

DEDDINGTON PARISH COUNCIL

Minutes of the Council Meeting held on 12th June, 1996 at the
Town Hall, Deddington commencing at 7.30 pm.

Present:- Councillors Todd (Chairman), Mrs Brewer, Clarke, Clinch, Colley, Cosgrove, Drake, Mrs Fisher, Flux, Miss Hill, Mrs Lee, Oddy, Mrs Stevens and Mrs Swash. County Councillor N Matthews and District Councillor P O'Sullivan in attendance.

10/96 There were no apologies for absence.

11/96 Minutes of the Annual Meeting of the Council held on 29th May, 1996.

Subject to the following amendments the Minutes were agreed unanimously as a true record and signed by the Chairman.

Min 185/95 - Final line deletion of 'current' and replacement by 'Next'.

Min 186/95 - Windmill Committee - insertion of Minute number.

Min 4/96 - Environment Committee - deletion of 'Cr Oddy' and insertion of 'Cr Mrs Stevens'.

Min 9/96 - Deletion of '29th November' and replacement by '20th November'.

12/96 Matters arising.

Cr Oddy reported that he had decided not to resign from the Council. He also enquired as to whether the Council had received Planning Permission for the lowering of the plaque on the Town Hall which was undertaken as part of the redecoration of the southern aspect. (Min 185/95). Cr Flux stated that Planning Permission had been granted for its original installation and the change was very minor.

13/96 Recreation and Grants Committee.

Cr Mrs Lee stated that she had taken the Chairmanship of the Committee in lieu of Cr Drake.

(a) Cr Drake reported that 1/3rd of the Allotment sites were now occupied and he recommended that the Council institute a competition for the best kept Allotment with a 1st Prize of £10 and a 2nd Prize of £5 the cost to be charged to revenue. Cr Clinch proposed the adoption of such a scheme, Cr Clarke seconded and it was agreed unanimously.

(b) Cr Drake requested Council to reimburse the cost of Members phone calls on Council business. It was resolved that the Clerk investigate the possibility of phonecards being obtained for each Committee Chairman which would automatically debit the Council's account.

14/96 Environment Committee.

Cr Mrs Stevens reported as follows:-

(a) Smiths of Derby had stated that the repairs to the Church Clock were more extensive than first thought, but work will start in reinstating the mechanisms, combined with the



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redecorating on Monday, 24th June, 1996.

(b) A meeting is to be held on 3rd July, 1996 at Bloxham to discuss the preparation of Parish Conservation Plans. Bloxham Parish have completed their Plan, which will be reviewed and various areas of note will be inspected on site. At least 1 member of the Committee will attend and report back on their findings.

15/96 Highways Committee.

Cr Mrs Brewer reported as follows:-

- ✓ (a) Street name plates were missing from the following streets - Church Street, The Tchure and Satin Lane. The Clerk was asked to write to the District Council requesting their replacement.
- (b) A date in mid July had been fixed for representatives of this Committee and Officers of the County Council to walk the village roads and footpaths to assess maintenance requirements. The Deddington News were requested to publicise this matter and for residents to inform the Clerk of known problems by 15th July.
- (c) Possible sites for additional car parking were to be investigated.
- (d) The Clerk had been informed by the County Council that the contract had been signed for the top dressing of the New and High Street Pavements to be effected in July.

16/96 Planning and Property Committee.

Cr Miss Hill reported as follows:-

Applications.

- ✓ 96/741/F - 7, Market Place - Renewal of CHN218/91, change of use of dwelling to form ground floor retail unit with first and second floor storage and administration areas. No objection subject to the property being used as one unit to minimise the need for car parking.
 - ✓ 96/839/TCA - Orchard Bank, Goose Green - Fell Birch Tree - No objection subject to replacement tree being planted.
 - ✓ 96/847/LB - 4, New Street - Alterations including new window at rear on ground floor. No objection subject to the Conservation Officer being satisfied with the alterations.
- Each of the above recommendations was approved.
- ✓ 96/838/F - Deddington Arms, Horsefair - Change of use of part private rear garden to form hotel garden courtyard in connection with public bar and hotel. Cr Oddy acknowledged his pecuniary interest in this application and withdrew from the meeting.

Cr Miss Hill stated that the Committee had considered the application and as for application 96/182/LB again recommended that this Council cannot condone works being undertaken without planning permission, the Committee were well aware of the concerns of nearby parishioners and any points needing clarification could be requested through the Chairman. Four parishioners had been granted the right to address Council following written requests and in the interest of natural justice Mr M Abbey, Solicitor had been given permission to



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speak on behalf of the applicant.

Mrs O Leslie of Horsefair Cottage stated that the works had taken place behind hoardings and she was surprised to see, when they were demolished, that a wall had been taken down (in a Conservation Area). She hoped that the wall would be replaced where it was - the action taken was unforgivable. Others will refer to noise.

Mr G Gibbs of Stoneleigh House had similar views to Mrs Leslie, the applicant had shown a total disregard for the views of parishioners, and he was amazed that it was undertaken by a Parish Councillor. He was worried about the amount of noise which could be generated from such a large outdoor drinking area.

Mr D Ledger of Victoria House said that last year he had had to move bedrooms from the east side to the west of his property because of the noise from the playing of Aunt Sally, on occasions after 10 pm. He had been approached by Mr Oddy, prior to the new sitting out area being constructed, with a bottle of champagne, to tell him of the small changes he was planning in the garden. Despite an 18' boundary wall he was still finding bottles and cans in his garden and there was the intrusion of the brightly lit area every night, an infringement of residents rights in a Conservation Area.

Mrs A Davis of Whittawyers stated that the grounds for the objection were 1. that the work had been carried out without reference to planning procedures. It was my view that when the application was made to extend the dining room etc. they already intended to replace their outdoor space by using part of the garden of Beechfield House. One reason that there was minimal objection to their extension was that it removed the noise nuisance from the skittles area together with outdoor drinking tables. I feel that Mr Oddy thinks that it will be easier to get permission because he has already built the courtyard. I hope I am wrong!

2. The space will generate additional cars without the provision of additional parking on the site making it more difficult for residents to park, which is already a major problem.

3. The Deddington Arms is in a Conservation Area, other residents respect the restrictions which this implies, and welcome the protection it offers against inappropriate development in the old part of the village. The development is not in keeping with the character of the Conservation Area.

4. I object most strongly to the noise nuisance which will occur if the application is allowed. Any possibility of outdoor games and or music is quite unacceptable.

5. I understand that Mr Oddy has purchased an adjoining property and has longer term plans to apply to build a Motel. The Courtyard is just a further step in an attempt to completely alter the character of this ancient inn.

I therefore ask the Council to reject this application completely.



Mr M Abbey stated - I am a Solicitor Member of the Oxfordshire Planning Panel. I, on behalf of Mr and Mrs Oddy offer apologies for their failure to obtain planning permission. There are various views on retrospective planning permissions, but the area is not being used and therefore it is not retrospective use. Limitations can be imposed on the use of the sitting out area - this is a replacement of an existing area - each hostelry in the village has a sitting out area and I find from checking with the District Council that there have been no reported complaints. The first principle should be to agree that the Deddington Arms should have a sitting out area, the one proposed is smaller than that at the Unicorn but larger than that at the Blacksmiths Forge. My client is prepared to undertake any works which would be advantageous in alleviating complaints - banning of pig roasts and barbeques - and I suggest that the courtyard development be given Temporary Consent.

The Clerk read two letters from residents as follows:-from Mr C J Broadbent of Stonecourt, Earls Lane stating that in his view it was inequitable, unfair and illegal that Mr Oddy was not allowed to respond to objections raised or state his side of the story having rightly and honestly declared his pecuniary interest. (NB This statement is incorrect). Mr and Mrs Oddy have in his view, developed the Deddington Arms in a way which has taken into account the environment, the interests of neighbours and the local community. The development has created employment and will hopefully boost trade for other business in the village. There are at present no noise problems and if there were it would put off the very clients the hotel was hoping to encourage. Some people attempt to do some good for the local community and for their efforts receive only complaints. It is clearly unfair to allow the minority to prevent such behaviour which will result in severe damage to the majority. (NB It is understood that the writer is employed at the Deddington Arms)

From Mr J P Franklin of Earls Lane expressing his concern at the concreting and paving of part of the private garden adjoining his property and the installation of electric cabling for light and sound. A boundary wall has been removed and the area is now part of the Kings Arms. Mr Oddy has made no secret of the fact that he intends to use this area for Pig Roast, Aunt Sally and other pub activities. The potential effect on the general amenity and value of my property and the surrounding residential area in terms of light and noise is very serious. Building operations were conducted very quickly, knowing planning permission had not been applied for and I therefore object most strongly for retrospective planning permission to be granted.

Members were then able to consider the application prior to making their recommendation to the LPA.

Cr Flux - we are discussing a piece of property which is entirely new

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Chairman - this is a replacement for an original facility which has caused great concern to local residents.

Cr Clinch - this is a difficult situation, increased noise and the effect of lighting possibly creating problems for near neighbours whilst a number of people may welcome the facility. Is there the possibility of acknowledging both sides by reducing the size of the development and imposing strict conditions as to its use?

Cr Colley - Character assassination re retrospection - how can the scheme be adjusted to meet the objections?

Cr Miss Hill - The Council should have had advance notice as to what was going on.

Cr Flux - Cr Oddy has given his sincere apologies in writing, repeated by his solicitor - is the size of the development leading to the complaints of increased environmental pollution? - restrictions could be placed on the use of the site

- had Cr Oddy been a little more open as to his intentions with Members the problems may not have arisen - no advance P R work.

Cr Cosgrove - Difficult to make decisions on a potential problem - suggest a temporary permission, problems assessed and then conditions imposed.

Cr Mrs Brewer - Temporary permissions are not very satisfactory.

Cr Clarke - There is no parking at the Unicorn which had a larger development whereas 17 are provided at the Deddington Arms.

Cr Flux - if lights are already on, is it in use? - Size is the main problem and should be reduced to former level.

Cr Mrs Lee - A wall has been demolished in a Conservation Area.

Cr Mrs Brewer - How far has wall been moved in a northerly direction? - Informed about 70 feet.

Cr Clinch - the garden should be much smaller - the Oddy's should come back with revised plans.

Chairman - the plan before us must be the subject of our decision.

Cr Flux - the scale and glaring lights causing most problems.

Cr Mrs Brewer - Majority of complainants have been in residence a long time and their views should be considered.

Cr Colley - the Kings Arms has been there longer.

Cr Flux - we have already dealt with one case of retrospection with regard to the Deddington Arms.

Cr Colley - it is a matter of size, design and usage.

Chairman - it is decision time.

The Chairman moved seconded by Cr Mrs Stevens that this Council objects to to Application 96/838F on the grounds that it is too large a development and its impact on neighbours from noise, environmental pollution and parking. The resolution was passed 10 votes in favour and 2 abstentions.

Cr Hill then moved seconded by Cr Mrs Fisher that the Parish Council cannot condone any work being undertaken in advance of planning permission being granted. The motion was agreed unanimously.

The Chairman thanked those members of the public for being



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present and moved to next business.

Appeal - The Clerk reported that the appeal on behalf of Mr & Mrs A T Lewis against the LPA'S refusal of permission for a bungalow in their rear garden had been dismissed.

17/96 Windmill Committee.

Cr Flux had nothing to report.

18/96 Accounts for Payment.

Accounts totalling £3,079.36, in accordance with a schedule circulated at the meeting, were approved for payment. A copy is filed in the Minute Book.

19/96 Investment of the Council's Funds.

The Clerk reported that the balances were as follows:-

£	
450,000.00	Bradford & Bingley B S Bonus 120 Account at 6.5% subject to 120 days notice, variable
58,000.00	Treasury Deposit fixed to 15th July, 1996 at 5.125%
30,000.40	at 4.375% subject to 14 days notice
50,945.50	at 3% overnight
<u>588,945.90</u>	

20/96 Low Cost Housing Scheme.

The Clerk reported that the LPA had by letter dated 17th April, 1996 requested revised drawings for the site. They were not satisfied with the end of the cul-de-sac, in that it was not adequately blocked off; rear gardens were too small on certain plots and certain houses were too close to each other. The Housing Association has appointed a new architect to design the scheme and his proposals are expected shortly and they have an allocation available for a shared ownership scheme in the current year. The proposal is for 22 houses in 2 Phases - 6 2 Bed and 4 3 Bed in Phase 1 and 2 1 Bed, 4 2 Bed and 6 3 Bed in Phase 2.

Deddington has been included in the amended Housing Bill as an authority exempt from the automatic right to buy of Housing Association dwellings.

Cr Oddy was appointed to oversee future progress on the scheme.

21/96 Improving Security in the Village.

Cr Oddy raised the above proposition following a spate of car crime and it was agreed that he and the Vice-Chairman should bring forward suggestions which would include greater support for the Neighbourhood Watch Schemes.

22/96 Correspondence.

(a) Letter from the C D C Dog Warden offering assistance if necessary regarding Dog Fouling problems.

✓ (b) Letter from the Oxfordshire Community Health Council giving details of the setting up of a collaborative Inquiry to Create a Health Development Plan for the People of Banbury and



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Surrounding Areas. It was decided to request the CHC to hold a local public meeting to discuss the proposition, the suggested date being Thursday, 11th July at the Windmill Centre with a commencement time of 7.30 pm.

(c) The Clerk reported that Messrs DesignGro had confirmed that in respect of their contract for the renewal of the Clifton Open Space, they had applied the weedkiller which had almost killed all the roots and it was their intention to plough the area in the next week or two. The ground will then be cultivated during the summer and grass sown in the Autumn.

(d) Letter from Mr Stephen Warren introducing himself as the new District Auditor. Their normal fees will be £22.40 per hour.

(e) Notification of revised rates of Allowances for Members. The most common allowance is in respect of travelling by car outside the Parish on authorised Parish business, the new rates being:-

Up to 999cc	31.7p per mile
1,000 to 1,199cc	35.1p per mile
Over 1,199cc	43.8p per mile.

(f) Notification of the Accounts and Audit Regulations, 1996 which will require this Council to prepare accounts upon an Income and Expenditure basis from 1st April, 1997.

(g) Notification from Mr Ray Everitt, of Bloxham, that members of the Executive Committee of the Oxfordshire Association of Local Councils have been asked to serve as link members for around 15 neighbouring Parish Councils and Meetings and he has been appointed as link member for Deddington.

(h) Notification of amendments to bus timetables, the main effect for Deddington being that there will not be a Saturday morning service between Adderbury, Deddington and Aynho, and a new X70 direct service between Oxford and Banbury calling in the Market Place and operating on a Sunday.

23/96 Date of Next Meeting - Wednesday, 17th July, 1996 at the Town Hall commencing at 7.30 pm. .



17/7/96.