

## ANNUAL PARISH MEETING

Minutes of the Meetings held in the Windmill Centre Lounge, Deddington on  
Wednesday 9 May 2018 at 7.30pm

Present: Ten member of public, eight parish councillors, the Clerk and minute's secretary.

- 1) Approval of Agenda.
- 2) Presentation by and questions to Alex Keen, Cherwell District Council (CDC).

Alex Keen General Developments Team Manager CDC (Slides are available on line). Alex introduced himself to the meeting and then presented the role of CDC planning.

**Planning Acts.** There are two main acts that govern planning; **Town and Country Planning Act 1990** (dealing with change of use, building works, engineering works, tree work and advertisements) and **Planning (Listed Buildings and Conservation Areas) Act 1990** (dealing with conservation area designations and listed buildings'). Enforcement is the action of dealing with the breaking of either of these acts.

**How decisions are made.** In accordance with the Development Plan and with regard to the National Planning Policy Framework (NPPF) and other "material considerations" (such as public impact).

**The Development Plan.** The development plan is made up of; Cherwell Local Plan 2011-2031 Part 1, Cherwell Local Plan 1996, and if available any relevant Neighbourhood Plan.

**Who can comment on application?** The planning process means that anyone can comment on applications. The PC are asked as are any other "Statutory" consultees. There should be a site notice or letters to neighbours to where the application relates to. In addition there are newspaper advertisements and the CDC planning portal.

**Who makes decision?** CDC make the decisions. Call-in requests ensure that the application decision is made in a Planning Committee.

**Enforcement.** Enforcement is undertaken when there is; unauthorised development, building not in accordance with agreed plans, breaches of conditions or a run over time limits imposed by CDC at approval.

### Alex Keen then opened the floor for questions;

- I. **Flooding in Clifton.** A resident asked about environmental impact assessments. In particular, run off flooding destroying the valley and ecology in Clifton. Alex said that this may be due to cumulative development upstream and difficult to manage as they have to view each development application as an individual proposal rather than view the bigger picture. If there is considered adequate flood risk assessment then they can do little. There was a suggestion that a mitigating consideration could be put into the Local Plan Pt 2 specifying a particular area.
- II. **Pharmacy application in Hudson Street, Deddington.** A resident raised her concerns regarding the application for a pharmacy in the village. Health Centre residents residing within a mile of the practice will no longer be able to collect prescriptions from the Health Centre but have to use another Pharmacy the nearest being in Hudson Street. Concern was raised with regard to the elderly and infirm having to make a further journey, increased traffic, lack of parking and concern regarding those needing to make out of hours' collections. Alex Keen stated that the chances of stopping this application were slim as it would automatically be considered permitted development. It was noted that there is a form available to get dispensation from having to use an alternative to the Health Centre for those with mobility issues.
- III. **Government Policy.** The Clerk asked what influence CDC had on government policy with particular reference to S106 payments. She queried why it was not paid upfront and non-refundable so that the monies go directly to the community and are kept in the vent of the development not being built.
- IV. **Housing Supply.** Alex was asked how much of the housing supply has been land banked for five years. He was not able to answer this. Alex raised concern of Oxford's unmet need and said as a district they may have to fight with developers about where the unmet houses are built and whether any should go to CDC. Should they have further houses imposed on it may result in additional houses in Category A villages. He also stated that the NPPF is changing planning law requiring a mandatory requirement to review 5 years – revise and revisit local plan and also includes a standard method for calculating housing land supply.
- V. **Support for backfill.** A resident asked if the barrier of backfill development could be overruled if the local community and PC were to provide full support of the planning application? Clifton is a category C village. Alex said that engagement with parishioners' and the PC were key and if dozens of letters of support were received then they would give them due consideration.
- VI. **DPC Planning team relationship with CDC.** The Chair of the PC asked if there was any scope for developing relationships with the DPC planning working group and CDC planners to build up a rapport. Alex said that it was not unreasonable and a good idea as planning is contentious issue as usually someone unhappy and someone happy with the decision made. He did state that this however was a decision that the Senior Manager would have to make who he has agreed to speak with.

- VII. **Target for Category A villages.** The chair asked if there CDC target for Deddington. Alex Keen said that he did not know.
- VIII. **Enforcement.** The Chair asked what happens when there is a breach in planning and what action would be taken to monitor it. He said breaches should be report to Planning. There is a dedicated monitoring offices. A resident asked if there was any redress if CDC failing doing what should be doing as it was felt sometimes that David Wilson homes had more power to bend rules than a single dwelling applicant. Alex said that one could seek redress from CDC if felt there was mal-administration. The procedure is; formal complaint to council, local government ombudsman can then fine and request that it is remedied. He further stated that CDC have not been proactive but there is no law saying CDC have to. However it is hoped that the introduction of two new monitoring officers will mean they are better able to deal with enforcement issues. Speed is expedient in requesting enforcement of any breaches.
- IX. **David Wilson.** Concern raised regarding water and sewage drainage once all houses are built. CDC standard policy of not collection refuse from un-adopted roads. As originally an outline planning application with no specific details no comments were made regarding material consideration. It was reported that the site had been leafleted with bin collection/recycling information. Any rubbish found on site needs to be addressed to the Site manager.
- X. **Category A development.** A resident asked why has Deddington less development than Adderbury and Bloxham? He said that this was due to less applications being made in Deddington.
- XI. **Thanks.** Thanks, were passed to Alex Keen for attending, presenting and answering questions.

### 3) Minutes May 2017 and Matters arising.

The minutes of the Annual Parish Meeting for May 2017 were unanimously approved by those in attendance. Matters arising. **None.**

### 4) Report from the Chair 2018. - Chair Cllr David Rogers reported;

**Thank you.** He thanked all those whose efforts have helped, improved and supported both the Parish and the lives of Parishioners. With thanks to the volunteers who have turned out for a wide variety of causes including the Neighbourhood Plan, the Windmill redevelopment working group members, the Speedwatch volunteers, the Spring Clean crews, those who help maintain the green spaces, playing fields, sports facilities, allotments and monitor the footpaths, the Friends of Castle Grounds, the Snow Wardens and the countless others that have given their time and talents so freely. He also thanked Lorraine, Richard and Susan and all those who have been councillors over the last year, parish district and county, for their time and support.

**Parish Spring Clean.** Has demonstrated what a good job the Steward does in keeping the villages clean.

**In summary.** Plenty has been done over the year and the effort and hard work is evident. There has been much work to improve and expand public facilities across the parish.

### 5) Report from the Chairs of the PC's Working Groups:

#### a) **Planning. Cllr Stella O'Neill reported;** DPC received 60 planning application during 2017/18 – 45 building related and 15 tree related.

**Tree applications.** The 15 tree applications, these were to fell a total of 27 trees for a variety of reasons, mostly overcrowding, poor/dangerous condition, overhanging neighbours' property and potential disruption of overhead cables. Eleven were to reduce/crown/top trees one of which had a TPO on it, which was approved.

**Building applications.** The 45 building related applications, a majority were for renovations, modifications, single and two storey extensions; however, of these 45 applications, there were 13 applications for new residential dwellings, equating to a potential 17 new homes in the Parish. Of the applications; 4 were withdrawn before determination, 4 were refused, 5 have not been determined at the time of writing. Of the refusals and withdrawals; 2 were resubmitted and subsequently approved, 1 was resubmitted and awaiting a decision and 1 application was refused twice, however a third application was successful. CDC has the final say on applications and there have been some occasions where they have not agreed with the PC's recommendations. There have been 8 occasions in the last year where we have objected, and CDC have subsequently approved applications and a further 3 occasions where we have no objections, but CDC have refused the application. It is true to say, of course, that some of these have been resubmitted application that have subsequently been approved by us and CDC. The PC in the majority of cases approve applications that meet planning criteria and are regarded as sustainable development, always having regard to legitimate concerns and objections of neighbours and other parishioners".

**David Wilson Homes development.** In the last year, the David Wilson Homes development has progressed apace; however, the PC has felt it necessary to contact CDC and OCC to seek confirmation that the developer's obligations under the Section 106 agreement (including payments and works) are being complied with, as timescales have slipped on some items – and that those works and payments have now been progressed. In the event of any further developments coming forward in the future which may involve planning gain for the parish, it has been agreed that the PC will agree a prioritised wish list as an early stage of the planning process to try and ensure that the parish derives maximum benefit. The new homes started to be occupied last August and some 45 homes on the David Wilson development are now occupied. The PC welcome our new neighbours and hope they are very happy living in our beautiful Parish.

- b) **Highways & Transport: Cllr Helen Oldfield sent through a written report detailing:**
- S106 public transport contribution:** The S4 bus began a half hourly service between Banbury and Deddington in May 2015, supported by S106 contributions from the Longford Park estate in Bodicote. However, the half-hourly service to Deddington is to be stopped as from 20 May as it has not attracted enough passengers to make it financially sustainable. The Deddington Grange estate comes with a S106 public transport contribution of £73,000. So far, the money has not been allocated. Evidently it has not been used to salvage the half-hourly S4. Two new bus stops (one each way) on the A4260 outside Deddington Grange estate should be installed soon. There will be no laybys but there has recently been talk of bus shelters being included. £12,000 S106 money was set aside for these.
- Oxford airport:** In February this year, the council was lobbied by campaigners who were opposing plans to change the airspace around Oxford airport from Uncontrolled to Controlled – a precursor, they said, to commercial flights using the airport. Cllr Alan Collins, a former pilot, said the change would make the airspace above the parish and surrounding area safer, and the length of the runway would preclude larger aircraft. The council resolved to make no comment.
- Funfair and Carfest:** The council, in particular Cllr James Reeve, has been in negotiation with Stagecoach to improve signage when the S4 service is diverted while events are held in the Market Place.
- Comet bus service:** This is a service provided by OCC for groups and individuals in outlying villages using school minibuses and their drivers when they're not ferrying schoolchildren. The service is fully subscribed – a Deddington group uses it regularly – and is secure for the time being. OCC officers are unable to guarantee that Comet will continue indefinitely.
- c) **Environment and Recreation. Cllr J Watts reported;**
- Play areas.** There have been two significant upgrades to the play areas at Welford's Piece, Clifton and Wimborn Close, Deddington.
- Windmill Centre Play Areas.** Plans are being progressed for the Windmill Centre Play areas. Thanks, were passed to Mary Robinson for her involvement in the project.
- Grass Cutting.** Grass cutting continues to cause issues with residents – the PC cut within OCC budgets and pay for limited extra cuts.
- Village Steward.** The Village steward does an excellent job around the Parish the PC's thanks go to him.
- Parish Spring Clean.** The clean up again sadly collected record levels of rubbish. Looking at undertaking a clean twice per year. There was excellent support from Clifton.
- Speeding.** There will be monitoring and random checks throughout the parish. The "check your speed signs" have been moved around the parish and it is hoped to purchase some newer signs.
- Cllr Terry Timms.** Is doing an excellent job checking the play areas.
- Thanks.** Thanks to the Clerk and the E&R group for their support.
- d) **Finance and General Purposes Cllr B Wood reported;** The accounts have increased £356k due to the monies from the sale of the Royal British Legion building. The PC to receive £50k from an anonymous donor for sports equipment. The PC is having been in an enviable position of having almost £1million at its disposal. F&GP try break-even but has put money aside the last few years to spend on Wimborn Close & Welford Piece (£40K) and agreed to Holly Tree Club spend of (£100k). The reserve is currently at £320k with £70k set aside, for the next three years, for trustees if Royal British Legion for potential Capital Gains Tax liability from the sale of the building.
- e) **Windmill Centre Redevelopment. Mary Robinson reported:** Group set up by PC comprising of Cllrs, sports team representatives and the Windmill Management Committee. The working group is looking into outside projects such as the refurbishment of AWC, MUGA 2 on BMX site (paid from S106 payments). Children Play area on bowls green to be funded by matched £50k by PC and anonymous donor. Development of hall is being investigated with three architects working on costings. The working group will look at ways of raising monies from PC, grant aid and other funding with a timescale of the next four years.
- 6) **Report from Neighbourhood Plan (NP). Cllr Alan Collins reported:** The polices are drawing to a close. The steering group are now auditing the polices to make sure the various consultations are duly reflected in the documents prior to the statutory review. There is an emerging NPPF but the NP steering team will not have time to reflect changes under the current NP timeline. However, the team may well have to take into account if over run on the timeline.
- 7) **Advice about the Blandford Fly – Cllr Maureen Cox.** Cllr Maureen Cox produced a flyer regarding the Blandford Fly for distribution around the Parish.

**8) District Cllr Bryn Williams, District Councillor Report for 2017-18 (full report available on line)**

**Thanks:** To the PC and community for their support over the past 12 months. He is proud to represent the Deddington Ward. There are three CDC Councillors (Hugo Brown, Mike Kerford-Byrnes and himself) to represent the 13 parishes within the Ward.

**CDC.** At CDC, he sits on the Personnel Committee, Standards Committee, Appeals Panel, Vice Chair of the Licensing Committee and is a reserve on the Planning Committee.

**Planning.** Planning is an emotive subject at the best of times and he suggests that it is best to engage with the planning officers in face to face meetings on site, this allows the applicant or in some cases the objectors to share their concerns and hopefully resolve their issues. Only in extreme cases are planning applications called-in to committee.

**Other involvement.** His responsibilities have ranged from neighbour disputes, anti-social behaviour, clearing roadside hedges of litter, fly tipping which is sadly on the rise, footpaths and their upkeep, regular emptying of dog bins and even the removal of a dead badger at Castle Grounds despite being beyond CDC's remit.

**Council Tax.** CDC's share of the Council Tax remains unchanged for a 9<sup>th</sup> consecutive year.

**Maternity Unit at the Horton.** After a long running campaign, he believes that now, thanks to the Independent Reconfiguration Panel, they may be winning the battle.

**Castle Quay.** CDC stood in to the future of Castle Quay and that of the proposed Castle Quay 2 development. This came about as the majority owner wanted to exit and sell their equity. CDC stepped in as it did not want the centre of Banbury to be controlled by either a third party or disinterested investor. By acquiring both Castle Quay and Castle Quay 2, CDC can now shape the future of the centre of Banbury to create a worthwhile destination for the people of Cherwell and the many thousands of tourists that visit.

**9) Open discussions.** None. Cllr D Rogers thanked those in attendance. The meeting closed at 9:15pm.