

Minutes of Chesterton Parish Council
Held in the Chesterton Community Centre
Tuesday, 4th October 2022 at 7.30 pm.

Present: **Councillors:** Philip Clarke (Chair), Fiona Rowe (Vice-Chair), Jenny Hodges Johnathan Chavda, Stephen Webster

In Attendance: Sarah Kearney (Parish Clerk), and 1 Resident

Apologies: Cllrs: Andrew Thomas (Vice-Chair), Jo Rogers, Tony Thompson Mike White (RFO), Pippa Hawes

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

The Council accepted Cllrs: Andrew Thomas (Vice-Chair), Jo Rogers, Tony Thompson Mike White (RFO), and Pippa Hawes.

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

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

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

Nothing was declared

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

No updates received

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

Nothing to report, just an inspection that needs to be completed in the next couple of months.

1 person on the waiting list

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

Reported:

6.1 Speed Watch – Cllr Rogers Reported:

69 Sessions executed - averaging 14 sessions a month, 3.5 sessions a week, 1260 speeders have been recorded, 27 with no MOT and 22 with no Tax

20mph zone - average speed is 29mph, this has gone up by 1mph. Police have been out once and issued one fine and given 5 warnings! The highest speed recorded is 43mph.

30mph zone - average speed is 36mph - 1mph off the legal limit of 35mph and has reduced overall by 2mph, probably due to the sheer volume of traffic on the A4095 and The Hale. The highest speed recorded is 50mph.

40mph zone - average speed 50mph. The highest speed recorded is 67mph.

6.2 Traffic Calming for Chesterton – Chesterton Parish Council met with Dave Catling from OCC and Jonathan Dawes from Tritax to discuss Traffic Calming for the Village, especially for the Little Chesterton no gated road. It was suggested that some of the works for Little Chesterton will be completed when Tritax develop the access for the construction works, but the rest of the works will have to be completed by the Parish Council. Tritax and OCC will discuss this further to see whether the scheme could be completed under the S106.

Other calming measures for Chesterton, Dave Catling suggested that it might be an idea to walk around the village to discuss what is required.

Reduce Speed Limit on A4095/The Hale from 30mph to 20mph – Cllr Rowe reported:

Dave Catling from OCC will investigate to see whether this application could be put under HS2 funding.

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

7.1 Audley Garden Maintenance – Taylor Wimpey –

Chair reported: Judith Ward had sent an email to say, they are waiting for Taylor Wimpey to install the fence and replace plants which will now be completed in the autumn prior to this development being handed over.

7.2 Neighbourhood Watch / Age UK Oxfordshire Scams Presentation and Support

Chair reported: There is a need for Chesterton Parish Council to have a more active approach with the neighbourhood watch and to set up a scheme with the residents who would like to help in this area. To be discussed further in the next meeting with Cllr Thompson on how the Parish Council can develop this.

7.3 "Keep Chesterton tidy Working Group" – Cllr Rogers Reported:

354 bags of litter collected since January.

4 massive fly tips in the past week, mainly on Wendlebury Rd. Since David Lloyd opened the litter caused by the construction workers has significantly reduced. The working group has found used needles around Wendlebury Road and on the A4095 near the M40 flyover. The Litter picking team has a sharps bin to dispose of these items safely.

7.4 Emergency Action Plan – Cllr Rowe reported: No update

Meeting No: 16/22 on 4th October 2022

7.5 **New Residents to the Village** – 2 new residents

7.6 **Bicester Police Rural Community Meeting** – will be held at the Chesterton Community Centre on Wednesday 26th October at 7.00 pm.

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

Chair reported:

The meeting which was scheduled had to be cancelled due to the Queen's Funeral, it has now been rescheduled for Monday 10th October at Chesterton Community Centre. David Pheasey has been asked whether he will be able to join the working group.

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

9.1 **Cllr Rowe reported:** Some sections of the fencing need to be replaced. Two quotes have been received for the replacement works. We have been advised that the existing fencing isn't the correct fencing for a football pitch and a "like for like" repairs are likely to fail again unless the correct fencing is used. The football club has indicated to Cllr Rowe that they are happy to contribute an amount towards these works. Negotiations on the amount of contribution will need to be agreed prior to the Parish Council proceeding with the works. It was suggested that a decision be made at the November meeting once the Council receives all the details and costings.

10. Governance

Nothing to report

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

11.1 **Monthly Report** – (circulated prior to meeting)

11.2 **Receipts & Payment Report** – (circulated prior to meeting)

Payments for Approval - September

- 11.3 Clerk Phone Bill = £19.31
- 11.4 Payee Salaries = £1,144.67
- 11.5 Expenses = £51.25
- 11.6 Marchetti Garden Maintenance = £772.85
- 11.7 Earth Anchors Bench = £597.60
- 11.8 Chris Harwood = £55.00
- 11.9 Oxfordshire Tree Services = £2190.00
- 11.10 The National Allotment Society = £66.00
- 11.11 Jo Rogers – Padlock = £15.00
- 11.12 Moore = £720.00
- 11.13 Graham Kearney = £100.00

The Council unanimously **RESOLVED** and approved and agreed to the above payments

12. TO RECEIVE A REPORT FROM THE PLANNING COMMITTEE (Chair/FR/JH/AT/JC/SW/TB)

12.1 **Wates Development – Received an email with an update:** Wates is updating the master plan, So, suspect the planning application will be submitted within the next several weeks.

12.2 **Great Wolf** – Meeting arranged for 5th October with Clara Coleman/Account Manager, Jason Lasecki – Vice President/Corporate Communications, James Ralph, Executive Director, Public Relations and Brooke Paterson – Senior Vice President / Branding. They would like to discuss, how the business can support the community.

Chair reported: It was a suggestion that maybe Great Wolf might like to support the Burnehyll Woodland as they just had a major company decline their original funding towards the development of Burnehyll Woodland

12.3 **Siemens** – no update

12.4 **Lodge Farm** – no update

New Applications

- 12.5 **22/02600/DISC** - Bicester Sports Association, The Tudor Jones Building, Bicester Sports Association, Akeman Street, Chesterton, Oxfordshire, OX26 1TH - **Discharge of condition 5 (surface water drainage) 8 (Secured by Design principles) 10 (Construction Environmental Management Plan) 11 (parking and manoeuvring areas) of 19/00934/F**
- 12.6 **22/02777/F** - 7 Vespasian Way, Chesterton, Bicester, OX26 1BA – **Single-storey rear extension – No Objection**
- 12.7 **22/02832/TEL56** – CK Hutchison Network (UK) Ltd, The Hale, Chesterton **Proposed 15.0m Phase 8 Monopole c/W wraparound cabinet at the base and associated ancillary works.**
- 12.8 **22/02865/F** - Bicester Hotel Golf and Country Club, Akeman Street, Chesterton, Bicester, OX26 1TE - **Conversion of existing building into additional bedrooms for the existing hotel use**
- 12.9 **22/02371/F** - Windle Hey, Alchester Road, Chesterton, OX26 1UN - **Two storey subservient side extension – No objection**

Applications Pending

- 12.10 **22/02556/F** - David Lloyd Leisure, David Lloyd Clubs, Wendlebury Road, Chesterton, Bicester, OX25 2BX - **Open sided cover for Padel Tennis Courts – No Objections, but had several comments**
22/02254/F - Evolito Limited, Unit 1, 2 & 3, Charles Shouler Way, Bicester, OX25 2DS - **Installation of external mechanical plant, liquid nitrogen container & compound, plant enclosure building, acoustic shroud & ventilation louvres in external wall of existing building**
- 12.11 **21/03610/F** - Parkside, Bicester Road, Chesterton, OX26 1UF - **Proposed rear extension, velux windows to front elevation, demolition of ex. Garage and construction of new garage with and single storey annexe to the rear garden**
- 12.12 **22/02025/REM** - Bicester Gateway Ltd, Bicester Gateway Business Park, Wendlebury Road, Chesterton - **Reserved Matters to 16/02586/OUT - Access, layout, scale, appearance, and landscaping details for Phase 1B for up to 12 No knowledge economy units in Use Class E (former Use Class B) (14,972 sq m gross external area) with associated parking, landscaping, utilities, and access – No Objection**
- 12.13 **22/01945/REM** - Albion Land (Three) Limited, Land Adj To Promised Land Farm, Wendlebury Road, Chesterton - **Reserved matters application to 19/01746/OUT - layout, scale, appearance and landscaping details for employment development (10,195sqm GIA), with associated landscaping and infrastructure works – No Objection**
- 12.14 **22/01632/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 (11,309sqm GIA) with associated landscaping and infrastructure works – No Objection**
- 12.15 **22/01144/F** – Tritax Symmetry Oxford North Ltd & Siemens Healthineers, OS Parcel 5700 South West Of Grange Farm, Street Through Little 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. – No Objection with comments**
- 12.16 **22/01368/F** – The Chesterton Hotel, Bicester Road, Chesterton, Oxfordshire, OX26 1UE – **Construction of an emergency service access, overflow carpark and ancillary works – No Objection**
- 12.17 **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**
- 12.18 **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**
- 12.19 **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**

Decisions Made

- 12.20 **22/01512/F** – 1 Green Lane, Chesterton, OX26 1UR, Single Storey rear extension – **Permitted**
- 12.21 **22/01853/F** – The Beeches, 8 The Woodlands, Chesterton, OX26 1TN, Single Storey Side Extension – **Permitted**
- 12.22 **22/01489/F** – 7 Geminus Road, Chesterton, OX26 1BJ, Two Storey Rear Extension and part Garage Conversion – **Permitted**

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

- Rural Services Network
- Community First Oxfordshire – Updates
- OALC – Newsletter
- CDC – Newsletter
- Bicester Police Rural Community next meeting is on 26th October 2022 at 7.00 pm at Chesterton Community Centre

Date of Next Meeting: Tuesday 1st November 2022 at 7.30 pm