

GREAT COXWELL PARISH COUNCIL

The Members of the Great Coxwell Parish Council are summoned to a meeting to be held
In the Parish Reading Room on Monday 13th November 2017 at 7:30pm

AGENDA

- 1 Apologies
2. Declaration of Interest
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.

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Withdrawn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

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

Actions: 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 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.

Please see attached document for information

7. Vale Local Plan – part 2

8. Street names

The Steeds and one street off Fernham Gate

9. County Councillor's Report

Received, on noticeboard

10. District Councillor's Report

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'.
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?

12. Public question

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
- b. Bull in field, verge damage
- c. OALC membership
- d. Cobble path by churchyard
- e. Parish Partner meeting 19th Sep

16. Any other business

- a. Funding for Woodland from Oxford Trust
- b. Annabelle Nursery donation
- c. Parish Councillors e-mail address and post box for administering Parish Council duties

17. Correspondence

18. Date of next meeting

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

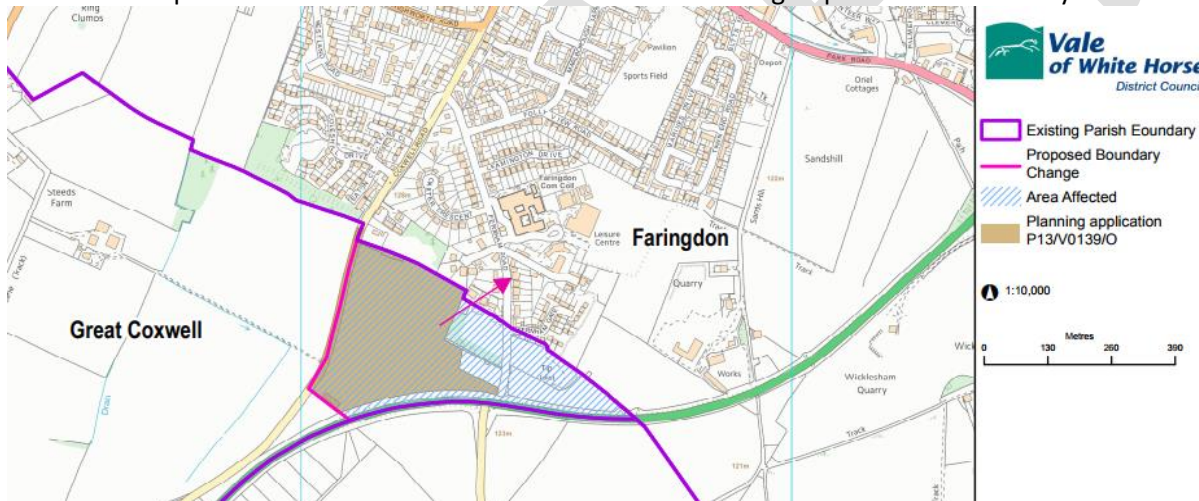


Fig 1. Detail from the map that was included in the reports pack for this agenda item showing a proposed boundary change which would include Fernham Fields as part of Faringdon.

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 abut 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.**