 2021 (Chair)

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

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 received.

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

Cllr Rowe reported:

5.1 Two Plots have become available and now released to two new tenants

5.2 Notice has been given on another plot to finish at end of calendar year. Clerk to email tenant to see whether they could finish for the End of September.

5.3 1 person on waiting list, hopefully will be accommodated by October

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

6.1 **Arc** – Clerk reported: Emailed Cllr Barry Wood Chairman to the Arc project, and still waiting response for details. OALC had sent around some details on the Arc which was given to Councillors on consultation dates and brief details on development.

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

7.1 **Audley Gardens Footpath – Cllr Rowe reported:** Several email conversations with Andrew Vidovic from OCC regarding the poor installation, maintenance on new gate, and Parish Council felt it wasn't fit for the purpose. Andrew Vidovic stated that this was standard gate and post which was used and couldn't see that there wasn't anything wrong with it. Cllr Rowe reported that the new gate, hadn't been installed correctly, wood is splintering, wood hasn't been treated and the gate has dropped. There is a resident who has offer to rectify the problems with the gate.

The council unanimously **RESOLVED** and agreed that Cllr Rowe to contact the resident who has offered to rectify the gate problem and notify Andrew Vidovic and let him know what is happening.

7.2 **Audley Garden Maintenance – Taylor Wimpey – Clerk reported:** Meeting is being arranged with Andrew Lehmann from Taylor Wimpey for the end September / October to go through all the outstanding jobs which need completing. Work has started, with replacing new top bricks to all residents' walls, Cllr Rogers stopped works as they weren't the correct bricks and looked horrible, so they are now going to put the correct bricks on the walls. Work has also started on the attenuation pond.

7.3 **Village Speed Reduction – Chair reported:**

7.3a **Application** - went to Highway committee on 2nd September and it was confirmed by email to Clerk by OCC that all Chesterton proposals were accepted.

7.3b **Start date** - works will happen in the 2-3 months and project will be finished by December 2021, this is all dependant on contractors' availability.

7.3c **Cost** – It has been confirmed that cost for this project within the region of £8,160 plus VAT. It was confirmed at a meeting on Tuesday 31st August with Mike Wasley from OCC will donate £2,000 out of his budget, Cllr Ian Corkin would donate £2,000 out of his Councillor budget and Chesterton Parish Council would pay £2,000. It has been confirmed by Cllr Ian Corkin the remaining amount OCC will pick up the difference.

7.4 **Height Restrictor Barrier – Cllr Thomas reported:** Height Restrictor was damaged some months ago by a resident and their insurance would pay for replacement. Quotation has been accepted by their insurance company and order placed for new height restrictor, no delivery or installation date.

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- 7.5 **Newsletter – Clerk reported:** The newsletter which was distributed in June to Chesterton residents regarding all the consultation items. Wouldn't it be a good idea to report back to the residents giving details regarding the consultation on Speeding Restrictions and let them know the outcome.
- The council unanimously **RESOLVED** and agreed that this was a good idea and suggested for it to go in the ABC and send details on mail chimp as well.
- 7.6 **Bicester Police Rural Community meeting** – Cllr Rowe and Cllr Rogers unable to attend meeting on Thursday 8th September due to other commitments. Cllr Thompson also unable to attend due to commitments on that evening. Clerk has sent Bicester Police Rural Community Chesterton Parish Council apologies and asked could they have minutes of this meeting so they could be distributed to all Councillors.
- 7.7 **Community Survey** – Chair, Cllr Rowe, Cllr Rogers, and Cllr Thomas have made some amendments. This will be sent to publisher to make changes and then a proof will go to all councillors so can be approved at October meeting.
- 7.8 **Neighbourhood Watch – Cllr Thompson reported:** Received update from Neighbourhood Watch Newsletter, which had several articles regarding Fraud, Covid Scams and Security to homes now that they have populations that have gone back to work. Councillors agreed that this article would be good idea to put into ABC and send to residents on Mail chimp. **Action: Cllr Thompson to send Clerk the Newsletter, who will then send details to ABC and Mail chimp residents.**
- 7.9 **“Keep Chesterton tidy” Working Group – Cllr Rowe and Clerk reported (on behalf of Cllr Rogers):** The working group are doing a brilliant job going out daily cleaning up litter. There has been massive problem with the lay by on the A4095 where there are bottle and clothing banks. Fly tipping is happening on regular basis and the area is becoming very untidy. Cllr Rogers reported this to CDC on several occasions with number of emails and it has been agreed that Clothing banks which have been removed and bottle banks are going to be removed this week. If the fly tipping continuous then we will have to keep reporting this to CDC to clean it up.
- 7.10 **Emergency Action Plan – Cllr Rowe reported:** Emails have gone to the residents who offer to volunteer to help with the Emergency Action Plan. A meeting will be arranged in October, also Paul Manning from OCC has been contacted to see whether he can be available as well.
- 7.11 **SRFI-Strategic Rail Freight Interchange Consultation – Chair reported:** No further update to report
- 7.12 **New Residents to the Village** – No new residents

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

A meeting is arranged for Tuesday 21st September 2021 at 10.30am. Chair will be asking about the security in this area after the Travellers access the site again for the third time this year.

9. The Red Cow Pub Request (FR)

Cllr Rowe reported: The Red Cow pub requested permission to set up their new acquired Burger Van to be located twice a week on the bottom green. Councillors asked Cllr Rowe whether she could ask the Red Cow pub to place this on their Car Park and monitor how popular this will be, and then review the situation after a couple of months.

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

No update to report

11. Governance

11.1 **Councillor Vacancy – Clerk reported:** Received one application. Will advertise this in ABC as agreed, already on Noticeboards and sent via the Mail chimp to residents. Decision to be made at October meeting.

11.2 **Co-opt Stephen Webster and Tom Brewerton onto the Planning Committee** –

The Council unanimously **RESOLVED** and agreed that Stephen Webster and Tom Brewerton to be co-opted onto the Planning Committee. Motion proposed by Cllr Rowe and seconded by Cllr Thompson

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

12.1 Quarterly Finance Committee meeting minutes on 1st September 2021 (Minutes sent around prior to meeting)

The Council unanimously **RESOLVED** and agreed to accept the minutes for the finance meeting

12.2 Monthly Report – (circulated prior to meeting)

12.3 Receipts & Payment Report – (circulated prior to meeting)

The Council unanimously **RESOLVED** that the Monthly report and receipts and payment reported to be accepted.

12.4 Grant Policy – (circulated prior to meeting)

The Council unanimously **RESOLVED** and agree to adopt the policy

Payments Approved.

July Payments

- 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

August Payments

- 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

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12.9	Green Scythe Ltd = £622.20	12.17	Green Scythe Ltd = £755.40
12.10	Marchetti Garden Maintenance = £540.00	12.18	Barclaycard = £287.79
12.11	Amazon = £25.37	12.19	Fiona Rowe Expenses = £99.09
12.12	Sarah Expenses = £11.25	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

The Council unanimously **RESOLVED** that all payments are approved.

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

13.2 **Pre-meeting for The Great Wolf S106 & Conditions** – (Minutes circulated prior to meeting)

13.3 **Meeting with The Great Wolf** – (Minutes circulated prior to meeting)

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

13.4 **Inspector Decision on BSA – Chair reported:** Appeal Decision report for BSA, regarding Inspector decision, Transport Assessment, Travel Plan, encouraging Cycling to facility, Minibus, Narrow Lane providing access to Little Chesterton, Club House, Landscaping, Lighting, No objection from OCC Highways, Biodiversity. Councillor's felt this planning application was never going to be turned down because of the Great Wolf decision.

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 Gagle, 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 swelling 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.**

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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

The Meeting Closed at 8.55pm

Date of Next Meeting: Tuesday, 12th September 2021 at 7.30pm

The Council unanimously **RESOLVED** and agreed to the next meeting date can be a week later.