Sibford Gower Parish Council

Draft Minutes of the meeting held on **Monday 17th June 2019** at 7.30pm in the ICT Suite Sibford Gower Endowed Primary School.

Councillors Present: David Allen (Vice Chair), Roger Mallows, Amanda Ransom

In attendance: The Clerk, Vanessa Mulley and 12 other members of the community.

Introduction
All members of the Council were introduced and attending residents welcomed.

No new Declarations of Pecuniary Interest were made.

Meeting Recordings
One request was made to record the meeting.

Minutes of Previous Meeting
All 3 councillors were happy with the minutes from the last meeting and updates on various points raised will be discussed in the meeting. Items still to be actioned are as follows:

- Defibrillator project still underway
- Standing Orders have been posted onto the website
- Category B Village investigations on going
- Investigations into ownership of grass area on going

The minutes of the Parish Council Meeting held on 21st May 2019 were approved and signed.

The minutes of the 2P1C event will be signed off at the next Parish Council Meeting.

Correspondence
No notable correspondence

Finance
Banking – The Clerk confirmed that 2 cheques had been issued and 8 bank transfers made since the last meeting as well as one DD to the ICO, details of which can be located in Appendix A**.**

AGAR – The AGAR forms have all been completed with the internal audit signed off. The Certificate of Exemption has been received by the External Auditors and the Notice of Public Rights Inspection has been posted on the notice board and website.

The final signatures required for the AGAR forms were added by the Chair and Clerk during the meeting and will be posted shortly.

Planning
Applications – A list of newly received notices of outcomes on planning application can be located in Appendix B

The Chair briefly ran through the procedure the Council will be following.

19/00834/F – Meadow Cottage, 6 The Colony

The applicant spoke briefly to outline the application stating that there would be a small extension to an existing garage to allow for storage. It would be made from Horton stone with a slate roof. In addition, a small hexagonal Summer House was to be erected in a secluded area of the garden.

Cllr. Roger Mallows confirmed that he had been to the property to view the site and to gather a better understanding of the build. He confirmed that this build was in the conservation area and consideration for this had been taken. The current roof to the garage is asbestos and is generally in a state of disrepair. The summer house which will also have a slate roof will compliment other works being done to an adjacent property. With on-going work to the garden, the summer house will be well sheltered. Cllr Roger Mallows confirmed that the neighbours had been happy with the proposed build.

Members of the public were asked if there were any questions or concerns, they would like to raise with the applicant but there was no response.

Vote: The council unanimously voted to support the application with the following comments.

It is noted that no contextual commentary to accompany the plans has been made available with the Application.

This application seeks to demolish an existing building within the designated Sibford Gower, Burdrop and Sibford Ferris Conservation Area. However, it should be noted that a similar proposal for an adjacent property was recently granted the relevant permission. It is considered that the replacement garage extension/workshop would enhance the current location through use of appropriate materials to match the existing property, associated within a balanced design.

The summerhouse also demonstrates the use of appropriate materials within a traditional hexagonal design, sitting well within the conservation area environment. The location of the summerhouse on the plot would broadly correspond to the location of approval building works on the adjacent plot.

We support this application, and recommend approval.

19/01002/F – Nicolas Corner, Street Through Burdrop

The applicant spoke briefly to outline the application stating that the existing stables were in a bad state and the proposed build would be of a wooden construction similar to the previous application but will be situation in a different position where an existing concrete base was situated. Shrubs may also be planted at a later date. The applicant confirmed that neighbours were happy with the proposed build.

Cllr. Roger Mallows confirmed that a water supply is already available. The applicants would be providing an electricity supply from the house. There was a question raised regarding the red line showing on the plans. The applicants confirmed that this was to indicate the area affected by the build and work involved in the process.

Cllr. Amanda Ransom checked the stable layout with the applicants and was happy with the confirmation that it would be a standard “L” shape containing two stables with an additional tacking/boot room.

Members of the public were asked if there were any questions or concerns, they would like to raise with the applicant but there was no response.

Vote: The council unanimously voted to support the application with the following comments.

Subject to the understanding that no additional stabling will be established, we recommend approval for this application.

APP/C3105/W/18/3216818 – The Pheasant Pluckers Inn, Burdrop

Chair reminded all in attendance that this was an appeal rather than a planning application.

When asked, the appellant declined to outline their appeal, opting instead to make an assertion about a local community group. This assertion was refuted by a local resident via a statement to the Chair.

Cllr. Roger Mallows confirmed that a submission by the council was made in October and our decision still stands and is in support of the Cherwell District Council report.

Members of the public were asked if there were any questions or concerns, they would like to raise with the appellant but there was no response.

Vote: The council unanimously voted to request refusal of the appeal with the following comments.

Following further consideration at our recent Parish Council Meeting held on 17/06/19, we wish to reaffirm our earlier position submitted to Cherwell District Council in regard to Planning Application 18/01501/F, dated 22/10/18, namely:

The two paragraphs (20 & 21) extracted from the Planning Balance section of the Appeal Inspector's Report (04/07/18) are taken out of context by ignoring the final paragraph within that section (para 22). The Inspector identified all three paragraphs as informing his overall Planning Balance, leading to his decision for refusal (para 23).

The Content of paras 20 & 21, previously identified, constitute an opinion, not a directive or requirement.

There is no requirement for a party to bid within the Moratorium period of the ACV, rather there is an opportunity.

Issues relating to the ACV Moratorium period are identified in the Chairman's letter, dated 22/08/18, addressed to Natalie Sanchez, Office of Community Infrastructure at Cherwell District Council, which afforded clarification and contributed to our understanding.

Positive community action is evidence through the written offers to purchase by the Bishop Blaize Support Group, most recently for £250,501.00 on 15/10/18.

The expert opinion contained in the Bruton Knowles Report (13/11/17) continues to be current and relevant in respect of long-term financial viability, and is so acknowledged in the Appeal Inspector's Report (para 19).

Further, we strongly support the recommendations identified in the Cherwell District Council Planning Officer's Report to the CDC Planning Committee Meeting held on 17th January 2019.

The Committee have unanimously concluded that there is no material change in circumstances to the Appeal. As such, they strongly recommend that the Appeal be refused.

Highways & Footpaths
A proposal has been submitted for the change in public footpath near Haynes Barn. Documentation including a map has been posted on Parish Council notice board and website.

The resident submitting the requested explained briefly where the new proposed footpath will run compared to the previous proposed change which was rejected. A local resident spoke briefly to check where the gate was positioned and the applicant confirmed the details of this as seen on the map.

Future Meetings
Next Open Meeting – Thursday 5th September 2019 with Planning meeting to be decided upon receipt of planning applications.

There being no further business to discuss, the Chairman thanked everyone for attending and closed the meeting at 8.04pm

Signed……. **Dated……**

APPENDICES

Appendix A to Minutes of SGPC Meeting – 17th June 2019

Planning Applications

Since the previous Meeting, the following planning applications had been considered and decisions received: -

Date	To be in by	App. ref	Site	Owner	Application	Comments	Council Decision
22/09/2018	11/10/2018	18/00374/DISC	Quince Cottage, Ponds End Lane, Sibford Gower, OX15 5RT	Ms R Watson	Discharge of conditions 4 (Slate Sample) & 5 (Brick sample) of 13/00659/LB	Supported with no additional comments	Application Permitted
03/10/2018	23/10/2018	18/01501/F	The Pheasant Pluckers Inn, Burdrop, Banbury, Oxon, OX15 5RQ	Mr G.R Noquet	Change of use from class A4 (ACV Listed) to class C3 dwelling house	Application not supported with various comments	
21/11/2018	10/12/2018	Ap	Barn Close, Street Through Burdrop, Burdrop, Banbury, OX15 5RQ	Mrs S Downes	Discharge conditions 4 (external walls and roof materials), 5 (stone sample), 8 (proposed rooflights) and 9 (hard landscaping treatments) of 16/01953/F	No comments	Application Permitted
29/03/2019	19/04/2019	19/00485/LB	Goodmays Burdrop Banbury OX15 5RQ	Ms Nicola Heales	Reinstatement of the partition and door to the dining room; reinstatement of the ceiling to the master bedroom (bedroom 1); and reinstatement of correct detailing to the chimneys etc	No Comment	
21/05/2019	21/06/2019	APP/C3105/W/1	The Pheasant Pluckers Inn, Burdrop, Banbury, Oxon, OX15 5RQ	Mr G.R Noquet	Appeal to change of use	Refusal	
14/06/2019	05/07/2019	19/00834/F	Meadow Cottage, 6 The Colony Road, Sibford Gower, Banbury, OX15 5RY	Mr Richard Irons	Garage/workshop rear extension & garden summer house	Support application and recommend approval	
21/06/2019	19/07/2019	19/01002/F	Nicholas Corner, Burdrop, Banbury, OX15 5RQ	Mr & Mrs T Woolhouse	Demolition of existing stable block, erection of replacement stable block	Sopported with comments	

Appendix B to Minutes of SGPC Meeting – 17th May 2019

Cheques issued/Bank Transfers made

No.	Date	Cheque No.	Amount	Payee	Details
56	30/05/2019	Bacs	£264.19	BHIB Insurance Brokers	Local Councils Insurance Renewal
57		Bacs	£270.00	CR & RM Argyle	Catering 2P1C event
58		Bacs	£379.80	Thomas Fox	Mowing of churchyard 24/04/19, 08/05/19, 22/05/19
59		Bacs	£40.00	Sibford Village Hall	2P1C event hall hire
60		4	£121.70	Hugh Pidgeon	Expenses for 2P1C event
61		5	£20.00	Ginny Bennett	Expenses for 2P1C event
62	31/06/2019	Bacs	£668.19	Vanessa Mulley	Wages
		Bacs	£25.85	Vanessa Mulley	Expenses
63	05/06/2019	DD	£35.00	Information Commissioners Office	Year subscription
64	13/06/2019	Bacs	£270.00	NR Prickett	Grass cutting
65		Bacs	£72.00	W.C. & E.F. Lovesey & Sons	Mowing paths 10/5, 22/05