

Minutes of the Council Meeting **held on Monday 28th November 2016 in the Village Hall**

Present: Charles Mathew (CM) Chairman
 Graham Dixon-Brown (GDB) Councillor
 Jose Eaton (JE) Councillor
 Matthew Judson (MJ) Councillor- Vice Chairman
 Colin Wells (CW) Councillor
 Joe Deane (JD) Councillor
 Trudi Gasser (TG) Parish Clerk

Apologies: Hilary Fenton (HF) WODC District Councillor
 Steve Good (SG) WODC District Councillor

MIN REF	ITEM	ACTION AGREED
16/119	APOLOGIES FOR ABSENCE	
	Hilary Fenton (HF) WODC District Councillor Steve Good (SG) WODC District Councillor	
16/120	DECLARATIONS OF INTEREST	
	<ul style="list-style-type: none"> CM owns property near the Leys, the Green and the School GDB lives on the B4449 MJ lives near Butts Piece 	
16/121	FINANCIAL MATTERS	
	2017/2018 Budget was circulated for approval. CM asked all to confirm any budgeting requirements – no additions were reported. CM proposed a precept of £18k – GDB seconded, all agreed. Cheques were circulated for signature.	ALL
	NEXT MEETING	
	The next meeting will be on: 7.30pm - Monday 9 th January 2017	

Signed

Date

APPENDIX TO MINUTES: PUBLIC SESSION

A Public Meeting was held at 20:00 to allow member of the public to voice their opinions and hear from the developers regarding the planning applications

CM welcomed all to the meeting, explaining the purpose of the meeting was to discuss 3 applications, 2 current and one potential:

APPLICATION NO: 16/01054/OUT

PROPOSAL: Re-development of former airfield for housing-led development comprising up to 50 dwellings and up to 450 sqm of office space, green infrastructure, public open space, access from Main Road and the demolition/retention of existing buildings in accordance with the submitted Airfield Building Retention Strategy

LOCATION: Land At Former Stanton Harcourt Airfield, Main Road, Stanton Harcourt

Steve Sensecall (Kemp & Kemp) provided an introduction to the Butts Piece Development.

- 60 houses – of which 40% affordable (CHECK)
- Nursery
- Shop

APPLICATION NO: 16/03627/OUT

PROPOSAL: Development for up to 60 dwellings, a shop and a pre-school nursery with associated infrastructure works. Alterations to existing and provision of new vehicular and pedestrian accesses.

LOCATION: Land At Butts Piece, Main Road, Stanton Harcourt

Phil Gallagher (Gladmans) attended the meeting to answer questions regarding the Airfield Application

APPLICATION NO: TBC

POTENTIAL PROPOSAL: Development for Housing and Shop

LOCATION: Greensleeves, Stanton Harcourt

Mike Washbourne provided an introduction to the Greensleeves Development.

- The previous application was withdrawn following an unfavourable response from WODC towards the previous applications
- Currently working on subtle changes to the housing
- Will be submitting 2 applications in the near future; one for just housing, a duplicate application which also includes a shop in addition to the housing

The meeting was opened to the floor to allow attendees to express their opinions.

Concerns which were raised included:

ACCESS:

- Extra Traffic through Stanton Harcourt and Sutton – additional residents and deliveries to properties
- Lack of Public Transport
- Dangerous route between 2 schools, should the Nursery be located at a separate site to the existing school – existing footpaths inadequate
- Parking for the Shop
- Parking in Blackditch could be a knock on effect from limited parking at Butts Piece/Shop
- A40 /Swinford bridge/Newbridge access already a problem

AIR QUALITY:

- Air pollution caused by additional traffic
- Methane from landfill site

WASTE & WATER:

- Flooding in Farmhouse Close, which neighbours Butts Piece
- Sewage System – will it cope?
- Is the water supply/pressure sufficient?
- Contaminants on sites/ in water supply?

FACILITIES:

- Previously approved application which promised a shop is not providing the type of shop required – will the shops promised be what the village requires?
- Can the Cemetery cope?
- Is there room at the primary School? Although 20 toddlers will be reallocated to the new nursery, this doesn't equate to 20 spaces at the Primary School
- A potential 120 new households will incur a number of new children
- Can the school expand? The surrounding land is not owned by the Council/MAT/Academy
- Doctors' Surgery – is there room for additional patients? It's already a 3 week wait for an appointment

OTHERS:

- Village losing its historic value (airfield)
- Village losing its Greenspace
- Visibility of Butts Piece – seasonal changes in foliage will mean the site will lose its screening

GDB expressed his opinion that the applications are in the wrong place – they will destroy Stanton Harcourt Village. A more imaginative solution which will preserve and benefit both Stanton Harcourt and Sutton must be considered, ie the land near Sutton could be developed including a bypass, which will improve access to Stanton Harcourt and Sutton.

CM expressed his objections:

Proximity to the landfill site (from which there will be a smell discharged from the site for a further 40 years – see attached article)

Lack of sustainability – no buses, footpaths, village shop of note -paper and sweets/post office three times week am only.

This is a Category A Village (H5) – (no new building permitted except for exceptional infilling and residential agricultural building)

Infrastructure problems – the school is at bursting point, local medical centre is over-booked, the sewerage system can't cope – existing water pressure problems.

Access – the area has difficult restricted exits via two Thames bridges - one the Toll and the other Newbridge -which are Grade I and the A40 and the traffic jams

H12 Small Scheme – this is not small in relation to Stanton Harcourt – it will mean a 15% increase in the village – must be phased if approved.

Archaeology

Housing - The housing required is small, affordable units, small commercial units and not over three bed average (see WODC's Conservation Area Appraisal)

Historic Village - over 60 listed monuments/buildings/archaeology

Traffic – all traffic will go through the village via the B4449 to access the A40 and Oxford

CM concluded by appealing for all to express their views to WODC Planning.