



MINSTER LOVELL PARISH COUNCIL

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MINUTES OF THE EXTRA PARISH COUNCIL MEETING HELD ON TUESDAY 5TH MARCH 2019 AT MINSTER LOVELL METHODIST CHURCH AT 7.30pm.

Present: Cllr. Haley, Cllr. Jones, Cllr. Stowell, Cllr. King, Cllr. Williams, Alexandra Molton (Clerk).

1. Welcome / Members present and apologies for absence.

Cllr. Haley welcomed Councillors, Parishioners and representatives from Bovis and Strutt and Parker to the meeting.

Apologies were received from Cllr. Alderman and Cllr. Bicker.

Cllr. Haley reminded Councillors about a Town and Parish Council liaison meeting on Thursday 7th March with West Oxfordshire District Council (WODC) and a noted a discussion in regards to the Earl Haig fund. Councillors agreed to discuss these items at the end of the meeting.

2. Declaration of interest in agenda items.

Cllr. Haley asked Councillors to declare any interests now or as they may become apparent throughout the meeting. None were declared at this point in the meeting.

3. Parishioner's Public Participation (for questions and comments on agenda items).

A parishioner asked whether the digger on the site today was with the archaeologist – Cllr. Haley confirmed that this was the case.

Mr Cridland asked if it would be possible to see the documents for conditions 8 and 15 of the outline planning application which includes an environmental plan. Cllr. Haley asked Bovis if this was available through WODC and a representative from Bovis confirmed that these had been compiled and submitted to WODC as part of the original planning condition.

Mrs. Donohue confirmed her disappointment that the developer had not complied with the Council's comments regarding bungalows on the eastern boundary with Whitehall Close. Mike Robinson from Strutt and Parker explained that the bungalows had a larger footprint and the current houses in the plan are 30 metres away, which is further than the required statutory distance, so there was currently no planning reason to swap the homes.

Mr Feilden asked who is advising the Council regarding the S106 monies and Cllr. Haley advised that WODC have advised the Council on the process for receiving and allocating S106 monies. Mr Feilden asked if WODC had already confirmed the expected final amount for allocation and Cllr. Haley confirmed that this was the case.

4. To receive and discuss planning application 18/03473/RES; Residential development of up to 126 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space and landscaping (Matters seeking approval are appearance, landscaping, layout and scale pursuant to 17/01859/OUT).

Cllr. Haley summarised the key changes from the previous plans pursuant of the Meeting between representatives from the Parish Council and Mr. Phil Shaw, Planning Manager:

- Some properties on the Eastern boundary with Whitehall Close have been moved forward and re-positioned but most remain in the same location unchanged.
- The 2 metre fence which the Parish Council had requested to protect the privacy of existing residents in Whitehall Close has been agreed by Bovis.
- WODC and Bovis have not taken into account the Parish Council's comments on exchanging the homes on the eastern boundary with the bungalows currently along the Northern edge of the development. WODC do not support changing the layout of the site in this way.

- Plants on the development have been changed to shrubs which are easier to maintain, which reflects the Council's comments. The Parish Council have made it clear that they would not take on the management of the landscaping of the development and this will now be done by a management company.
- The location and design of the pumping station is satisfactory to WODC.
- The Council's request for a bus lay-by at the main entrance to the estate is not going to be pursued by WODC with OCC at this point. Oxfordshire County Council has not commented on this or requested it be included in the design and seem reluctant to provide funds for this to be installed.

Councillors who attended the meeting with Phil Shaw on 16th January 2019 agreed that all of the points which the Parish Council raised at that meeting have been covered in these comments.

Cllr. Williams asked Bovis for a further explanation of why bungalows could not be located on the eastern boundary because she did not feel that this request had yet been adequately responded to. Strutt and Parker confirmed that WODC had not requested that Bovis exchange these houses for bungalows and the distance between the existing properties and the new homes was 30 metres, which is above the statutory minimum of 21 metres. Cllr. King agreed with Cllr. Williams that this was still not an adequate explanation. Cllr. King proposed strongly objecting to this element of the revised plans; Cllr. Williams seconded this and all Councillors agreed.

5. To discuss a path through Ripley Avenue Amenity Area.

Cllr. Haley confirmed that at the last Council meeting, the Parish Council had provisionally agreed to a path through their land on Ripley Avenue.

The main points discussed previously by the Council were:

- Cost: the Parish Council had agreed that construction of the path should not involve any costs to the Council and ongoing maintenance of the path should not become the responsibility of the Parish.
- Design: the Council needs to confirm what the path might look like and features to include.
- Location: where the path will be located.

A representative from Bovis confirmed that in principle they are willing to provide a path; whether by funding it or constructing it. Cllr. Haley asked about longer term maintenance of the path and Bovis confirmed that a financial contribution towards this would be possible.

Mr Cridland asked if there will be some consideration towards the use of the path and any future development given the hammerhead that has been left at the end of the proposed development. A representative from Bovis confirmed that it could be constructed with this in mind.

Bovis asked for more detail on the specification and preferred route for the path, which will then allow them to look into the detail of cost and construction. Cllr. Haley confirmed that the Council had not yet confirmed a proposed route for the path. Mike Robinson suggested that the path could be allowed under the Council's permitted development rights, and therefore would not need a further planning application.

Cllr. Haley confirmed that the Council would be able to provide details to Bovis of the preferred route and design of the path and that the Parish Council would not be spending any money on arranging for plans to be drawn, or similar expenses. A resident asked if there would be consultation with residents of the Village as to the route of the path and Cllr. Haley confirmed that this would be the case. He proposed that following this meeting, a sub-committee of Councillors agree to meet to visit the site, measure and map the area and agree on a potential route for the path. Cllr. Haley proposed a sub-committee to consider the route and design of the path and report back to the April Parish Council meeting; seconded by Cllr. Stowell and agreed by all Councillors. Cllr. Jones, Cllr. Stowell, Cllr. King and Cllr. Williams are nominated by the Council to form this sub-committee, with support from the Clerk. The group agreed to meet at Ripley Avenue Amenity Area on Saturday 23rd March at 10.30am to map the area and make suggestions for possible routes for the path.

A resident asked whether the path will include a designated cycle path element; Cllr. Stowell confirmed that this depends on what plans the Parish Council make for a possible path. If the path is to include a cycle element it would need to be a wider path. The Council has already agreed that any lighting of the path will be low level lighting so as to minimise the effect of this on existing residents.

A resident asked about why the 2 metre fence does not eliminate the need for a path; Cllr. King confirmed that where the path would go is at the end of the housing, and this area is currently shrubbery and a ditch.

6. Town and Parish Council meeting with WODC

Cllr. Haley gave a reminder that this is taking place this week; the Clerk is planning on attending but no Councillors at the meeting could attend.

7. Earl Haig Fund Certificates

Wendy Atkinson has asked if she can attend at the April meeting to give out certificates for long-serving collectors of the Earl Haig fund. Parish Council agreed that this could happen at the April Annual Meeting, at the end of the Annual Parish Meeting.

Signed.....

Cllr. David Haley, Chairman.