

**Minutes of the Parish Council Meeting  
held on Monday 5<sup>th</sup> October 2020  
Online (Zoom Meeting)**

**Present:**

Charles Mathew	(CM)	Chairman
Matthew Judson	(MJ)	Councillor - Vice Chairman
Graham Dixon-Brown	(GDB)	Councillor
Jose Eaton	(JE)	Councillor
Gill Sellars	(GS)	Councillor
Trudi Gasser	(TG)	Parish Clerk

**In Attendance:** 2 Members of the public

*All or part of the meeting may be filmed, photographed or audio recorded. If any member of the public has an objection to being filmed or photographed, please would they make themselves known to the Chairman or the Clerk before the start of or during the meeting.*

MIN REF	ITEM
<b>20/083</b>	<b>APOLOGIES FOR ABSENCE</b>
	Steve Good (SG) WODC District Councillor Hilary Fenton (HF) WODC District Councillor – no apologies received
<b>20/084</b>	<b>DECLARATIONS OF INTEREST</b>
	<ul style="list-style-type: none"> <li>CM owns property near the Leys, the Green and the School</li> </ul>
<b>20/085</b>	<b>APPROVAL OF MINUTES OF 7<sup>th</sup> SEPTEMBER 2020</b>
	<p>The Minutes were approved.</p> <p>Matters Arising:</p> <p>20/077: MJ confirmed that the letter had not yet been sent to residents regarding hedge trimming.</p> <p>20/077: TG reported that one quote had been received. TG appealed to councillors for details of thatchers to obtain a further two quotes.</p>
<b>20/086</b>	<b>REPORTS FROM DISTRICT/COUNTY COUNCILLORS</b>
	<p><b>DISTRICT:</b></p> <p>No DCs present. CM confirmed that a new leader had been appointed at WODC.</p>
	<p><b>COUNTY:</b></p> <p>OCC moving into discussions regarding next year's budget.</p>

<b>20/087</b>	<b>PLANNING</b>
	<p><b><i>Current Planning Applications:</i></b>  APPLICATION NO: 20/01971/FUL  Comments to this application appear in appendix.</p> <p><b>SALT CROSS GARDEN VILLAGE:</b>  A link to the application had been circulated to councillors for their comments.</p> <p><b>RESIDENTIAL DEVELOPMENT AT AIRFIELD:</b>  It is unknown how many houses have now sold – GS to confirm with the developer.</p> <p>It was reported that the entrance to the cemetery had flooded following the heavy rain – GS to discuss the possibilities of preventing further flooding with the Hayfield Green Site Manager and report back to the PC.</p> <p><b>HAYFIELD GREEN MEMORIAL:</b>  Following circulation of the revised design, it was confirmed that all Councillors were happy with the amended design.</p> <p>GS to post an appeal on Facebook for details of Wimpey deceased, CM to contact Rita Stockill</p>
<b>20/088</b>	<b>QUESTIONS FROM MEMBERS OF THE PUBLIC</b>
	<ol style="list-style-type: none"> <li>1. It was resolved to close the meeting to take questions (see appendix).</li> <li>2. It was resolved to reconvene the meeting.</li> </ol>
<b>20/089</b>	<b>COVID-19</b>
	<p>Volunteer Group – update:</p> <ul style="list-style-type: none"> <li>• There had been no requests to the group, CM suggested that the group remain active to be in a position to deal with any future requests during this very uncertain time. GS to thank all the members of the group.</li> </ul> <p>Playground Closure:</p> <ul style="list-style-type: none"> <li>• MJ confirmed that no issued had been reported.</li> </ul> <p>Implications on the PC:</p> <ul style="list-style-type: none"> <li>• The PC would continue to review Government guidance on holding public meetings including Annual Meeting.</li> </ul>
<b>20/090</b>	<b>UPDATES</b>
	<p><b>SHPC VACANCY:</b>  TG to amend the notice and publish on the website and noticeboards along with the final Job Description. GS to post the notices on Facebook.</p> <p><b>VILLAGE VOICE:</b>  GS to contact Joe to find out whether anyone had shown interest to take on Editorship. CM provided GS with article headings and agreed to forward further details for inclusion in the next issue.</p> <p><b>VILLAGE HALL COMMITTEE:</b>  TG to obtain a copy of Village Hall Accounts and recent minutes from the VH website and</p>

	<p>circulate to all.</p> <p><b>PLANTING TREES &amp; BULBS:</b>  Tree planning was scheduled for 11am on 7<sup>th</sup> November.  Bulbs were discussed, snowdrops and daffodils were suggested, a maximum spend of £100 – TG to look into supplier availability. CM asked members of public present to suggest areas for planting. Areas discussed were village green, the new layby at the cemetery.</p> <p><b>MAINTENANCE:</b>  MJ confirmed that it would be time to look at trimming brambles.</p> <p><b>LITTERPICKS:</b>  The next litter pick was scheduled for Saturday 10<sup>th</sup> October. The pick would take place under strict Covid conditions, with minimal handling of equipment. It was reported that a number of bags had been dumped on the B4449 and it was feared this was also the case for Tar Lane.</p>
<b>20/091</b>	<b>COUNCILLOR RESPONSIBILITIES</b>
JE	Nothing to report.
GDB	Nothing to report.
MJ	Nothing to report.
GS	Nothing to report.
CM	CM asked councillors to consider any budget requirements for next year, which would be discussed at the November meeting.
<b>20/092</b>	<b>CORRESPONDENCE</b>
	Nothing to report
<b>20/093</b>	<b>OTHER BUSINESS (for information only)</b>
	Nothing to report
	<p><b>NEXT MEETING</b></p> <p>The next ordinary Meeting of the Parish Council Monday 2<sup>nd</sup> November 2020 - details to be confirmed nearer the date of the meeting.</p>

Signed .....

Date .....

## **APPENDIX A TO MINUTES: PUBLIC SESSION NOTES**

No questions were raised.

## APPENDIX B TO MINUTES: PLANNING APPLICATION COMMENTS

APPLICATION NO: 20/01971/FUL

PROPOSAL: Demolition and replacement of an existing dwelling with a new dwelling being of high quality with associated parking and landscaping. Town and Country Planning Act

LOCATION: Pummys Cottage 57 Sutton Lane Sutton

The Parish Council objects to the above referenced application and would like to refer to the reasons the previous application (16/03792/FUL) was refused, as the Parish Council feels that the reasons for refusal are applicable to this application also:

The main issue is the effect of the development on the character and appearance of the area.

### Reasons

- The site is located in a village of predominately residential character and contains more than 70 listed sites and is right on the edge of the Conservation Zone.
- The majority of the houses front onto Sutton Lane and are set back from the road with gardens to the front. This essentially linear development is a significant characteristic of the village and particularly so near the site.
- Pummys Cottage, within the site, and the adjacent Akeden sit behind the dwellings that front onto Sutton Lane. They do, however, appear tucked in behind the frontage properties. While this breaks the consistent linear pattern, the residential properties are nevertheless contained close to the lane.
- Some gardens extend a good way back from the lane and contain outbuildings and various built form, including at the site. However all the significant residential development is contained close to the road and the buildings that are located further back are generally lower in height and do not appear dominant in the landscape. There is an open and verdant appearance to the rear of the houses which reinforces the rural character of the area. This is prevalent in views from the lane, many of the dwellings, and the nearby public footpath to the north of the site.
- The proposed would be a significant feature in the local landscape and not comparable to the existing buildings in this part of the site. The proposed design of the dwelling is unashamedly contemporary. However, the contemporary nature, and bold appearance, of the dwelling would stand out from the other residential dwellings. The design of the dwelling would be harmful in this setting and thereby accentuate the harm that would arise from its siting. There is a
- considerable variety of styles of dwellings in the village; however in the locality of the appeal site, there are no examples of such striking architecture. In this context the dwelling would not blend into the landscape. It would constitute an incongruous element that detracted unacceptably from the character and appearance of the area.
- The scheme would see the removal of the existing dwelling and outbuildings. The outbuildings to be replaced by one very large -garden storeø This building would be very evident, it would be apparent not just from glimpse views down the access track but also from adjacent houses and gardens and the public footpath. Seen from these viewpoints the appearance of the development would be appreciably at odds with the prevailing pattern of development in the locality. The Parish Council feels that removal of these mature trees would be unfortunate.

- This garden store would require the removal of some trees. Trees that are shown on the arboricultural report but are not identified as being removed. The arboricultural report has been prepared for a previous planning application, it has not been updated and should not be used in support of this planning application.
- The National Planning Policy Framework (the Framework) is clear that planning decisions should not attempt to impose particular architectural styles, or tastes, or stifle innovation. The planning application seeks to create a one-off and innovative dwelling, however a requirement of the Framework is that any planning application should reinforce local distinctiveness. The development would result in significant harm to the character and appearance of the area. *It would be contrary to Policies BE2, BE4, NE1 and H2 of the West Oxfordshire Local Plan 2011.* These policies seek to ensure development respects the character of the area, assimilates into the landscape and does not result in the erosion of the distinctiveness of settlements.

Yours sincerely

Trudi Gasser  
Clerk  
Stanton Harcourt Parish Council