

Little Milton Parish Council
Minutes of Council Meeting held on Wednesday 11th May 2022

Present: Cllr. Francois van der Merwe
Cllr. Howard Harrison
Cllr. Steve Sidhu
Cllr. David Wakeling
Cllr. Adam Sheppard
Mrs Andrea Oughton (*Parish Clerk*)
Members of the public: 39

01/05/22 Apologies for Absence:

Cllr Giles Denby (Personal).

02/05/22 Declaration of any pecuniary interests of members

There were no declarations of any pecuniary interests.

03/05/22 Approval of Minutes

Resolved to approve the minutes of Parish Council Meeting held on 6th April 2022. The minutes were signed by the Chairman.

04/05/22 Matters Arising

There were no matters arising that were not covered on the agenda.

05/05/22 Report by District / County Councillors

Cllr Freddie van Mierlo and Cllr Caroline Newton had sent apologies.

06/05/22 Planning

The Parish Council meeting was well attended by members of the public, primarily interested in the planning application on the Milton House site.

Members of the public were given the opportunity to put their concerns to the Parish Council. There was a great strength of feeling against the application, the main concerns covered whether the site could be considered as infill, the effect of the development on the conservation area and wider village, the design and character of the dwellings, the inadequacy of the sewage and drainage system to cope with further development, safe access to and from the site, the effect extra traffic and parking associated with the site (including construction traffic) will have on the users of Gold Street and the loss of trees / biodiversity.

The developer, together with their planner put their case in favour of the development and attempted to answer concerns raised by the public.

Following the sharing of information, the Parish Council discussed the application.

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P22/S1241/FUL – The Site of Milton House, Gold Street, Little Milton

Demolition of existing dwelling. Redevelopment of existing site to provide 4 dwellings with associated development including access works to Gold Street access. Including Amendment No. 1 - Preliminary Ecological Appraisal received 29 March 2022.

Resolved to submit a recommendation of **No Strong Views** together with the following points strongly made and to be considered by the Planning Authority in determining the application.

- Impact on the Character of the Conservation Area / Conservation of Heritage Assets. The impact of the dominance of the proposed dwellings on the current character of the conservation area, along with the impact this dominance will have on the neighbouring properties. Measures that reduce and limit this impact need to be considered.
- Parking - The proposed large 'stand-alone' garage / carport raises concerns that in future permission may be sought to convert it to a dwelling. Overall resident parking is inadequate and visitor parking is not addressed.
- Wastewater System - Proposals for development will be supported if it can be demonstrated that, in consultation with Thames Water, the wastewater network and treatment work either already have sufficient capacity or will be upgraded to provide sufficient capacity before any new development is occupied. Surface water run-off from the development site must not be permitted to access the existing drainage system.
- Vehicular Access - Access to this site must be off Gold Street and not Church Hill. Church Hill access is unsafe and will adversely impact neighbouring residential properties. A robust Construction Traffic Management Plan must be in place and enforced to ensure no construction traffic is allowed to park on Gold Street and is not allowed to enter or leave the site during school drop off and pick up times.
- Pedestrian Access - The proposed pedestrian access from Church Hill into the development will have an adverse impact on existing properties either side and is unsafe. People will use the pedestrian route from Church Hill to cut through to Gold Street. Local knowledge indicates that a much safer pedestrian route to the centre of the village from the development is via the proposed vehicle access, along Gold Street and crossing the A329 using the existing pedestrian crossing.

The following amended application was noted:

P21/S1663/FUL - Land at Haseley Road, Little Milton

Amendment No. 3 - Additional Energy Information received 05 April 2022

It was further noted the change of property names and numbers from 3, 4 and 5 Ditch End Farm Cottages to: Lares House, Romans and The Villa, Rofford Lane, Little Milton, OX44 7QG respectively.

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It was noted that the District Planning Authority has granted permission for following planning application:

P22/S0803/FUL - 20 Thame Road, Little Milton, OX44 7PZ

Subdivision of existing plot, demolition of existing garage with accommodation over. Subsequent erection of new replacement building to provide new three bedroom one and a half storey dwelling, identical in all but minor detail to extant approved scheme LPA Ref; P21/S2724/FUL. Provision of private amenity space, off street parking utilising existing highway access to Thame Road and provision of enclosed bin and bike stores. Authorisation of existing highway access adjacent to existing dwelling.

07/05/22 Finance

Approval of Council expenditure

Colourplus: May Newsletter 2022	£252.77
Raymond Fergusson: Month 2 2022-23, Editor	£70.50
Andrea Oughton Month 2 2022-23, Clerk/RFO	£253.63
HMRC: VAT 1 Feb – 30 April 2022	£897.59
SODC: Small Society Lottery	£20.00
Oxfordshire Neighbourhood Plan Alliance	£50.00
Barcham (2 trees) – 20% deposit	£104.84
Intuit 9 th May – 9 th June 2022 (Direct Debit)	£14.40

Financial Appeal from Home Start Southern Oxfordshire – this was deferred to the next meeting.

Bank reconciliation was noted. It was further noted that the first half of Precept for 2022-23 - £6,750 has been received.

Annual Governance and Accountability Return (AGAR) 2021-22

Resolved that the Parish Council certify itself as exempt from a limited assurance review as neither the income or expenditure for 2021-22 was over the £25k threshold. Part 2 of the Annual Governance and Accountability Return 2021-22 will be completed.

08/05/22 Reports from Councillor Representatives

Recreation Ground / Open Green Spaces

An order has been placed for two oak trees, to be planted on the Recreation Ground in the autumn, to replace the trees originally planted to commemorate the Centenary of the First World War. A successful grant application to District Councillor Newton's Community fund will cover the cost of the new trees plus a new larger waste bin to be installed near the playground.

Four new benches have been placed around the shop, playground and the MUGA. The Parish Council will monitor the use of the benches and may reposition if required.

Cllrs Howard Harrison, Francois van der Merwe and Steve Sidhu met with Mark Vallance and Andy Coates to discuss the management of the verges and hedges and biodiversity. It was agreed to leave the hedgerows for the foreseeable future to allow

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wildlife and plant species to proliferate. A border around the Recreation Ground will be left to encourage biodiversity. Together with Mark and Andy, the Council will develop a list of native hedgerow species to plant in the autumn. Small areas will be identified to plant as wildflower meadows.

The Parish Council will continue to manage the recreation ground, verges and the green on Haseley Road as per the agreement with the contractor, negotiated to time cuts to the verges to try and manage biodiversity.

Playground

The new waste bin will be ordered following receipt of the Councillor Community Grant from Cllr Newton. A concrete base is required before the new waste bin is installed. It was agreed to leave the original waste bins in-situ.

Communications

The Annual Parish meeting and Parish Council meeting agendas had been published on the Facebook site. It was felt this increased public attendance at the meetings. Cllr Sidhu had planned to build the new website, however, due to business commitments he will pull together a small working group to undertake the task.

Utilities and Highways

Thames Water have carried out a CCTV exploration of the network from Great Haseley to Little Milton. The next stage is to lay 920 metres of lining to existing pipes between Great Haseley and Little Milton and sealing existing manholes to stop ground water getting into the network and overwhelming the foul water sewer network. It was agreed to invite Thames Water to speak at a future meeting of the Council.

Cllr Sheppard send an email a representative of Thames Water regarding the Milton House planning application regarding concerns about water run-off from the site. Cllr Sheppard has also written to Thames Water about effluent in the school car park.

Agreed to invite Thames Water to a future meeting of the Council to provide an update on works in and around the village.

Cllr Sheppard has received some requests to report repairs along Haseley Road via Fix My Street.

20mph speed limit – no date for implementation but expect it to be September / October. When date is known the Parish Council will request that the new 20mph speed limit sign on Haseley Road is located closer to Ditch End farm.

Faster Broadband – Airband has indicated that they may be connecting areas of the village not currently accessible by their spine in the coming months, depending on available funding options.

The resident driven Haseley Road scheme has met its pledge target. Under normal circumstances, this now proceeds to Government verification and approval.

Currently there are still some areas in the parish not covered by a FTTP roll-out. The Parish Council continues to engage with Oxfordshire County Council's Digital

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Infrastructure team and the FTTP providers to address this. Hopefully some common sense will prevail in the near future.

09/05/22 Correspondence

Nothing further than that already shared via email.

10/05/22 Exchange of Information

Agreed Cllr Sidhu will investigate the idea of installing electric vehicle charge points in the car park.

11/04/22 Date of Next Meeting

The next meeting will be held on Wednesday 8th June 2022, commencing at 7.30pm at Pine Lodge.

The meeting finished at 10.50pm

12/05/22 Parish Forum

No further questions / concerns were raised other than related to the Milton House planning application covered under item 6.

Signed by:

Chairman.....Date.....



8/6/22