

Minutes of Chesterton Parish Council
Held in the Chesterton Community Centre
Tuesday, 3rd May 2022 at 7.30 pm.

Present: **Councillors:** Philip Clarke (Chair), Fiona Rowe (Vice-Chair), Cllr Thomas (Vice-Chair), Jo Rogers
Jenny Hodges, Tony Thompson, Johnathan Chavda, Stephen Webster, Pippa Hawes
Sarah Kearney (Clerk), Mike White (RFO)

Residents: 3

Apologies:

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

No apologies received

2. To Carry out the Election of Chair

The Council unanimously **RESOLVED** and voted that Cllr Clarke stay as Chairman of Chesterton Parish Council for 2022/23

3. To Carry out the Election of Vice-Chair(s)

The Council unanimously **RESOLVED** and voted that Cllr Rowe and Cllr Thomas will be Vice-Chairs of Chesterton Parish Council 2022/23

4. To Receive the Chairman's Address to the Committee

The Chair addressed the Committee with a detailed report on areas to be considered in the forthcoming Year ahead Plan 2022/2023 for Chesterton Parish Council, as follows:

- Great Wolf Development
- Wates Proposals
- Siemens Proposals
- OXSFRI Proposals
- Emergency Action Plan
- Bus Service, Cycleways, and Footpaths

(Detail statement on Website)

5. To receive proposals for Committees Structure and Councillor Appointment

The chair showed the Committee Structure from 2021/22 and asked whether any of the Councillors would like to change or have additional responsibilities.

The Council unanimously **RESOLVED** and agree they were happy with the structure and excepted a couple of changes as follows:

- Cllr Rogers – overseeing the Speed Watch
- Cllr Chavda – To join the Finance Committee, IT, Fast Fibre Broadband

6. To Approve and Sign the Minutes of the Parish Council Meeting of 5th April 2022 (Chair)

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

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

Pippa Howes – Declared that she has an interest in 17.8 due to development onto her land.

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

- No update received

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

Cllr Jenny Hodges Reported:

- Only 6 outstanding payments – These have been chased
- The gate lock has been changed and all allotment holders have been informed
- Nobody on the waiting list

There has been an Allotment tenant who would like the Allotment Terms and Conditions to be changed so children don't have to be supervised by parents/responsible adults while on the Allotments. The Allotment Committee would like to ask the Full Council if they would vote for this change or whether it should remain as existing

The Council unanimously **RESOLVED** and agreed that this section of the Terms and Conditions is to stay and agreed that all Children when on the Allotments need to be supervised by parents.

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

Reported:

Meeting No: 12/22 on 3rd May 2022

- 10.1 **Village Speed Reductions for Little Chesterton** – presently waiting on OCC.
6.1a – Pippa Hawes to ask Little Chesterton residents to email the Clerk that they are supportive of the Little Chesterton proposal for the Gated Road for an informal consultation.
- 10.2 **Speed Gun Training – Cllr Rogers Reported:**
- Cllr Rogers has now completed the training and will be overseeing this for the Parish Council
 - Speed Gun has been registered with the Police
 - 5 Volunteers have signed up, a further 3 more people required
 - Cllr Chavda said that he would be happy to be a volunteer.
- 10.3 **Alchester Road, Car Parking Problems – Chair/Cllr Thomas reported:** OCC is arranging another consultation with residents. **ACTION: Cllr Thomas will chase OCC regarding the Consultation**

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

- 11.1 **Removal of The Red Cow Public House from the Community Value Register – Cllr Hodges Reported:**
Confirmation that the Red Cow has been accepted under the Community Value Register. It was stated that the pub tenancy ends on the 19th of July and the Landlord and Landlady will not be renewing. The Chair suggested that Green King be contacted and informed of the Community Value Register on The Red Cow and asked whether they would keep the Parish updated on any future Tenancy
ACTION: Clerk to contact Green King
- 11.2 **Audley Garden Maintenance – Taylor Wimpey – Cllr Chavda and Cllr Rogers Reported:**
- Chasing fencing repairs to the Allotments
 - Bedford Pilgrim Housing Association - the person who oversees this area has been ill with Covid but has resolved the problem with the van not parking in the Car Park and has arranged a site meeting with Cllr Rogers to discuss further issues
- 11.3 **Community Survey** – no further update
- 11.4 **Neighbourhood Watch – Cllr Thompson reported:**
- Further Travel Scams
 - Problems with Cold callers
- Suggested that this information was included in the ABC to make residents aware
ACTION: Cllr Thompson to write an article in the ABC
- 11.5 **“Keep Chesterton tidy Working Group” – Cllr Rogers Reported:**
- Found 30 oil canisters – fly-tipped by the BSA entrance
 - CDC has asked for Enforcement cameras to be put around Chesterton presently waiting on a decision
 - Agreed for tyres to be placed on the entrance of the gate to stop people parking there
 - Vegetation from a cannabis farm found at Wendlebury Road – police investigating
- 11.6 **Emergency Action Plan – Cllr Rowe reported:** No update
- 11.7 **New Residents to the Village** – No new residents
- 11.8 **Queen Platinum Jubilee – Cllr Rowe reported:**
- Leaflet/posters at the printers
 - A resident has offered to make cupcakes for the trooping of the Colour
 - S&H have sold their Van so will not be attending
 - Received quotation for the Light Lunch
 - Trooping of the Colour
 - Treasure Hunt
 - Light Lunch
 - Judging of the Allotments
 - Best Dressed House
 - Fairy Doors have arrived
- 11.9 **Age UK Oxfordshire Scams Presentation and Support – Cllr Tony Thompson report:**
- Arranging article to go into the ABC
ACTION: Cllr Thompson to send articles in the ABC before the 15th of the month
 - **Cllr Clarke reported:** he contacted Age UK Oxfordshire Scams and has arranged for a presentation talk to the Evergreens

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

Cllr Thompson/Chair reported: Received report from 15th April

- Archaeology digs in 51 trenches – these have now been completed
- New Chairman for Burnehyll Wood is Mr Pedro Collins
- Three vehicle barrier gates have been ordered
- Wide Kissing Gate – for wheeler chair access has been ordered
- Problems managing the trees due to the dry weather and expecting some of them to die.

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

Cllr Rowe reported:

- Problem with piles of grass cutting around the field, which has come from the Cricket Club. The Cricket Club has been asked to organise Brown Bins for the Grass Cutting or dispose of them elsewhere.

14. Governance

- 14.1 **Freedom of Information and Publication Scheme**
- 14.2 **GDPR Policy**
- 14.3 **Code of Conduct**
- 14.4 **Standing Orders**
- 14.5 **Financial Regulations**

The Council unanimously **RESOLVED** and agreed to re-adopt these policies for another year 2022/23

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

- 15.1 **Minutes of the Finance Meeting** – The meeting was cancelled
- 15.2 **Monthly Report** – (unable to send report, so discussed figures)
- 15.3 **Receipts & Payment Report** – (circulated before the meeting)
- 15.4 **AGAR** – RFO discussed the forms and explained that Parish Council is still waiting on the Internal Audit report. These forms will now be signed at the June meeting.
- 15.5 **Parish Council Property Valuations** – RFO explained that he had only managed to receive two quotations and asked Council if they were happy to accept one of these quotations in order to proceed
The Council unanimously **RESOLVED** and agreed that the RFO could proceed with one of the quotations received.

Payments Approved

Payments for Approval - Approved

- 15.6 Clerk Phone Bill = £17.92
- 15.7 Payee Salaries = £1,144.67
- 15.8 Zoom = £14.39
- 15.9 Expenses = £70.66
- 15.10 Barclaycard = £179.43
- 15.11 OALC Membership = £212.96
- 15.12 OALC Training = £330.00
- 15.13 Marchetti Garden Maintenance = £472.85
- 15.14 Castle Water Bill = £39.70

The Council unanimously **RESOLVED** the Monthly report, Receipts, and Payment report to be accepted.

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

- 16.1 **Wates Development – Chair reported:**
Further discussion with Wates, following the recent exhibition presented to residents to find out opinions and feedback – **ACTION: Clerk to arrange a meeting**
- 16.2 **Great Wolf** - Great Wolf with Mr Webster and Mr Brewerton (Attached report on Website)
- 16.3 **Great Wolf** – meeting with Andy Bateson – (Attached report on Website)

New Applications

- 16.4 **22/00892/F** - Land Adj To Promised Land Farm, Wendlebury Road, Chesterton - **Full planning application for Class E(g)(i) office development, associated access and car parking and associated landscaping**
- 16.5 **21/03177/F** - Albion Land, Axis J9 Phase 3, Howes Lane, Bicester - **Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) comprising 5 units within 3 buildings and associated parking and servicing, landscaping and associated works**
- 16.6 **22/00907/REM** - Albion Land (Three) Limited, Land Adj To Promised Land Farm, Wendlebury Road, Chesterton - **Reserved matters application to 19/01740/HYBRID - Layout, scale, appearance and landscaping details for Phase 2 of the employment development (11,310sqm GIA) with associated landscaping, utilities and access**
- 16.7 **22/00913/REM** - Albion Land (Three) Limited, Land Adj To Promised Land Farm, Wendlebury Road, Chesterton - **Full planning application for Class E(g)(i) office development, associated access and car parking and associated landscaping**
- 16.8 **22/01144/F** - Tritax Symmetry Oxford North Ltd & Siemens Healthineers, OS Parcel 5700 South West Of Grange Farm, Street Through Little Chesterton, Chesterton - **Full planning application for the erection of a new high quality combined research, development and production facility comprising of Class B2 floorspace and ancillary office floorspace with associated infrastructure including: formation of signal-controlled vehicular access to the A41 and repositioning of existing bus stops; ancillary workshops; staff gym and canteen; security gate house; a building for use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yard; waste management area; external plant; vehicle parking; landscaping including permanent landscaped mounds;**

sustainable drainage details; together with the demolition of existing agricultural buildings within the red line boundary; and the realignment of an existing watercourse.

Applications Pending

- 16.9 **21/02735/F** - Wendlebury Park Farm, Wendlebury Road, Chesterton, Bicester, OX25 2PE - **Extension to existing commercial building and detached stables with integrated store – No Objection**
- 16.10 **21/02337/DISC** - Countryside Properties, Proposed Himley Village Northwest Bicester, Middleton Stoney Road, Bicester - **Discharge of condition 7 (phasing plan) 8 (site wide Masterplan and Design Code) 10 (Biodiversity Strategy) 11 (full surface water drainage scheme) 12 (Built for Life scheme) 13 (Future climate impacts statement) 14 (elevated levels of noise) 16 (means of vehicular accesses) 17 (means of footway and cycleway links) 18 (Travel Plan) 19 (detailed surface water drainage scheme) 20 (carbon emissions report) 21 (potential contaminative uses) 22 (Comprehensive intrusive investigation) 24 (pollution prevention scheme) 25 (ecological survey) 26 (hedgerows) 27 (Arboriculturally Method Statement (AMS)) 28 (Great Crested Newt mitigation strategy) 29 (Landscape & Habitat Management Plan) 30 (Construction Method Statement) 31 (Soil Resources Plan) 32 (archaeological Written Scheme of Investigation) 33 (programme of archaeological evaluation) 34 (foul drainage strategy) 36 (Water neutrality strategy) and 37 (Site Waste Management Plan) of 14/02121/OUT – Sent back comments**
- 16.11 **21/02339/REM** - Countryside Properties, Proposed Himley Village Northwest Bicester, Middleton Stoney Road, Bicester - **Reserved Matters application for 14/02121/OUT, Phase 1 Development of 500 dwellings, landscaping, new vehicular, cycle and pedestrian access routes and other operations – sent back comments**
- 16.12 **21/00873/F** – Kemsley Farm, Weston-on-The-Green, - **Conversion of Barn to Farm a single dwelling house and associated works – No Objection**
- 16.13 **21/03177/F** - Albion Land, Axis J9 Phase 3, Howes Lane, Bicester - **Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) and associated parking and servicing, landscaping, and associated works – No Objection**

Decisions Made

- 16.14 **22/00046/F** - Simms Farm Kirtlington Road Chesterton OX26 1TA - **Regularisation for the change of use of the redundant agricultural building to B2 use – No Objection but comments were sent**
- 16.15 **21/04156/F** - Bicester Hotel Golf and Country Club, Akeman Street, Chesterton, OX26 1TE - **Erection of new building to accommodate a new cafe, pro shop, indoor practice room, lockers and viewing gallery**
- 16.16 **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). Objection – Comments sent**
- 16.17 **21/02309/CLUE** - Simms Farm, Kirtlington Road, Chesterton, OX26 1TA - **Certificate of Lawfulness for the Existing Use of the building for light industrial process, currently a cabinet and joinery company – Withdrawn**
- 16.18 **22/00422/NMA** – Land Adj to Promised Land farm, Wendlebury Road, Chesterton - **Non-Material amendment to 19/01740/HYBRID**
- 16.19 **22/00420/NMA** – Land Adj to Promised Land farm, Wendlebury Road, Chesterton – **Non-Material amendment to 19/01740/HYBRID Introduce a roof-mounted solar PV system**
- 16.20 **21/04158/F** - Land Approx 1 Mile from J9 East of M40 Part Of M40 Through Chesterton Parish Chesterton - **Variation of condition 2 (plans) of 19/02550/F - 1. Alterations to the Family Entertainment Centre including adjustments to the number and type of leisure attractions. 2. Reconfiguration of the Conference Centre orientation and floor plan to consolidate the guest experience and improve internal circulation. 3. General internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but do affect a small number of external door and window positions. 4. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference Centre and fire tender access to the site. 5. Extension of the Porte cochere as a result of shifting the building southwards 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses. 6. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme. 7. Relocation of Great Wolf entrance statue. 8. Roof updated in line with revised roof access strategy. 9. Minor MEP and utility updates across the site. 10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones**

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

- Rural Services Network
- Community First Oxfordshire – Updates
- OALC – Newsletter
- CDC – Newsletter

Meeting No: 12/22 on 3rd May 2022

Date of Next Meeting: Tuesday 14th June 2022 at 7.30pm – Reminder by The Clerk changed from 7th of June due to holidays

The Meeting Closed at 9.10 pm