

STADHAMPTON PARISH COUNCIL

Minutes of the Meeting held at 7.30pm on Monday 9th August 2021 at the Village Hall, St John the Baptist Church

Attendees	Cllr Stuart Wells (SW) - (Vice Chairman), Cllr. Robert Campbell (RC), Cllr. Catherine Odell (CO), Cllr. Doug Struthers (DS) Michael Pawley (Clerk)
Apologies	Cllr. Stephen Dawson (SD) – Chairman

Ref	Item	Notes	Action
107/21	WELCOME	Cllr Wells welcomed everyone to the meeting	For info
108/21	To RECEIVE and RECORD apologies for absence	Apologies had been received from Cllr Dawson and so Cllr Wells took the Chair for the meeting	For info
109/21	To RECEIVE and RECORD declarations of interest from members regarding items on the agenda	No declarations were made	For info
110/21	To CONSIDER and APPROVE the minutes of the meeting held on Monday 10th May 2021	The minutes of the meeting held on Monday 12 th July 2021 were AGREED by the Councillors who had been present, approved and signed by the Vice-Chairman	For info
111/21	To RECEIVE a report on recently decided and current Planning Matters including responses made between Parish Council Meetings	The report was RECEIVED (copy attached at Appendix 1)	For info
112/21	To CONSIDER and APPROVE A RESPONSE to the following Planning Application	P21/S3288/HH 14 Warren Hill Stadhampton OX44 7UT Proposed first floor side extension, removal of existing roof and proposed roof extension. The Council AGREED a response of No Objections	CLERK
113/21	To CONSIDER and APPROVE RESPONSES to any Planning Applications received after the date of the Notice of Meeting	A further application had been received after the publication of the agenda P21/S3481/HH and P21/S3303/LB Chiselhampton House Chiselhampton Oxon OX44 7XF Re-use existing timber store to house new boiler that serves the main house, including new stone chimney stack. The Council AGREED a response of No Objections	CLERK
114/21	To DISCUSS and AGREE a response to a proposal to extend the Chilterns Area of Outstanding Natural Beauty	A request had been received to support an extension of the Chilterns Area of Outstanding Beauty (Appendix 2) This was discussed and it was AGREED that the Clerk should write a letter of support to the applicant and the Chilterns Conservation Board	CLERK
115/21	To DISCUSS and APPROVE the grant of an easement to Airband to run cable under the Village Green	A request for a Wayleave had been received from Airband and the Clerk had met them on site to review the proposed works. It was AGREED to enter into the proposed Wayleave Agreement and that the Clerk be authorised to sign on behalf of the Council	CLERK
116/21	To DISCUSS and AGREE IN PRINCIPLE (subject to a site meeting to clarify the proposal) the grant of an easement to Gigaclear to run cable under the Village Green and Council owned land and install associated equipment	A request for a Wayleave/Network Access Agreement had been received from Gigaclear and the Clerk reported that he would be meeting them on site to review the proposed works. It was AGREED, subject to the full extent of the works being acceptable and upon confirmation of this by the Clerk to the Council , to enter into the proposed Agreement and that the Clerk be authorised to sign on behalf of the Council	CLERK

117/21	To RECEIVE a report on and to note the current bank balance	The report was RECEIVED (copy attached at Appendix 3)	For info
118/21	To APPROVE payments and receipts since the last meeting and payments to be made	The payments and receipts listed on the report were APPROVED (copy attached at Appendix 4)	For info
119/21	To NOTE the date of next meeting as Monday 13 th September at 7.30pm in the Village Hall	This was NOTED	For info
120/21	Meeting Closed	8.05pm	For info

APPENDIX 1

CURRENT APPLICATIONS

Reference Location/Description	Date Registered
<u>P21/S3288/HH</u> 14 Warren Hill Stadhampton OX44 7UT Proposed first floor side extension, removal of existing roof and proposed roof extension.	21 July 2021
<u>P21/S3051/DIS</u> Belchers Farm Ascott OX44 7UH Discharge of conditions 7 (Surface Water Drainage) & 8 (Foul Drainage) in application P21/S1297/FUL. The change of use, conversion and extension of existing agricultural building to a store for classic cars. The change of use, conversion and extension of an existing building (former cattle shed) into a classic car showroom and offices at first floor.	9 July 2021
<u>P21/S3017/FUL</u> Santannas Place Watlington Road Stadhampton OX44 7UQ Provision of stables, utility/day room and hardstanding in association with the approved use of the land for such purposes together with the stationing of caravans for residential purposes and the keeping of horses (amendment to planning permission P16/S2987/FUL)	2 July 2021
<u>P21/S2872/N4C</u> Newells Farm Stadhampton OX44 7XJ Notification under Class R of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the change of use of an existing agricultural building at the above address to Class C1 (Hotels) use.	23 June 2021
<u>P21/S2835/LB</u> Anchor Cottage The Green Stadhampton OX44 7UW Alterations to approved first floor bathroom and installation of woodburning stove.	22 June 2021
<u>P21/S2740/LB</u> Church Farm Chiselhampton OX44 7XF Demolition of portal barn; erection of extensions to dwelling forming a glazed link, orangery and extension to the storage building; conversion of storage building to additional habitable accommodation.	15 June 2021
<u>P21/S2738/HH</u> Church Farm Chiselhampton OX44 7XF Demolition of portal barn; erection of extensions to dwelling forming a glazed link, orangery and extension to the storage building; conversion of storage building to additional habitable accommodation.	15 June 2021
<u>P21/S2311/LB</u> Thatch Cottage School Lane Stadhampton OX44 7TR Installation of outdoor electrical socket to front of property.	15 June 2021
<u>P21/S1683/DIS</u> Newington Nurseries Newington OX10 7AW Discharge of conditions 6 & 7 in application P16/S3988/O. Outline permission for the demolition of existing structures and erection of up to 21 dwellings and associated infrastructure including means of access, with all other matters reserved.	15 June 2021

8 April 2021

[P21/S1829/LB](#)

Manor Barn The Green Stadhampton OX44 7UL
Variation of condition 2 (Approved plans) on listed building consent P15/S0143/LB
Proposed two storey rear extension and refurbishment of the existing barn.

23 March 2021

[P21/S1401/HH](#)

Manor Barn The Green Stadhampton OX44 7UL
Variation of condition 2 (Approved plans) on P15/S0142/HH (P15/S3021/HH as amended) (Bat Survey received 28 July 2021) Proposed two storey rear extension and refurbishment of the existing barn.

23 March 2021

[P21/S0584/FUL](#)

Newington Nurseries Newington OX10 7AW
Erection of 21 dwellings, including affordable housing, together with access, parking, landscaping, amenity space and related infrastructure and drainage works (amendment to planning permission P16/S3988/O and P19/S1554/RM)

4 February 2021

[P19/S3311/FUL](#)

Oxfordshire Animal Sanctuary The Green Stadhampton OX44 7UB
Demolition of a number of buildings and construction of a new Training Hall, Isolation Kennel and Staff Room, Office, Reception Building (As amplified by Preliminary Roost Assessment received 9 January 2020)

29 October 2019

[P19/S2094/HH](#)

Poplars Ascott near Stadhampton OX44 7UH
Two rear single-storey glasshouses attached to the dwelling, as amended by drawing number KCC2734-04 (amended red site plan) received November 2019.

8 July 2019

[P18/S1289/DIS](#)

Watlings Paddock Watlington Road Stadhampton OX44 7UQ
Discharge of conditions 7 & 9 on application P16/S2987/FUL Use of land for the stationing of caravans for residential purposes, together with formation of hard-standing, erection of utility building and stables, and keeping of horses.

16 April 2018

DECISIONS SINCE THE LAST MEETING

Reference

Location/Description

Date Registered

Decision

[P21/S2661/FUL](#)

Acorn Nurseries Milton Road Stadhampton OX44 7XX
Removal of condition 1 of time frame of May to September so that the venue can operate all year to clear a backlog of weddings due to Covid on planning application P18/S2550/FUL (Change of use of agricultural storage barn to wedding venue for the period May to September.)

16 June 2021

Withdrawn

[P21/S1671/DIS](#)

Newington Nurseries Section Of A329 Between Newington And Stadhampton
Newington OX10 7AW

Discharge of condition 2 (Estate accesses, driveways & turning areas) on planning application P19/S1554/RM. (Approval of matters of appearance, landscaping, layout and scale, following outline planning permission P16/S3988/O for the demolition of existing structures and erection of up to 21 dwellings and associated infrastructure including means of access, with all other matters reserved)

7 April 2021

DIS Details Agreed

P21/S1467/DIS

Newington Nurseries Section Of A329 Between Newington And Stadhampton
Newington OX10 7AW

Discharge of condition 8 on planning application P16/S3988/O. (Demolition of existing structures and erection of up to 21 dwellings and associated infrastructure including means of access.)

25 March 2021

DIS Partially Agreed

APPENDIX 2

To Stadhampton Parish Council,

PROPOSAL FOR CHILTERN AONB BOUNDARY CHANGE

As you may be aware, Natural England recently announced its renewed commitment to boost nature recovery through plans to designate more natural landscapes. Following recommendations set out in the 2019 'Glover' Landscapes Review, the Chilterns Area of Outstanding Natural Beauty (AONB) is one of the areas being considered for boundary expansion. This opens an opportunity for some areas surrounding the current AONB to benefit from greater environmental protections and to safeguard important landscapes.

Earlier this year I sent a proposal to the Chilterns Conservation Board (CCB) suggesting an area I feel should be considered for inclusion within the bounds of the Chilterns AONB (the proposal in outline is detailed below and is illustrated in the attached map). The CCB were intrigued and supportive of the idea but wanted to wait until the government response to the Glover Review was announced before deciding on their future course. I have been in touch again following the recent announcement and they still seem very open to the suggestion and willing to engage. My view is that this proposal would not only conserve the setting of the Chilterns escarpment but would also preserve an iconic landscape enjoyed by thousands as they travel through the Chiltern gap and beyond (as well as from your current reserve at Aston Rowant). It would also serve as a valuable corridor linking two protected areas - the Chilterns AONB and the Oxford Green Belt - with associated benefits to wildlife.

As your Parish falls within the suggested area of expansion, I am writing to ask if this is a proposal that would likely receive the support of the Parish Council and the wider community? I should state that I am not writing on behalf of the CCB, Natural England or any other influential organisation; I am a private individual conducting my own research. However, I feel that being able to report on the likely attitudes of local communities will, hopefully, help strengthen this proposal and possibly help safeguard the future of a beautiful, and largely unspoiled area of rural England that I am sure we all deeply care for.

I very much hope that this suggestion meets with your approval. Thank you for your time, I look forward very much to hearing your thoughts.

Yours sincerely,

Richard M St J Sheehan MRCVS

Walnut Tree Cottage, Mill Lane, Great Haseley, OX44 7JU

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07827779151

PROPOSAL IN OUTLINE

An application was made in 2013 for Natural England to consider adding further areas to the Chilterns AONB; four areas, all of which lie to the East of the area. As a result of Natural England's recent announcement, and given the amount of time that has lapsed since these suggestions were first submitted, these areas are now being

reviewed. If a strong enough case were made, this application could be modified to include a further area.

I believe that one of the most striking and special qualities of the Chilterns is the Chiltern escarpment; indeed, the panoramic views from the escarpment are counted as one of the Chilterns' 'Special Qualities'. These views, however, as yet do not fall under the umbrella of the AONB and as such have very little legal protection. I suggest that this area - a loop from the escarpment through Dorchester-Thame-Stoke Manderville (highlighted in the attached map), roughly following the line of the A329/Oxford Green Belt - be included in the application for the AONB boundary change.

A Provisional Case for Inclusion in the AONB

1. One of the aims of the Government 25 year Environment Plan is to conserve and enhance Natural Beauty through a review of National Parks and AONBs, with a 25 year goal to enhance beauty, heritage and management of the natural environment (to be achieved by safeguarding and enhancing the beauty of our natural scenery). The plan states that the Government will 'conserve and enhance the beauty of our landscapes by reviewing National Parks (NPs) and AONBs for the 21st century, including assessing whether more may be needed'.
2. The 25 year plan also promises to identify opportunities for environmental enhancement in all of England's 159 National Character Areas (NCAs) to improve landscapes for people, places and nature. It is worth noting that NCA 108, the area of this proposed AONB extension, has virtually no environmental enhancement schemes, with only the area of the Wittenham Clumps protected (within the North Wessex Downs AONB).
3. In the subsequent review of NPs and AONBs, the Glover Landscapes Review 2019, the Chilterns was identified as one of the UK's most important AONBs - so much so that it was recommended that the Chilterns be considered for NP status. This surely means its wider setting should be worthy of protection.
4. In addition, the Chilterns Management Plan (General Policy 2) commits to review the boundary of the protected area to cover the wider area of the Chilterns landscape that merits it - a commitment that can now be honored due to Natural England's recent announcement.
5. Taking this into consideration, there is a very strong case for proposing to extend the boundary of the Chilterns AONB from Dorchester-Thame-Stoke Manderville (see the attached map in). In terms of fulfilling AONB criteria, this area contains 2 SSSIs, many blocks of ancient woodland, significant areas of 'priority habitat' (deciduous woodland, wood-pasture and parkland) and a number of Local and Community Nature Reserves. The landscape itself has hardly changed in centuries, being composed of blocks of farmland interspersed with woodland and many small, historic villages - all of which contribute the 'natural beauty' of the area, meriting it for consideration for AONB inclusion. Many if the villages themselves hold Conservation status, containing Conservation Target Areas, Registered Parks and Gardens, a vast quantity of listed buildings and areas of historical significance including Registered Battlefields (most notably linked to the English Civil War). In addition, the whole area is overlooked by, and provides the setting for, the Chiltern escarpment, one of the most recognisable 'Special Qualities' of the AONB; the view that one sees looking out from the top of the Chilterns is this area of gentle rolling hills and patchwork of woods and farmland, a landscape that is seen and appreciated by thousands of motorists every day as they drive through the Chiltern gap. Finally, the inclusion of this area would protect a valuable corridor linking two protected areas - the Chilterns AONB and the Oxford Green Belt - with associated benefits to wildlife and the environment.

References:

Chilternsaonb.org. 2020. *The Chilterns AONB - Management Plan*. Available at: <https://www.chilternsaonb.org/conservation-board/management-plan.html> (Accessed 5 September 2020).

Chilternsaonb.org. 2021. *Natural England announces proposed expansion of Chilterns Area of Outstanding Natural Beauty*. Available at: <https://www.chilternsaonb.org/assets/images/Chilterns%20AONB%20proposed%20extension%20press%20release%20-%202024%20June%202021%20Final.pdf> (Accessed 15 July 2021).

GOV.UK. 2020. *Areas Of Outstanding Natural Beauty (Aonbs): Designation And Management*. Available at: <https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management> (Accessed 5 September 2020).

GOV.UK. 2020. *Landscapes Review: National Parks And Aonbs*. Available at: <https://www.gov.uk/government/publications/designated-landscapes-national-parks-and-aonbs-2018-review> (Accessed 5 September 2020).

GOV.UK. 2020. *25 Year Environment Plan*. Available at: <https://www.gov.uk/government/publications/25-year-environment-plan> (Accessed 5 September 2020).

Natural England - Access to Evidence. 2020. *NCA Profile:108 Upper Thames Clay Vales - NE570*. Available at: <http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130> (Accessed 5 September 2020).

Natural England - Access to Evidence. 2020. *NCA Profile:110 Chilterns - NE406*. Available at: <http://publications.naturalengland.org.uk/publication/4977697?category=587130> (Accessed 5 September 2020).

The Case for Reviewing the Boundary of the Chilterns AONB. Available at: <https://www.north-herts.gov.uk/sites/northherts-cms/files/ED89%20Chilterns%20AONB%20Extension%20Statement.pdf> (Accessed 5 September 2020).

Stadhampton Parish Council

Prepared by: M J Pawley - Clerk/RFO Date: 4/8/2021*Name and Role (Clerk/RFO etc)*

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	Bank Reconciliation at 04/08/2021			
	Cash in Hand 01/04/2021			53,564.61
	ADD			
	Receipts 01/04/2021 - 04/08/2021			13,628.11
				67,192.72
	SUBTRACT			
	Payments 01/04/2021 - 04/08/2021			13,767.45
A	Cash in Hand 04/08/2021 (per Cash Book)			53,425.27
	Cash in hand per Bank Statements			
	Petty Cash	07/07/2021	0.00	
	CCLA Public Sector Deposit Fund	30/06/2021	50,839.35	
	Lloyds Bank Deposit A/c	07/07/2021	2,449.03	
	Lloyds Bank Current A/c	04/08/2021	136.89	
				53,425.27
	Less unrepresented payments			0.00
				53,425.27
	Plus unrepresented receipts			0.00
B	Adjusted Bank Balance			53,425.27
	A = B Checks out OK			

Stadhampton Parish Council RECEIPTS LIST

Voucher Code	Date	Minute	Bank	Receipt No	Description	Supplier	VAT Type	Net	VAT	Total
13 Interest/dividends	01/06/2021		CCLA Public Sector De	DIV	Dividend reinvested	CCLA	E	1.12	0.00	1.12
14 Miscellaneous income	30/07/2021		Lloyds Bank Current A		Hire of marquee	S Stoodley	Z	50.00	0.00	50.00
15 Miscellaneous income	30/07/2021		Lloyds Bank Current A		Rental Income	H Mason-Cook	Z	35.00	0.00	35.00
16 Interest/dividends	09/07/2021		Lloyds Bank Current A	INT	Interest on A/c 07379797	Lloyds Bank	E	0.05	0.00	0.05
Total								86.17	0.00	86.17

Stadhampton Parish Council PAYMENTS LIST

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
41 Repairs & maintenance	03/08/2021		Lloyds Bank Current A	FP	Fire equipment service	Churches Fire Security	S	31.40	6.28	37.68
42 Office costs	03/08/2021		Lloyds Bank Current A	FP	Accounts software	Starboard Systems Limited	S	288.00	57.60	345.60
43 Electricity	19/07/2021		Lloyds Bank Current A	DD	Electricity	Ecotricity-Ltd	L	10.33	0.52	10.85
44 General maintenance	03/08/2021		Lloyds Bank Current A	FP	Monthly maintenance incl labour	Jays Property Maintenance	Z	255.00	0.00	255.00
45 Grass cutting	03/08/2021		Lloyds Bank Current A	FP	Cutting of Village Green	Green and Growing	S	589.28	117.86	707.14
46 General maintenance	03/08/2021		Lloyds Bank Current A	FP	Dog bin emptying	South Oxfordshire District Co	S	448.50	89.70	538.20
47 Office costs	03/08/2021		Lloyds Bank Current A	FP (Reimburse M J Pa	Zoom subscription	Zoom Video Communications	S	11.99	2.40	14.39
48 General maintenance	03/08/2021		Lloyds Bank Current A	FP (Reimburse M J Pa	Pest control - wasps	JG PestControl	S	160.00	32.00	192.00
49 Office costs	06/08/2021		Lloyds Bank Current A	DD	E-mail and cloud storage	Google Ireland	Z	36.80	0.00	36.80
Total								1,831.30	306.36	2,137.66