

WESTON ON THE GREEN PARISH COUNCIL

MINUTES

For the meeting of Parish Council, held in Village Hall on Wednesday 3rd April 2024

Meeting Number 24.407

Note for information: Cherwell District Council – CDC, Oxfordshire County Council - OCC

Public Participation

Residents from Milestone Lane were in attendance to provide an update on the Southfield development. The Parish Council had protested against the signing off of the s106 on the development and CDC Enforcement therefore got involved. They have set a two months' time limit for conditions to be met e.g. state of roads, drainage, surrounding fields.

Also around two months ago the residents listed all the issues with the development site and sent a letter to Moorfields and CDC planning. A letter from the developer was received saying they were going to tarmac the road but that never happened and the Council also blue marked areas that require fixing before they can adopt the road but again nothing has happened.

The residents also mentioned that until all houses are sold the developer organises the contractor to undertake maintenance and then charges the residents. The contractor has been missing key areas that require maintenance e.g. trees and only maintains areas around properties to be sold therefore the residents have now refused to pay the maintenance charge.

A resident also queried the latest over Sainhill Copse as the area is unsightly and still active with lots of machinery. DB confirmed that she had lodged environmental concerns with enforcement and had received a reply that an Environment Agency officer had visited the site and met the landowner who reported he was in the process of closing his business site down. A joint Environment Agency/OCC visit is planned to be able to monitor progress and ensure that nothing is retained on the site following the closure of the business that would be a concern in the future. It was noted by OCC that any potential future planning enforcement would be against the landowner, who should be concerned to ensure that the value of their landholding is maintained.

24.407.1 To Receive: Apologies for non-attendance

Councillors Bohm (DB), Lanham (BL) and Rowan (TR) were all present.

Apologies were received from Councillors Miller and Davis along with apologies from Oxfordshire County Councillor Simpson. Councillors Coton and Nedelcu (Cherwell District Council) were not in attendance.

6 members of the public were in attendance for part of the meeting.

24.407.2 To Receive: Declarations of Interest

There was nothing to declare for this meeting.

24.407.3 To Receive & Approve: Minutes of the Parish Council meeting held on 6th March 2024 (DB)

The minutes of the Parish Council meeting held on 6th March 2024 were discussed with no changes required.

The resolution to approve the minutes for the Parish Council meeting held on 6th March 2024 was then proposed by DB and seconded by BL. The motion was supported unanimously by the Council.

Action: Clerk to present minutes to Chair to sign, then file and upload to the web.

Parish Council Meeting Minutes: 3rd April 2024

Minutes Approved: Dated.....

24.407.4 For Information: Chairs Comment (DB)

DB welcomed all to the meeting and started by congratulating BL and his team of hardy workers for the removal of the old play equipment in anticipation of the new. Thanks was also expressed to the wonderful group of litter pick helpers which included newcomers as well as those who have been doing it for years.

The Parish Council were very sad to hear of the death of Colin Rosser and DB will extend condolences to his family. He was a former Parish Councillor who in the few years he lived in the village made a great contribution. The Village News has been energised by his ability to attract advertisers and his excellent advice on the presentation of the magazine.

A key piece of work this month has been putting together some ideas to send through to CDC for items to be put on the agenda for the next Parish Liaison Meeting to be held on 12th June 2024. DB shared ideas and collated further questions from the Councillors to be sent to CDC for consideration.

Action: DB to send across ideas to CDC for topics/questions to be discussed at the next Cherwell Parish liaison meeting.

April is a busy month as we prepare for the Annual Village Meeting and the Annual Parish Council meeting to be held on 1st May just ahead of the regular meeting. Please note that nominations should be considered for the role of Chair and Vice Chair in advance of the meeting.

A further reminder was provided of the Village Hall event on April 26th when DB would appreciate a good turnout to meet newcomers and talk about the Parish Council's work.

DB also requested those present to keep an eye out for a marketing/invoicing person for the Village News as she can't continue to cover it for long as her workload is too heavy with a range of responsibilities.

24.407.5 For Information: Clerk report (Clerk)

The clerks report to the Council was noted which confirmed the standard clerk salary payments from the Parish Council bank account.

The clerk confirmed the application to the Oxfordshire Councillor Priority Fund for £500 of funding towards the running of the community van had been successful.

An overview of 2023-2024 audit timescales was provided.

A new Horizon Elm tree has been planted by the pond in the centre of North Lane by OCC. This is reportedly to replace nearby trees previously cut down as part of OCC's tree planting policy.

The clerk also thanked all the volunteers who supported the annual spring clean event held on Saturday 16th March 2024, there was a great turn out and a vast amount of rubbish collected.

24.407.6 For Information: Update on oak tree footpath (Roger Evans, RE)

RE provided a report for the Council:

RE has again emailed officers at OCC for a progress report but has received no reply. It is now more than three years since the oak tree was damaged and a concrete structure built over its roots. In January 2023 CDC asked OCC to submit a Method Statement for the demolition work but that piece of work is still awaited after 15 months.

Parish Council Meeting Minutes: 3rd April 2024
Minutes Approved: Dated.....

Two actions are recommended to the Parish Council by RE:

1. Employ our arboricultural consultant Fiona Bradshaw, Sylva Consultancy to produce the Method Statement and submit this to CDC for approval. This would likely be two days' work and enable the County's contractor to proceed with demolition and making good.
2. Submit a complaint to the Local Authority ombudsman against both CDC and OCC requiring the demolition work to be carried out without further delay and also asking for recompense from both authorities for costs incurred by the Parish Council in restoring the entrance to North Lane and making good damage to the oak tree.

An independent assessment commissioned by the Parish Council found extensive damage had been done to the tree. In summary, our case would be that:

CDC are responsible for managing the TPO and protection of this tree which is on the Ancient Tree Inventory. Yet the Council failed to enforce their own planning condition for the Southfield Farm development as regards building work near the tree, failed to take action against the offenders and have failed to take any remedial action.

OCC approved the construction work which damaged the tree and have adopted the structure, have failed to repair the damage and are the land-owners for what is a derelict hazard at an entrance to the conservation area.

The Councillors discussed the options commenting that it is unknown if OCC would accept a method statement undertaken by Sylva Consultancy and this would therefore require investigating, a quote would also be required before agreement. It was considered that it is time to consider submitting a formal complaint. DB will feedback to RE and discuss his views on the best course of action.

Action: DB to feedback to RE the Councils views and discuss his views on the best course of action.

24.407.7 For Information: Update on Gigaclear and village survey (James Henderson, JH)

JH outlined that there have been mixed reviews on provision/installation in the village currently by Gigaclear.

A survey has therefore been circulated to the village to gather views to feedback to Gigaclear. JH provided an overview of the current survey responses.

The survey will remain open for a further two weeks and JH stressed that it was important to receive responses from those who had tried to sign up to Gigaclear and those that had not.

24.407.8 For Information: Playing field & playground update (BL)

BL provided an overview of the recent works undertaken at the playground.

- 9th March: old swings removed. BL thanked John Miller and Alan Rowan for helping to take down the swings and removing the waste.
- 11th March: installation of new equipment and repairs to existing equipment began.
- Two new swings are in place surrounded by harris fencing until the RoSPA inspection is undertaken (booked in for 4th April 2024).

With regards to Ardley FC, Mark East has started cutting the grass again but there has been parking issues again on Gallosbrook Way/Church Close. There was a suggestion to place 'Residents Parking Only' sandwich boards on match days. A meeting is to be held with Ardley FC ahead of the new season where the issue will be discussed further.

Parish Council Meeting Minutes: 3rd April 2024

Minutes Approved: Dated.....

24.407.9 For Discussion: Discuss and agree recommendations from the Planning Group on planning applications (DB)

Key planning applications on the planning report were discussed by the Council.

Building Applications

Decisions Received – Permitted

24/00495/TEL – Mast 4962 Manor Farm – Declaration of compliance.

Decisions Received – Refused

None

Withdrawn

None

Awaiting Decision

23/03383/F – 2 Church Close (discussed Dec 23)

Two storey side and rear extensions (re-submission of 23/01872/F) **Commented**

24/00028/F – 20 Westlands Avenue - Loft extension/conversion including increase to height of roof, and garage conversion with associated internal and external works. **Commented**

24/00122/F – 22 Milestone Lane – change of use from agricultural land to residential garden. Retrospective incorporation of 5m of land on the northern boundary of the development site.

Awaiting response from Duty Planning Officer

24/00441/F – Fir Tree Farm – Erection of Wood store. Resubmission of 23/03300/F.

24/00497/F – Cruck Cottage – Resubmission of 23/02717/F.

24/00498/LB – Cruck Cottage – Resubmission of 23/02717/F.

24/00291/LB – Manor Hotel - Partial retrospective application for the removal of several historic windows and replacement of the modern unlawful windows installed, with new windows to match the historic windows.

New Applications

24/00306/F – Manor Hotel - Application to remove existing fountain and replace with turning circle comprising decorative stone urn, hedging, grass border and metal edging.

24/00567/LB – Manor Hotel - RETROSPECTIVE - Works to internal staircase.

24/00645/LB – Manor Hotel - Application to remove existing defective tanking system in coach house basement and replace with new.

24/00522/LB – Manor Hotel - Works to repair and replace boundary fencing and gates on the southern and western perimeter of the site.

24/00804/OUT – Reynards Lodge, North Lane - Outline Planning Approval for the demolition of workshops, stables and tennis court and erection of three dwellings and conversion of existing building to form a dwelling (renewal of 21/02146/OUT).

Advice to be sought over whether inspector judgement, which overturned the requirement to limit the development to 1.5 storeys and granted a 2 store development, is still valid on this new application.

Parish Council Meeting Minutes: 3rd April 2024
Minutes Approved: Dated.....

24/00745/CLUE – North View, North Lane - Certificate of Lawfulness of Existing Use for Change of Use of existing double width hardstanding on verge directly to front of property to domestic use - hardstanding straddling highways land.

North Lane is signalled out in the conservation area that its character features are its verges. The Parish Council will object to this application and it was also noted that the existing hard standing does not have permission.

Appeals

None

Action: SD/Clerk to send appropriate planning replies to Cherwell District Council.

24.407.10 Resolution: To Approve the following invoices for payment (DB)

DB requested approval of the following invoices detailed in the table below.

PC Ref	Payee	Purpose	Total (incl VAT)	Budget Line	Amount Remaining in 2024-25 Budget
399	Oxfordshire Playing Fields Association	Annual subscription fee 1 April 2024 - 31 March 2025	£47.00	Subscriptions/Oxfordshire Playing Fields Association	£45.00
400	WotG Memorial Village Hall	Village Hall hire for annual parish meeting (15 April 24)	£15.00	Meeting Costs/Hire of Village Hall	£270.00

The resolution to approve the invoices detailed in the table was proposed by DB and seconded by TR. The motion was supported unanimously by the Council.

Action: Clerk to update invoice log with approvals.

Action: Clerk to initiative request for payments from Councillors and ensure payments authorised.

24.407.11 For Information: Oxfordshire County & Cherwell District Councillor updates (Councillor Simpson/Councillors Coton & Nedelcu)

There were no updates from OCC or CDC due to Councillor absences.

24.407.12 Resolution To Approve: Weston on the Green Parish Emergency Plan (DB)

The resolution to approve the Weston on the Green Parish Emergency Plan was proposed by DB and seconded by BL. The motion was supported unanimously by the Council.

Action: Clerk to obtain GDPR consent forms and send off Parish Emergency Plan to OCC.

Parish Council Meeting Minutes: 3rd April 2024

Minutes Approved: Dated.....

24.407.13 For Information: Neighbourhood Watch update (Patsy Parsons, PP)

PP has taken on the Neighbourhood Watch co-ordinator role on a temporary basis. A deputy and overall scheme co-ordinator is required. A drive for street volunteers is also required before the scheme is kickstarted.

New signage and information packs can be sourced to link in with the No Cold Calling scheme. The Parish Council has already approved a donation to spend up to £400.00 on the re-launch of the Neighbourhood Watch scheme.

There will be a Neighbourhood Watch presence at both the annual parish meeting on 15th April and the Village Hall welcome drinks meeting on 26th April.

24.407.14 For Information: Annual Parish meeting to be held 15th April 2024 (DB)

DB noted that the annual parish meeting will be held on 15th April 2024 and will comprise presentations from the following:

- Chair of Parish Council
- Playing field & playground
- Neighbourhood Watch
- Save Our Shop Committee

24.407.15 Next Parish Council Meeting Date including Annual Parish Council Meeting: Wednesday 1st May 2024, 7.30pm (DB)

Meeting Closed: 21.42

Parish Council Meeting Minutes: 3rd April 2024

Minutes Approved: Dated.....