

## DEDDINGTON PARISH COUNCIL

Minutes of the Meetings held at The Holly Tree Club, Deddington on

Wednesday 21 August 2013 at 7.30pm

**Present:** Cllrs A Collins (Chair), M Cox, J Day, J Finnigan, J Flux, H Oldfield, S O'Neill, M Squires, J Watts, B Wood, and 10 member of the public.

132/13	<b>Apologies:</b> Cllrs D Anderson, D Rogers, B Williams and County Cllr A Fatemian
133/13	<b>To receive and consider the minutes of the meeting held on 17 July 2013:</b> <b>RESOLVED</b> The minutes of the meeting held on Wednesday 17 July were approved subject to the following amendments and duly signed by the Chair: <b>115/13 10 Minute Open Forum.</b> The resident addressing the PC was Ron Colley. <b>116/13 Market Place Display/Festival Sponsorship.</b> The resident responding to the PC questions was Ron Colley. <b>116/13 Market Place Display/Festival Sponsorship.</b> The following sentence should be added: <b>In general terms the council thought the festival was of benefit and a success.</b>
134/13	<b>Matters Arising from the Minutes</b> Cllr O'Neill queried the amount of money that the PC is holding for the Library and received confirmation from the Parish Clerk.
135/13	<b>Rescission of motion at Minute 112/13</b> Cllr Collins proposed that the council rescind the motion resolved at minute 112/13 from the parish council meeting that was held on 17 <sup>th</sup> July 2013. Cllr Day seconded this proposal. <b>RESOLVED</b> (unanimous) that motion at minute 112/13 is rescinded.
136/13	<b>Co-option of a Parish Councillor</b> It was confirmed by the Parish Clerk that only one candidate had applied to be co-opted to the parish council - Simon Boulter. Mr Boulter introduced himself to the council. Cllr Collins proposed that Mr Boulter be co-opted to the PC. Cllr Finnigan seconded this motion. <b>RESOLVED</b> (unanimous) that Simon Boulter is co-opted to Deddington Parish Council. Cllr Boulter signed his acceptance of office in the presence of the proper officer and then joined the meeting as a Cllr.
137/13	<b>Declarations of Interest</b> Cllr S O'Neill declared a pecuniary interest in the Agenda Item 9 Planning , Ref: 13/00026/Ref Appeal in regard to 13/00301/out Land north of Gaveston Gardens and rear of Manor Farm, Deddington, as a landowner and left the meeting whilst this item was discussed.
138/13	<b>10-Minute Open Forum.</b> Ali Sawyner addressed the PC on behalf of 8 Clifton residents (including herself) to oppose the planning application 13/00993/F Orchard House Chapel Close Clifton. This is a new application as previously an application had been made to knock down the current house and build replacement house and a garage, which was approved. Concern was raised regarding the size of the development with the residents saying that it would have monumental impact. She raised concerns that the grass verge of the shared drive had been cut back increasing further and further. She also said that there was a safety issue with speeding on the shared drive. She had further concerns that should this application be approved that it may be passed to developers who would potentially increase the development in the future. There were concerns raised regarding access for emergency vehicles and refuse collection. An OCC highways officer has been contacted to do a site visit. The sewage was also sited as a major issue with the requirement that the cesspit would need to be removed which would put additional stress on the drainage with the current drainage going into the field. The question of whether it was infill or back fill was raised. It was stated that the application would be back fill development. It was noted that the size of the plot was approximately ¾ to an acre, which could accommodate 10-12 properties.
139/13	<b>County and District Councillor updates. None.</b>
140/13	<b>Planning Applications</b> <b>13/00993/F Orchard House Chapel Close Clifton.</b> Proposed 2 New 5 bed dwellings, alterations to existing dwelling including boundary change and new garage building. Proposals include demolition of existing outbuildings. This application has received a number of objections from local residents all of which are available to view on CDC website. Cllr Collins spoke on behalf of the applicant stating that he did not intend to sell the property but continue to live there. The applicant also wanted to state that he had installed a water treatment system that produces grey water. After some discussion Cllr Day proposed that the PC object to this application on the following grounds; Clifton is classed as a Cat B village in the current non statutory local plan and as such development should be limited to 'infill' only, this limitation also applies to the proposed new local plan. DPC believe this development to be 'Backfill' with access via a narrow existing shared driveway. It is believed the development to be a highly inappropriate use for the back garden of an existing property. Concerns were raised over the impact of amenities to the neighbouring properties and significant concerns over sewerage arrangements. Cllr O'Neill seconded this proposal, which was unanimously agreed. <b>RESOLVED</b> the PC object to the application given the above grounds. <b>13/00181/TCA Heathfield House High St Deddington.</b> 1 x Holly tree in rear garden, application is to Pollard by 50% <b>RESOLVED no objection.</b> <b>13/01049/F Russell House New Street Deddington.</b> Re Submission of 13/00263/F Degrading of Existing Driveway. On both Survey and proposal drawings it states that a tarmac verge exists to the right side of this drive when it is clearly a grass verge from the photograph. Cllr Day proposed that the PC point out this

inaccuracy and offer no objection but ask for the following conditions 1. No alterations are made to existing grass verges, 2. OCC Highways are satisfied that the proposed alterations to the pedestrian walkway meets their required standards and will be safe for the public. Cllr Finnigan seconded this and was unanimously agreed to **RESOLVED no objection given the above points are taken into consideration.**

**13/00991/LB The Priory Hudson Street Deddington.** Repairs to include new rainwater goods and drains. Alterations to include formation of new cloakroom and en suite with changes to some internal doors.

**RESOLVED no objection.**

**13/00383/F 1 Hopcroft Lane Deddington.** Replacement of ground floor door set and window.

Replacement of timber lean-to pergola with permanent slate roof on oak frame – covered area, internally part removal of wall and floor, excavation of existing floor to be replaced with insulated floor finished with random coursed stone at original floor level. **RESOLVED no objection.**

#### Planning Query

**High Street house frontage.** Cllr Squires said that he thought one of the houses on the High Street might have encroached onto OCC land. He believed that a concrete base had been put to the front of the property with further works possible. Cllr Day to investigate.

#### Approvals

**13/00570/F Top Thatch Hempton**

**13/000801/F 22 St Johns Way Hempton**

#### Report of potential breach of planning permission

**Planning Application No : 12/00215/F, Horse Chestnut Tree.** A report was made by a resident of a plan to remove a tree in contradiction to the above planning application, the clerk asked CDC to investigate. Following the investigation CDC has placed a TPO on the tree.

#### Appeals

Cllr S O'Neill declared a pecuniary interest in the Agenda Item 9 Planning , Ref: 13/00026/Ref Appeal in regard to 13/00301/out Land north of Gaveston Gardens and rear of Manor Farm, Deddington, as a landowner and left the meeting whilst this item was discussed.

**13/00026/Ref Appeal in regard to 13/00301/out Land north of Gaveston Gardens and rear of Manor Farm, Deddington.** Up to 85 dwellings with new access, public open space and associated infrastructure.

Following last month's meeting the clerk sent an email to Sir Tony asking for his advice to which he has responded. An email has also been sent to CDC Planning to ask that ensure that the planning inspector hears the PC views, and those of its residents, during the appeals process. The Appeals Clerk has been named as Stephanie Betts, who is responsible for keeping the PC informed.

#### Further Notifications

**26 July** Planning Inspectorate Appeal Reference Number **APP/C3105/A/13/2201339**, Appeal Start Date 22 July 2013. Any further Comments to be made need to be received by the planning inspectorate by **Monday 2 September 2013**. Comments need to be sent to **Planning Inspectorate, 3/05a, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN** quoting the appeal reference.

The enquiry into this appeal will open at 10am on Tuesday 29 October 2013 at Bodicote House Banbury.

**Meeting between Cllr Day and Mr D French from Deddington Development Watch.** During this meeting the upcoming appeal was discussed and the work the DDW were already undertaking to prepare for the appeal using the expertise they have in their group. They have drafted a new document encourage people to write to the inspectorate and were seeking support to cover the cost of printing and distribution. Cllr Day asked that Mr French to write to the clerk so this request could be passed to F&GP for recommendation to PC.

#### PWG Recommendations

##### Inspectorate Letter.

Cllr Day proposed that the draft letter given to the PC for consideration be sent to the inspectorate with the additional request for an evening session. Cllr Watts seconded this with unanimous approval. **RESOLVED** that the letter be sent.

Cllr Day proposed that the Parish Council agrees to allocate a budget of £500 to be used to help fight this appeal; this budget is to be administered by the RFO i.e. the Clerk, with all expenditure requests coming from the Chair or Cllr Wood and signed by 2 authorised signatories in the usual manner. **RESOLVED** a budget of £500 is allocated.

##### Working Group and Chair powers.

It was felt that the Chair required a degree of flexibility when dealing with the appeal. There was concern raised that there was a small chance that he would not necessarily be talking on behalf of all Cllrs. Cllr Flux suggested that email be used to obtain consensus to anything that could be construed as contentious. If Cllrs were not in agreement this could be noted and that left the possibility of the PC Chair being able to call an Extraordinary Parish Council Meeting. Cllr Day pointed out that the decision to reject the application had already been made with 23 pages of reason for doing so. Cllr Day proposed that a new working group is created to manage the appeal process led by the chair, comprising of two other councillors, Cllr's Williams, and Rogers with this group calling on local expertise to support this activity. This working group is authorised to represent the Parish Council in regard to all aspects of the appeals process in line with the council's previous decision to object to this application. Cllr Finnigan seconded this motion and it was unanimously **RESOLVED** by the council that the new working group be established and that it will represent the council in support of its previous resolution to object to this planning application.

Cllr Wood said that he would also be speaking at the appeal but as a representative of CPRE. The Clerk was asked that an agenda item be added to the next meeting to discuss this further.

**Section 106.** Cllr Day said that he thought it would be a good idea for the PC to develop a wish list for the

	<p>S106 funding in case the appeal was lost. It was decided that he will draft a note to all Cllrs asking for suggestions and that all responses should be made to the Clerk and Cllr Day by 6 September so that a list can be drawn up for discussion at the next meeting. The Chair allowed Terri Teasdale to talk who informed the PC that it had proved beneficial for the Bloxham PC to have a Section 105 wish list at the end of the Milton Road appeal.</p> <p><b>Developer contact.</b> Cllr Wood asked who was going to talk to the developers. He stated that the PC did not agree to Savills proposed development. Cllr Day said that as no application had been made there was no decision made one way or the other. It was further explained that the Neighbourhood mandate required communication with landowners. It was suggested that Banner and Savills be asked to talk with the PC to find out their proposals. It was asked who should attend the meeting Cllr Wood suggested Cllr Collins, Day and himself. Cllr Cox said that she thought it should be open to all Cllrs. Cllr Wood said that he had concerns particularly with Savills. He thought a smaller group represented a matter of efficiency with narrower terms of reference to listen to what they say. Cllr Oldfield said that it was purely a fact-finding exercise to see what they are proposing. Cllr Day proposed that Cllr Collins will arrange to meet with the developers and invite all Cllrs if they so wish to attend. Cllr Flux seconded this and was voted with 9 for and one abstention. <b>RESOLVED</b> that the Chair sets up meetings and invites all Cllrs.</p> <p><b>Correspondence</b> <b>Co-op Garage Doors:</b> CDC have viewed the garage doors and asked the co-op to respond to a letter within 14 days with a suitable resolution.</p>																																				
141/13	<p><b>Finance &amp; General Purposes</b></p> <ol style="list-style-type: none"> <li><b>Cash flow to end of July 2013.</b> All accounts reconciled with mainly routine expenditure.</li> <li><b>Clerk Pay.</b> NALC pay scales have recommended a 1% increase from 1 April 2013 for employees under green book contracts. Cllr Wood proposed that the Clerk's wages be backdate and increased by 1% from 1 April 2013. Cllr Flux seconded this with unanimous agreement. <b>RESOLVED</b> the Clerks wage to be increased by 1% from April 2013.</li> <li><b>New Homes Bonus.</b> It has been confirmed that of the £2,510 the PC is allowed to put £1,883 of the bonus to pay for the Hempton Speed Gates. The balance of £627 could be used towards the wooden posts on the Market Place greens. Cllr Oldfield said that she objected to too many things of the market greens. Cllr Cox confirmed that she is waiting on advice from OCC regarding whether they would allow more posts she raised concerns about the post obstructing opening car doors, also was worried whether it would cause problems for the neighbours and finally interfere with local business. She mentioned that Cllr Flux had previously suggested raising the kerb but this all need further investigation and liaison with OCC. Cllr Collins suggested that the Highways and Transport working group report back findings at the next meeting. Cllr Flux also proposed the motion that the Chair did not mislead the council over the question of posts on the Market Place. Cllr Finnigan seconded this with a vote of 4 for, 1 against and 6 abstentions. <b>RESOLVED</b> the Chair did not mislead the council regarding posts on the Market Place greens.</li> <li><b>Honours Board.</b> The PC Honours board has been updated but requires formal section 137 council approval. Cllr Wood proposed that the PC formally agree to spend £70 to update the board as dictated by section 137. Cllr Watts seconded and was unanimously agreed. <b>RESOLVED</b> the honours board is updated at a cost of £70 as per section 137.</li> </ol>																																				
142/13	<p><b>Invoices for Payment:</b> The schedule of invoices totalling £7,087.57 for July was approved for payment.</p>																																				
143/13	<p><b>Investment of Council Funds</b> On 17 July 2013 the balances were as follows:</p> <table border="1" data-bbox="212 1422 1500 1691"> <thead> <tr> <th>ACCOUNT</th> <th>BALANCE</th> <th>INTEREST</th> <th>NOTICE</th> </tr> </thead> <tbody> <tr> <td>Barclays Imprest Acct</td> <td>1,737.07</td> <td>0.1%</td> <td>Imprest</td> </tr> <tr> <td>Barclays Current Acct</td> <td>43,847.58</td> <td>0.1%</td> <td>Current</td> </tr> <tr> <td>Santander</td> <td>75,000.00</td> <td>1.4%</td> <td>1 year fixed (July 14)</td> </tr> <tr> <td>Santander</td> <td>140,000.00</td> <td>3.2%</td> <td>1 year fixed (Sept 13)</td> </tr> <tr> <td>Nat West</td> <td>75,000.00</td> <td>1.75%</td> <td>1 year fixed (Jan 14)</td> </tr> <tr> <td>Nat West</td> <td>128,033.84</td> <td>1.0%</td> <td>1 year fixed (July 14)</td> </tr> <tr> <td>Nat West</td> <td>80,000.00</td> <td>2.0%</td> <td>1 year fixed (Nov 13)</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>543,618.49</b></td> <td></td> <td></td> </tr> </tbody> </table>	ACCOUNT	BALANCE	INTEREST	NOTICE	Barclays Imprest Acct	1,737.07	0.1%	Imprest	Barclays Current Acct	43,847.58	0.1%	Current	Santander	75,000.00	1.4%	1 year fixed (July 14)	Santander	140,000.00	3.2%	1 year fixed (Sept 13)	Nat West	75,000.00	1.75%	1 year fixed (Jan 14)	Nat West	128,033.84	1.0%	1 year fixed (July 14)	Nat West	80,000.00	2.0%	1 year fixed (Nov 13)	<b>TOTAL</b>	<b>543,618.49</b>		
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144/13	<p><b>Correspondence:</b> None</p>																																				
145/13	<p><b>AOB as allowed by Chairman</b></p> <p><b>Clifton School Buses.</b> A member of the parish has approached Cllr Watts to ask why the school bus does not collect the school children from the bus stop. Cllr Oldfield agreed to investigate further.</p> <p><b>Deddington Development Watch printing costs.</b> A request for £148 will shortly be received from DDW for printing of the recently delivered leaflet. Cllr Collins raised some concern that it did not say who the leaflet was from and Cllr Oldfield said she believed the PC should remain impartial. She posed the question what would happen if a group calling themselves "The more houses the better" wanted the PC to meet their printing costs? The costs are to be put to F&amp;GP with a recommendation to be made at the next meeting.</p> <p><b>Market Place Socket.</b> Cllr Oldfield has looked further at installing a socket in the Market Place. She handed out facts and information and will forward estimates and other relevant information to the Clerk.</p> <p><b>War Memorial.</b> Cllr Collins said since the PC decision not to move the War Memorial he had been approached to redevelop/improve its current area. He has asked it is an agenda item for September. It was also suggested that the surplus from the New Bonus Scheme, of £627, could be used it improve the war memorial.</p>																																				

	<b>Clerks Holiday Cover.</b> It was agreed that Susan would help with the office management in the Clerk's absence ensuring that the Cllrs are summoned to the next meeting by posting the agenda on Thursday 12 September 2013. Susan to liaise with the Chair and Cllr Flux to gain entrance to the office.
146/13	<b>Next Meeting:</b> The next meeting of the Parish Council will take place on <b>Wednesday 18 September 2013 at 7.30pm</b> in <b>The Windmill Centre, Deddington</b> . The meeting closed at 9.00pm.