

Little Milton Parish Council
Minutes of Council Meeting held on Wednesday 14th July 2021

Present:

Cllr. Steve Sidhu (Deputy Chairman)
Cllr. David Wakeling
Cllr. Howard Harrison
Cllr. Giles Denby

Mrs Andrea Oughton (*Parish Clerk*)

Members of the public: Nine

01/07/21 Acceptance of Office

The Chairman welcomed Cllr Denby to his first meeting. Cllr Denby signed the Declaration of Acceptance of Office.

02/07/21 Apologies for Absence:

Cllrs Van Der Merwe (Personal) and Sheppard (Personal).

03/07/21 Declaration of any pecuniary interests of members

There were no declarations of pecuniary interests.

04/07/21 Approval of Minutes

RESOLVED to approve the minutes of Parish Council Meeting held on 9th June 2021. The minutes were signed by the Chairman.

05/07/21 Matters Arising

The Clerk reported she had not yet received the promised detailed response from Oxfordshire County Council to the Council's letter regarding the A329.

Cllr Sheppard had met with Monument Pools regarding the quotation for the hard standing for the Grundon bins. The work is expected to commence in July / first two weeks of August. It was confirmed the preferred location for the bins is next to the gate.

The Council had received complaints from residents related to parking by guests attending the event on 4th July organised by Mr Hue Williams. It was agreed the parking arrangements put in place for additional parking on the Recreation Ground had worked well. However, problems arose when guests chose to ignore the instructions for parking and parked elsewhere in the village, including the car park at The Lamb.

It was agreed that given the concerns raised, Cllr Francois van der Merwe will write to Mr Hue Williams.

Although parking at large events had not been a problem in the past, it was agreed that for future events a mitigation plan will be drawn up advising residents of the event and appropriate signage produced.

Cllr Sheppard had received a response from Thames Water advising they are continuing to carry out their investigations and once complete, they will be in touch to arrange a further meeting.

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06/07/21 Report by District / County Councillor

County Councillor van Mierlo had circulated his monthly newsletter. He added the County Council were looking at initiatives to make it easier for Parish Councils to obtain 20mph speed limits. It is very early days, the first stage will be a call for Parish Councils to register an interest. If successful, Parish Councils will get a 20mph zone and signs together with a toolkit itemising what traffic calming measures can be purchased and the cost.

Following a conversation with Cllr van der Merwe re the A329, Cllr Mierlo had spoken to Oxfordshire County Council (OCC) Officers, John Disley and Jason Sherwood. It had been a good but difficult discussion. The Officers recognised Little Milton is one of the worst cases they are dealing with and are willing to look and try to find a solution. Of the three options discussed a weight limit, similar to one in Watlington, was probably the best to pursue but at present the Parish Council would have to fund the implementation. The advice is to keep lobbying OCC. Cllr van Mierlo will chase John Disley for the promised formal response.

Cllr van Mierlo reported a working group had been set up to develop a new policy on management of verges to support biodiversity and safety.

District Councillor Newton had circulated her report and further explained the appeal decision at Sonning Common in which the Inspector concluded SODC could not demonstrate a 5yr land supply. Cllr Newton stated the District Council were looking to get a proper rolling database to be able to demonstrate a 5yr land supply and currently maintains it has a 5.33yr supply.

07/07/21 Planning

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

Erection of five two bedroom detached starter homes with associated infrastructure.

The Chair outlined the process as to how the inputs from the residents in attendance, the developers and the representative from the Neighbourhood Development Plan Steering Group would be managed. He requested that when the matter was then being considered by the Council that there would be no further input from the public.

The residents present outlined their objections to the planning application that included the following:-

- Building houses on the flood zone in a part of the village that already has significant drainage issues
- The proximity of the Thames Water pumping station that often requires tankers during extreme weather
- The narrowness of the road adjacent to the site makes access potentially very dangerous
- The detrimental impact on the openness of the location and its impact on the listed building of Linnet Cottage
- The felling of two old trees on the proposed site
- The drainage on the site.

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Mrs Elizabeth Collison of Swabey-Collison Architecture and Mark Doodes of Mark Doodes Planning shared the plans and supplementary information and allowed the Council to seek any clarification.

Mr Raymond Fergusson representing the Neighbourhood Development Plan Steering Group stated that Mr Barry Coward, Chairman of the NDP Steering Group had already send a detailed paper to the Council and that he would highlight the non - compliance on the proposed application with the NDP policies.

- LM 1 Spatial Strategy and Development Pattern as the site is not an infill as defined in the SODC Adopted Plan H8
- LM 3 High Grade Agricultural Land
- LM 4 Conservation of Heritage Assets.

The misinterpretation of the Housing Market Assessment by the applicant as a justification of a housing shortage when the Settlement hierarchy for Little Milton has no defined requirement to delivering additional housing (beyond windfall and infill development) as per SODC Adopted Plan H 8. The case for building the houses is based on the Housing Needs Assessment. The assessment was dated May 2017 and it clearly states that it is based on housing numbers and policies as stated in SODC's Local Plan 2033 2nd Preferred Options dated March 2017 which was then proposing a 5%-10% growth target for smaller villages. In the final version of the Local Plan, approved some 3.5 years later, this target was removed and Policies H8 and H16 now prevail.

Although little reference has been made to the refusal of a previous application on the proposed site the NDP Steering Group believed it was appropriate to detail para 6, 8 and 9 of the Inspector's report of August 2014 where the site is described as not meeting the definition of infill and detracting from the established rural and open setting to the Conservation area. These two fundamental reasons are still applicable to the proposed application.

The Council considered the application and recognised the effort that had gone into the preparation of the application. The Council **RESOLVED to Object** to the application as it failed to meet Policies LM 1, LM 3 and LM 4 of the Made Neighbourhood Development Plan

P21/S2724/FUL - 20 Thame Road Little Milton

Subdivision of exiting plot, change of use of existing garage with accommodation over to provide new three-bedroom dwelling. Extension and addition of dormers to roof. 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.

RESOLVED to Support the application with the comment provided the County Highways Team had no objections and there was a safe walking route along the A329.

P21/S2664/HH - The Manor House, Church Hill, Little Milton

Essential repairs to the main entrance door porch of a grade II* listed manor house.

RESOLVED to Support the application.

P21/S2665/LB - The Manor House, Church Hill, Little Milton

Essential repairs to the main entrance door porch of a grade II* listed manor house. Including temporary support of the roof and triangular broken pediment, replacement of

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collapsed & deformed capital to the east side column & reinstating roof & pediment & repairs to wall junction.

RESOLVED to Support the application.

The following amendment was noted:

P21/S1618/HH – Simeons, Gold Street, Little Milton - Amendment No. 1

Raising roof of existing garage building to allow for conversion of 1st floor to provide ancillary accommodation. Rooflights and dormers added to roof (as amended by new application form to reflect granny annexe in detached building and drwng nos. 010-100 PL2, 031-102 PL2, 031-103 PL2, 031-104 PL2, 031-105 PL2, 032-102 PL2, 032-103 PL2 and 032-104 PL2 to reduce height of building, remove external staircase, rear rooflight and chimney flue; internal re-configuration and fenestration changes, received on 9th June 2021).

The amendment to the application was noted.

It was noted the District Planning Authority had granted permission for the following application:

P21/S1642/LB - Betts Farmhouse Church Hill Little Milton

Replace existing painted softwood storm proof casement windows with flush casement windows in painted hardwood. All windows will be replaced with windows of the same size. The existing windows are single glazed. The proposed replacement windows will use slimline double-glazed units.

It was noted the property formally known as Abbots Close had changed to Dovecote House, Haseley Road, Little Milton, Oxford, OX44 7PP.

08/07/21 Recreation Ground/Playground

Advice regarding signage at the play area, MUGA and Recreation Ground had been circulated. In essence there was no requirement to provide signage. Any signage should be informative and concise. It was agreed to revisit the provision of signage when the MUGA is redeveloped.

It was **RESOLVED** that Cllr Wakeling will order a large litter bin (containing two bins) to replace the existing litter bin beside the play area at an approximate cost of £400 excl. vat. Cllr Wakeling will also research whether a hard standing is required. Applications will be made to the County and District Councillors for funding.

The Clerk will make enquiries to other small parishes to find out how they organise the emptying of litter bins on parish council owned land.

09/07/21 Finance

Approval of Council Expenditure

Colourplus: July newsletter	£252.77
Raymond Fergusson: Month 4 2021-22, /Editor	£68.93
Andrea Oughton: Months April – June 2021	£479.96
Andrea Oughton: Stationery	£20.00
Windmill Landscapes (2 Cuts in June 2021)	£286.40

Cllr. Howard Harrison: Expenses re benches

£99.04

HMRC: Payment of PAYE Months 1-3 2021-22

£217.80

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Gloucestershire Playing Fields Association £45.00

Direct Debit

Intuit: Accounting software July 9th – August 2021 £24.00

Bank reconciliation available for review.

The latest estimate of income and expenditure for 2021-22 was tabled. The level of reserves held was discussed. It was agreed to compile a list of credible projects with estimated costs. E.g. increasing biodiversity of the verges / hedgerows, planting on the Recreation Ground, replacement fencing around the play area and refurbishment of the MUGA.

10/07/21 Verges / Hedgerows

Cllr Sidhu reported he had received some concerns related to safety and the overall look of the areas being managed in a different way to increase biodiversity. In recent weeks there had been an exceptional amount of growth. Contractors have been instructed to do an extra cut, where needed to ensure safety requirements are met. The map of the area will be improved.

Further communication to the village about the project is planned. The areas have been surveyed by a volunteer who also works for BBOWT. There have been lots of interesting finds, species which otherwise would not have been seen.

11/07/21 Correspondence

There was no correspondence other than had been circulated by email between meetings.

12/07/21 Exchange of Information

It was noted BT had installed a cabinet opposite the school, close to where orchids had been identified.

Cllr Harrison reported he had replaced the Perspex in the noticeboard and also dug over and planted the flower beds. The Council thanked Cllr Harrison.

13/07/21 Date of Next Meeting

The Meeting of the Parish Council will convene at 8pm on **Wednesday 8th September 2021 at Pine Lodge.**

The meeting finished at 10.45p.m.

Parish Forum

A resident kindly requested the Parish Council remove the road salt he had stored on behalf of the village. As a first step the Clerk will contact OCC.

A question was raised regarding provision of faster broadband. The general impression was the project was not moving ahead as quickly as first anticipated. It was agreed the Chairman will contact Great Haseley Parish Council Chairman to see how the scheme is progressing there.

Signed by:
Chairman.....



Date.....

8 Sep '21