

GREAT COXWELL PARISH COUNCIL

Minutes of the Great Coxwell Parish Council held In the Parish Reading Room on Monday 13th November 2017 at 7:30pm

Present Annabelle Zinovieff, Steve McNally, Richard May, Lauren Gale, Ian Mason (RFO), Jo King (Parish Clerk). C/Clr Judith Heathcoat, D/Clr Simon Howell
Members of public (5)

- 1 **Apologies** Jacqui Russell, D/Clr Elaine Ware
2. **Declaration of Interest** None
3. **Minutes of the Parish Council Meeting held on Monday 11th Sep 2017**
4. **Planning Applications**

P16/V2751/DIS Fernham Fields 89 houses P17/V0043/DIS Fernham Fields 111 houses Report from Councillor Russell

I spoke to Charlotte Brewerton on 01/11/2017 regarding Fernham Fields outstanding conditions. She provided the following status update 06/11/2017
We are still waiting to agree conditions 11 (surface and foul drainage), 13 (SUDS) 19 & 20 (contamination).

Drainage:

- some information received will need to be revised on request from our Drainage consultant
- could impact upon the levels in the Public Open Space (awaiting revised drawings)
- all revised information will be re-consulted on.

Occupation:

Condition 12 of the original planning approval stated:

'None of the dwellings hereby approved shall be occupied until the completion of the upgrade works to the Faringdon Sewage Treatment Works (STW) or it is confirmed in writing by the sewerage undertaker that sufficient sewage capacity exists to accommodate the Development'.

There has been no change to this as far as I am aware.

It was reported at meeting there had been an accident on Coxwell Road, near Fernham Fields development, due to the muddy condition of the road. There is a condition in place to keep the road clear of mud.

Action: - When planning conditions reports 11,13,19 and 20 are available Parish Council to arrange meeting to discuss

D/Clr Howell to look at outstanding conditions, road condition and whether there has been a breach of conditions on occupancy

P17/V0118/RM The Steeds

Nothing to report

P17/V1886/FUL The Plough, Little Coxwell

Two-storey extension to provide ten letting rooms

Target decision date: 31.8.17

P17/V1932/O 1 The Laurels

Two-bedroom bungalow as infill

Withdrawn

P17/V2634/HH 1 The Laurels

Second floor Extension, Parish Council responded, requesting conditions on parking, trees and limiting further development

P17/V2377/FUL Hillside

Repairs to wall and barn

Approved 19/10/2017

P17/Clover House

Conditions requiring signing off

Action – Parish Clerk to contact planning to see what the Parish Council’s involvement is.

P16/V0775/O Land South of Highworth Road - Councillor Russell Report

Great Coxwell provided representation on the application ‘Land off highworth road’. This is an application within Farringdon for outline planning permission for 190 houses, it is a strategic site included in the Vale’s plan part 1 for up to 200 houses subject to master planning so the principle of development here is established. Strictly this was to agree access arrangements. Ourselves and Farringdon town council were required to share a three-minute slot allotted to consulted councils in respect of this application. We both spoke in regard of placing conditions on design and layout of the site at this stage. On Great Coxwell’s behalf I voiced concerns about the landscaping on the Southern and Western sides, which needed to be better than the illustrative plan and in accordance our Neighbourhood plan for this development which abuts our green buffer. I also noted the importance of limiting building height to protect the landscape setting of the village and views from heritage assets such as Badbury clump and the Barn. Asking for conditions limiting maximum building heights to 2 stories and with lower buildings on the higher locations and no development on the very highest region of the site. I noted that in conjunction with the Steeds and Fernham fields development this would result in 590 homes in total at this edge of Farringdon and there was no on site or local facilities for older children.

Welbeck invitation, 14th November to review plans for 150 houses south of The Steeds

Letters from Welbeck to residents asking for views Put in newsletter to remind parishioners

Councillor May and Clerk to attend meeting on November 14th

Welbeck consultation is in Farringdon, Parish Council contacted them to see if there will be on in the village, they offered to come to the January meeting, but it was felt both by Parish Councillors and Parishioners that this would be too late as Welbeck was putting in their application in January,

Actions: Put in newsletter to remind parishioners

Need to seek advice from all possible places

Make sure all respondees have been consulted

Another EIA?

5. Section 106 monies – Report Councillor Russell

I have been in contact with the Vale officer in respect of S106 money pertaining to the Steeds and Fernham Fields development and have an exchange with Dawn Cox and Catherine Adams from the Vale.

The full list of S106 contributions secured by the Vale for these sites I have attached. There are additional contributions secured by OCC (of which the footpath money is one) Dawn Cox from the Vale informed me 28/09/2017 that the following had been earmarked for the new leisure centre in Wantage/Grove

15V02 – Swimming Pool, £80,418

15V02 – Sports Hall, £91,664

15V02 – Health and Fitness, £40,764

15V02 – Artificial Pitch, £13,229

My most recent communication with Catherine Adams (06/11/2017) indicates that the rest of money is not currently allocated. Projects in the area both from Parish council and other organisations will be eligible to apply and should provide evidence of how they would provide benefit to the residents of these developments.

I am trying to find land close to these developments to provide some facilities for older children, a MUGA / NEAP etc. as the project which was planned for provision of a MUGA and youth centre nearby is no longer viable. Youth facilities in Farringdon are very distant from these developments and they would certainly benefit from greater provision in any case.

I have not yet had any contact with S106 contributions that go to Oxfordshire. This is the contact that is required for the footpath contribution in respect of the Steeds.

6. Community Governance and Electoral Issues Committee 23/10/2017

Great Coxwell gave representation at the 'Community Governance and Electoral Issues Committee' meeting on October 23rd on the agenda item "To consider the report on the review of electoral arrangements for Harwell East and the Great Farringdon and Great Coxwell parish boundary". The report being considered made the following recommendation of relevance to us which was put forward as a motion at this meeting was:

To undertake a review of the Great Farringdon and Great Coxwell parish boundary.

Please see attached document for information

It was recommended at the meeting that Great Coxwell Parish Council are members of OALC see minute point 15c

7. Vale Local Plan – part 2

There is an error in the Vale plan2 in the plans that The Steeds has 350 houses allocated to it, this figure is not anywhere in the document and hasn't been included in the accumulative figures.

Parish Council has received official confirmation from Head of Planning that this is a typo and will be corrected.

8. Street names

The Steeds has had its roads named after soldiers from the Great Coxwell memorial and villagers thanks to Gavin Anderson for his research. Farringdon Town Council has requested they can name future small new developments that are in Great Coxwell Parish but attached to Farringdon.

Councillors agreed to this

9. County Councillor's Report

Received, on noticeboard

10. District Councillor's Report

Parish Council have now changed meetings to 3rd Monday

D/Cllr Howell actions – see minute point 2

Reminded Parish Council Grants meeting on 11th Dec – LG to attend

11. Finance – RFO Report

1/ Payment for approval:

Council and park:

PCExp04/17	20/10/17	Royal British Legion Poppy Appeal	30
PKExp10/17	09/10/17	Barry Barwell	240
PKExp11/07	08/11/17	Barry Barwell	100

2/ Report items:

General

1. All 2016-7 finance and governance documents have been sent to our web-editor, Gavin Anderson, for posting on the village website in compliance with our statutory obligations.
2. I have made the VAT reclaim for 2016-7 (£631.08) and we have received our repayment. (And examining the form, it does look like we can make an interim claim if necessary.)
3. Q2 bank reconciliations (pre-circulated)
4. Comparison of budget vs expenditure for Q2 (pre-circulated)

Council & Park

5. The external auditors have approved our audit for 2016-7 with two reserved matters - the missing minute reference and an apparent anomaly regarding the timing of the sign-off meeting we held to approve the accounts. We need to minute at our next meeting that we accept and approve the 'certificate'. Action: - Place on noticeboard
6. Internal auditor to be re-appointed for 2017-8 (agreed by email discussion prior to meeting)

3/ Items requiring discussion:

- Draft budget 2018-9 (for precept discussions)
- Strategy for setting 2018-9 precept - do we stick to the precept to equal the anticipated OpEx budget for the year as agreed in 2016? Proposed by Annabelle Zinovieff seconded Lauren Gale agreed by Parish Councillors

12. Public question

Speeding within the village was discussed and it was agreed to consider all aspects of road safety within village, including surveys to see level of traffic before developments are completed. Also, large vehicles using the village and ruining grass verges. C/Clr Heathcoat agreed to **report back on** the costs of hiring speed reducing equipment.

13. Grants

Councillor Gale Report: Funds are being sought for two projects (1. Defibrillator for the village; 2. Refurbishment of the 'behind-the-stables' footpath ROW10).

1. Defibrillator: St John's Ambulance will provide the equipment and housing, and advice on fixing it to an exterior wall of the Reading Room, plus one-half day's training on site for up to 12 people on the use of the equipment in conjunction with the other resuscitation techniques. The Vale Community Fund can provide £1000 towards the £2000 project. The result of our application is expected in December.
2. Footpath ROW10. Andrew Whiting has kindly provided costed specifications for a 1.5m wide footpath, costs including preparatory work to improve its verges and drainage c £37,000 (excl).

Applications are being/have been made to the County's Community Fund, the Trust for Oxfordshire's Environment (TOE), and Fernham Fields Section 106 funds.

14. Park - Councillor Russell Report

No items requiring approval at this time. As previously stated the MUGA needs some attention and this is being costed. Specifically, the basketball N end board is broken and needs to be replaced and the fence repaired. I'm also looking into quotes and funding options to enable the MUGA fence to be refurbished completely rather than just patched up

15. Matters arising from minutes

a. Defibrillator

Grant application still awaiting

b. Bull in field, verge damage

Landowner has been contacted

c OALC membership

All Parish Councillors agreed to re-join £66

d. Cobble path by churchyard

Action: - Parish Council to take advice from Arthur McEwan James who is responsible for footpaths in the area then produce action plan.

e. Parish Partner meeting 19th Sep – nothing to report

16. Any other business

a. Funding for Woodland from Oxford Trust – this agenda point deferred to next meeting

b. Annabelle Nursery donation – Big thank you to them for their substantial donation

c. Parish Councillors e-mail address and post box for administering Parish Council duties

Action – investigate best cost-effective solution

d. GREAT COXWELL CHRISTMAS FAIR, SUNDAY 3RD DECEMBER 10:30 – 5:30

e. War Memorial needed trimming before Nov 11th Memorial service – thanks to Annabelle Zinoveiff and family. Need to ensure this in maintenance schedule for next year, it's become very overgrown, Parish Council to consider.

17. Correspondence

18. Date of next meeting 15th January

NAG information was not included within the meeting, but Parish Council felt this was an important message to be circulated to the Parishioners

'Funding for Community Policing is being axed, and police officers are being pulled off the beat into centres where they will spend more time solving crimes. This means that the NAG, formerly a frequently-convened forum where parish councils and local police discussed crime priorities in our area (we are part of the Western Faringdon and Villages NAG), will no longer be supported, will meet much less frequently and with reduced police officer attendance, and police priorities for our area will not be set with our participation.' Those unhappy about this development should contact the Thames Valley Police Commissioner.

Distribution: All Parish Councillors, C/Cllr, D/Cllr, PCSO, Notice Board
Joanne King, Clerk to Great Coxwell Parish Council
pc_gtcoxwell@hotmail.co.uk

Community Governance and Electoral Issues Committee 23/10/2017

Great Coxwell gave representation at the 'Community Governance and Electoral Issues Committee' meeting on October 23rd on the agenda item "To consider the report on the review of electoral arrangements for Harwell East and the Great Faringdon and Great Coxwell parish boundary". The report being considered made the following recommendation of relevance to us which was put forward as a motion at this meeting was:

To undertake a review of the Great Faringdon and Great Coxwell parish boundary.

At the meeting it was resolved to undertake this review.

The review itself is expected to take 12 months we would plan to be involved in the process. Any change could not be implemented until the 2019 council elections (it is not possible to do so before then without calling council elections and they Vale did not consider that a realistic proposition).

I spoke stating the current starting position of Great Coxwell Parish council as we have discussed it as a council in our public meetings. In respect of the currently approved developments on the edge of Faringdon which are under construction (the Steeds and Fernham Fields). As a council we didn't feel we had the administrative capacity to be responsible for the residents of these 400 properties on the edge of Faringdon, and that they would threaten the identity of Great Coxwell as a small separate village. We considered that the properties in both the Fernham fields and Steeds developments would be more appropriate as part of Faringdon. We have concerns with the proposed timetable (2019) in regard to administrative complications that would cause for us as these houses become occupied between now and that date.

Details regarding boundary position were not discussed as this is subject of the review. We have stated we would like to be involved in that discussion. There was a map included in the report from a previous review which outlined the limit of the Fernham fields development as the proposed change (Steeds not considered). I gave no objection to this in respect of the *that* development but stated the properties in the already approved and under construction Steeds development should also be considered when considering as part of the boundary review.

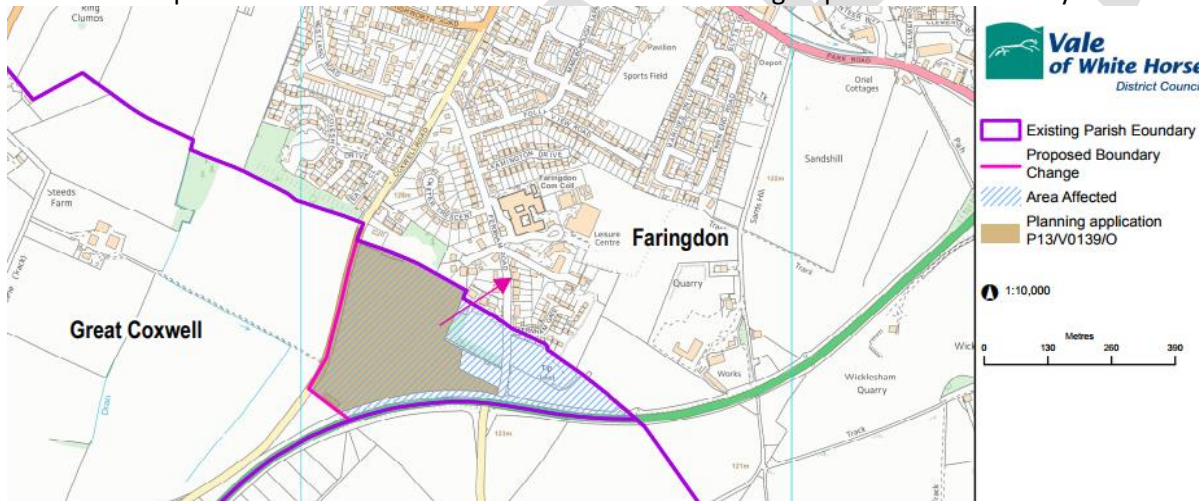


Fig 1. Detail from the map that was included in the reports pack for this agenda item showing a proposed boundary change which would include Fernham Fields as part of Faringdon.

Everyone should be clear that these discussions on boundary predate the Welbeck proposal for 150 houses and at no point were addressing that parcel of land. It is important that we not confuse these two separate issues. As you can see from figure 1 the boundary between Great Coxwell and Faringdon puts the 400 houses from these two already agreed developments of the Steeds and Fernham fields (200 houses each) in Great Coxwell. Our representations on the boundary were in regard of the properties in these developments. For the Steeds it is explicitly in respect of the land owned by Belway homes already being developed.



Fig 2, the steeds site and perimeter of the Belway owned land taken in respect of the planning application for 200 houses known as ‘The Steeds’

Issues with retraining these properties in Great Coxwell that have been noted at previous meetings are:

- Great Coxwell parish is currently ~150 properties, the addition of 400 houses threatens our identity as a small village *by definition*.
- Great Coxwell parish does not have the facilities or the administrative capacity to support this increase in community size.
- Integrating these approved houses as part of Great Coxwell would compromise the concept of the green buffer established by the neighbourhood plan described as ‘Separating Great Coxwell from Faringdon’s urban area’. If the boundary is not moved to include these properties in Faringdon then the majority of Great Coxwell properties will be about the urban area of Faringdon.

Our neighbourhood plan implicitly assumes this ‘urban development to the south-west of Faringdon’ is *not* part of Great Coxwell. (See 6.16 and EDQ1 of the adopted plan) and establishes the principle to redraw the green buffer to protect the village from coalescence with the urban area of Faringdon which implicitly includes these developments. **It was advised by the committee that we seek external advice and support from the OALC to aid us in the discussions and logistics of this boundary review process. I propose as a motion that we join OALC and seek their advice in this matter.**