

MINUTES OF ASTON, COTE, SHIFFORD & CHIMNEY PARISH COUNCIL MEETING HELD ON THURSDAY 4th November 2021 at the Village Hall, Aston, AT 7.30 pm

- Members** **John Ordish (Vice Chairman)**
1. Present: **Paul Sparrowhawk**
 Gill Ball
 Jane West
 Russell La Forte (Chair) Via TEAMS
 Ben Lings via TEAMS

- In Attendance:** Elaine Anstee – Clerk
 Lysette Nicholls (WODC Councillor)
 Charles Maxlow-Tomlinson (OCC) (New Reality Property)
 Sharon Bentall (Bluestone Planning)
 Twelve members of the public

- 2. Apologies from Members:** There were apologies from P West.
- 3. Minutes of the previous meeting** of the Parish Council on 7th October 2021 were agreed as a true record and it was RESOLVED as proposed by Paul Sparrowhawk and seconded by Jane West, with all in agreement, that the Chair signs them.
- 4. Parish Councillors - Disclosure of interests on agenda items – None**

5. North Farm Update

The council received a presentation by C Maxlow-Tomlinson (OCC) and S Bentall (Bluestone Planning) demonstrating the ‘art of the possible’ for a community led project for North Farm. They presented three options and stressed that these were just illustrative. They are looking to the community in the parish to tell them what interests them for the site.

Points to note are:

- OCC must meet its statutory responsibility (Section 123 of the LGA 1974) for achieving best value for the site. This is a monetary value and though other mitigations used to help support the project.
- Open market and affordable housing have been suggested as a way of achieving ‘best value’ whilst allowing OCC to ‘donate the remaining open space to the parish in perpetuity. There were two options here with more housing needed to provide more for the parish such as a community hub and car parking.
- There has been discussion about the farmhouse becoming a pub, but this will be a private sale between OCC and who ever purchases the house, at residential market value.
- OCC have already identified that the site is not viable as a farm, and they are no longer interested in being property owners.

Concerns raised:

- North Road and the safety of those accessing the site both on foot and in a vehicle.
- Sewage – must be on site and use of cesspits or similar
- Environmental issues/Carbon Positive

This is seen as a unique opportunity for the parish and OCC to work together to create a better, different and exemplar project.

Next Steps:

- Consultations
- Preplanning application to WODC
- Planning Application
- If planning approved first spade potential for Summer 2023.

At this point in time nothing has been decided and the next consultation will be formative in designing what happens with the site.

6. Meeting Open for Public Participation

The meeting was opened to the public to ask questions on the presentation. These questions covered.

- Could the site be left as is and just kept as a rewilding site? There are resident Barn Owls in the barns and other wildlife that could be displaced by the project. The response was that OCC would have to do something with the site to achieve its statutory responsibilities and this would not be something they could do to meet these.
- Looking to COP26 could the site be developed as a green/community farm? OCC has done research into this, and the site is not viable as a farm.
- Sewage concerns whether onsite or connected to mains. If onsite this would be more expensive for the house owners
- Who would be able to contribute to the consultation? The consultation will go out to the whole parish, and everyone will have an opportunity to feedback.
- There was a question about extending the Master Plan to include all the OCC's land to the north of the village which includes the parcels either side of Back Lane. This would be based on protecting these important open spaces albeit allowing for the young people's care facility which has already been proposed in the long term. This could be achieved by committing the land to a Biodiversity Net Gain obligation linked to a wider housing scheme with community benefits as demonstrated during the meeting. This would create what I call a "legacy development." This suggestion was well received.

7. WODC/OCC Matters

Lysette Nicholls (WODC Councillor) reported that the district council will be deciding on continuing the current restrictions in Witney High Street though this is controlled through county. She also confirmed the installation of electric charging points in 5 locations in West Oxfordshire.

D Levy (OCC Councillor) written report highlighted the increase in COVID cases in Oxfordshire, the lack of funding from the national budget, the county council's new consultation system 'Let's Talk Oxfordshire' and the new bus service starting in November 2021, running from Brighthampton, via Standlake and Eynsham to the station at Hanborough.

8. Matters Arising from Previous Meetings

a) *Traffic Calming Update*

- The Square, Aston – on hold until OCC officers provide options.
- The draft proposal bringing all requests for 20/30 mph extensions around Aston and Cote and build out at the village hall together is with OCC officers for processing. This to be followed up through Cllr Levy.
- The remaining funds for traffic calming are £4,004 with the anticipated costs for 30 mph consultation (£3,255) taken into consideration.

b) *Children's Home Update*

There is a planned update from OCC at the Parish Council meeting on 2nd December 21.

c) *HM Queen Elizabeth II Platinum Jubilee 2022*

The Community Trust has identified space at the old play area site for tree planting.

d) *Anti-Social Behaviour*

There was an attempted break-in in Southlands.

9. Planning

New planning applications - None

Update on Previous Planning Applications

Reference	21/02099/FUL
Alternative Reference	PP-09924557
Application Validated	Mon 14 Jun 2021
Address	Land South of Ferndale Back Lane Aston Bampton Oxfordshire
Proposal	Erection of a detached dwelling and carport/garage and workshop with home office above and associated works
Status	Decided
Decision	Refuse
Decision Issued Date	Thu 14 Oct 2021

Reference	18/01850/CND
Alternative Reference	PP-07058437
Application Validated	Wed 04 Jul 2018
Address	Land East of Saxel Close Aston Bampton Oxfordshire
Proposal	Discharge of condition 9 (water and energy saving measures) on planning permission 16/03309/S73.
Status	Decided
Decision	Approve
Decision Issued Date	Wed 06 Oct 2021

10. New Business

a) *Remembrance Sunday service at Aston War Memorial (Sunday 14 November – 2.45pm at War Memorial for a short, spoken service led by the Vicar of St James Church)*
The Chair will represent the Parish Council at this service and lay the wreath.

b) *Christmas Tree*

It was RESOLVED as proposed by P Sparrowhawk and seconded by J West, with all in agreement, to purchase a Christmas Tree for the parish to be sited outside the garage in Aston at a cost of £75.00 from the Maintenance Budget.

c) *Parish Meeting*

The agenda for the meeting was agreed.

11. Governance – Policies for Review

It was RESOLVED as proposed by J Ordish and seconded by P Sparrowhawk with all in agreement to the review and readoption of the Protocol for meetings with developers – originally adopted in March 2015.

12. Community Trust

The Community Trust will be presenting at the Parish Meeting on 8th November, so this item was deferred.

13. Parish Infrastructure

a) *Village maintenance*

It was RESOLVED as proposed by J Ordish and seconded by P Sparrowhawk, with all in agreement, to funding the £150 for the refurbishment of the benches at the war memorial and in Cote.

14. FINANCE

a) *Account Balances – noted.*

b) *Bank Reconciliation to 30 September 2021 – noted*

c) *Review of the Year-to-Date Financial Report – noted*

d) *Budget 2022-2023 – Draft*

The first draft of the budget was discussed and areas for more detail identified for discussion at the December meeting. Councillors to think of ideas for projects for the 2022-23 budget year.

e) *Volunteer Link Up*

It was RESOLVED as proposed by P Sparrowhawk and seconded by G Ball, with all in agreement, to grant £135.00 to Volunteer Link Up.

f) It was RESOLVED as proposed by J Ordish and seconded by J West with all in agreement to approve the following payments for the period October 2021.

	NET	VAT	Gross Amount
Clerk's expenses 540 x 7p/Microsoft Office £43.20/ /Working from Home £18.00	91.80	7.20	99.00
D Johnson – Invoice 2209	324.00		324.00
WODC Grounds Maintenance Inv 33440719	638.98	127.80	766.78
D.F Williams Cleaning Services Ltd – Invoice 105283 – Bus shelter cleaning	134.68	26.94	161.62
Volunteer Link Up - Grant	135.00		135.00
Total to be decided and approved	£1,324.46	£161.94	£1,486.40
Monthly Standing Orders			
Clerk's Salary	362.90		362.90
WODC Dog Bin emptying Inv 33440272	20.17	4.03	24.20
HMRC PAYE	90.60		90.60
Total SDOs	£473.67	£4.03	£477.70
Total	£1,798.13	£165.97	£1,964.10

15. Parish Councillors' reports from meetings attended since last meeting.

16. Matters arising since publication of agenda/

Matters which Councillors may wish to raise for inclusion on next agenda.

17. Date of next meeting: Thursday 2nd December 2021, 7.30pm

Monthly meeting of Parish Council

Meeting closed at 21.23 pm.

Signed.....Dated.....