

Sibford Gower Parish Council

Minutes of an extraordinary meeting of the Parish Council held on **Tuesday 16th March 2021** at **7pm** via Zoom video conferencing

Present: Cllr Pidgeon, Cllr Mallows, Cllr Allen, Cllr Berks, Cllr Pougatch.

In attendance: 4 members of the public, Clerk.

Business

1. **Apologies for absence-** None.
2. **Members declarations of interest for items on the agenda** – Cllr Allen is a near neighbour to Brock Cottage (21/00472/F) so he does not wish to vote on that planning application.
3. **To review and adopt the updated Risk Assessment** – The Risk Assessment has been updated to a new format to make it simpler and more in line with that of a small Parish Council. The new Risk Assessment was proposed and agreed.
4. **To approve payment of 3.75 hours (£51.68) overtime to the Clerk to cover the period Oct 20 to Mar 21** – Proposed and agreed.
5. **Confirmation of the addition of clerk's overtime to the invoice payment approval list with Cllr Pidgeon as the authoriser** – Proposed and agreed.
6. **Update on concerns raised about the condition of the footpaths near the Doctors' Surgery and possible solutions** – Two quotes/solutions have been priced up.

Proposal 1 :

Bring the route of the path closer to the stone wall

Clear all brushwood and overhang

Use a digger to cut a clear path that can be safely surfaced with gravel

To use the spoil from the cut to build up the bank to match the steepness of the bank on the other side of the access to the Jitty – neither of which would invite any attempts at climbing or running down. Bank to be re-seeded with grass.

Once a clear demarcation was established with the road, to install a line of 1.5" garden stakes topped with light reflective strips at the foot of the bank, not in the road.

Proposal 2:

Lay 2 linear metres of 'path grid' along footpath where it slopes down to the road

Fill grid with 20mm Cotswold chippings

Loose lay 20mm Cotswold chippings to rest of footpath

After some discussion it was agreed that, subject to confirmation that the relevant insurance cover is in place, the Clerk should instruct the contractor to proceed with proposal 2 at a cost of £156.

Planning

Cllr Mallows advised that the response deadlines on planning applications vary for different publicity notices, ie parish clerk, application site, local press, with a separate 21 day deadline for each notification. Cllr Mallows also noted that Cherwell District Council are the decision making organisation, not the Parish Council.

7. Planning applications received

21/00477/F - The Pheasant Pluckers Inn, Burdrop. Erection of an agricultural barn store (re-submission of 20/03347/F). **Sibford Gower Parish Council OBJECTS to this application. The Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal 2012 (SFSGBCAA) identifies "an attractive valley which runs east-west" (para 3.5). This prominent and sensitive location is further referenced as: "The valley is an integral part of the conservation area and is included.....as it has significance within its own right and not just as a setting**

for settlements” (para 8.1.6). Further, “The openness of the valley has not as yet been compromised and in the interest of maintaining the character and appearance of the valley” any further infill “should be resisted” (para 8.3).

The Blaze Inn Saddles public house is located centrally within the Sib Valley. The Sib Brook forms the southern boundary of the small parcel of land identified as the site for the proposed agricultural storage barn.

With the application referencing the proposals for the field as being directly related to the business model and viability of the public house, the field must be considered as part of the curtilage of the public house, rather than as a separate entity.

It is our view that there are significant and material issues for objection associated with this application, namely:

Despite being located prominently within the sensitive Sib Valley conservation area, this material issue is not referenced in the application.

The field has recently undergone significant reprofiling to create several wide terraced areas where some limited planting has recently taken place. No ecological impact evidence is offered or sought to permit a) the complete removal of a large section of the mature hedging from the Hawkes Lane boundary, with consequent ecological damage b) the removal of blackthorn at the identified site location for the barn. Such actions are believed to be in direct contravention of conservation area planning requirements.

Any land use within the conservation area has to be managed within the relevant constraints applicable at that time.

No precedent has been identified for an earlier building in this field.

The erection of any building in such a prominent and sensitive location would cause significant visual intrusion and unacceptable harm to the undeveloped character and nature of the Sib Valley conservation area.

The provision of any new building would set a significant precedent, rendering the area potentially vulnerable to further development.

The reference to “dark stained timber” offers very limited evidence for proposed construction materials. The current design presentation lacks the required detail for this sensitive and prominent conservation area location.

The proposed site for the barn is located across the full diagonal width of the field; the relationship with the natural spring is not developed.

The site currently identified is immediately adjacent to the Sib Brook, raising fears of potential contamination associated with both initial building activity and subsequent commercial use.

There is no contextual reference or identified location within the application for the provision of a septic tank, with consequent concern regarding the potential for overflow discharge to pollute the Sib Brook

No provision is identified for mains services, yet an extensive range of processing equipment is proposed.

Any vehicles requiring access/egress to the field are constrained by the current historical access provision which presents a significant safety hazard for vehicle movements in this dangerous highway location ie a dangerous bend at the bottom of a steep sided valley on the road with a 60 mph speed restriction zone and restricted public footpath provision. Clearly, the location would benefit from a full appraisal by OCC Highways.

No objective evidence is provided to support the viability of the possible commercial enterprises identified – eg nature and volume of planting; relevant flow volume data for the natural spring; compliance with relevant DEFRA regulations.

The identified commercial elements within the proposal (Planning Application, point 20), implies the potential for generating significant quantities of associated trade effluent which is not acknowledged (Planning Application, point 15). This conflict would appear to justify a detailed environmental impact assessment for the site.

No evidence is offered to identify the means whereby all identified equipment associated with the production of wine, cider and bottled water, together with agricultural plant and other paraphernalia, can be

accommodated in the proposed barn, whilst maintaining appropriate hygiene and health & safety requirements.

No substantive evidence is provided to support the viability of the possible business enterprises identified. Capital outlay costs associated with the initial purchase of processing and bottling equipment identified in the application, together with on-going distribution and maintenance costs, would appear to be at considerable variance with economic viability.

There is continued concern within the community that this application may inform through omission—namely the creation of facilities required for establishing an enduring camping facility within this prominent and sensitive conservation area location, as referenced in 20/03347/F.

21/00472/F - Brock Cottage, Acre Ditch, Sibford Gower. Single storey rear extension. Sibford Gower Parish Council **SUPPORTS** this application. This application seeks to facilitate enhanced living provision, including accommodation provision for a full-time carer, to accommodate an increasingly challenging and debilitating medical condition.

1 member of the public left the meeting at 7:50pm.

21/00565/F - 1 Meadow Crest Cottages, Street Through Burdrop, Burdrop. Part two storey, part single storey rear extension thatched canopy to front door and internal renovations. Sibford Gower Parish Council **OBJECTS** to this application. There are a number of concerns associated with this proposal, namely:

The nature and scale of the proposed extension appear to be an overdevelopment in the restricted and congested location enjoyed by the immediate group of cottages, identified as non-designated heritage assets within the conservation area.

The application lacks detail in addressing: a) the potential party wall issue with the adjoining property; b) the increased pressure on the very limited on-street parking availability potentially generated through the provision of additional residential provision; c) a sensitive approach to the use of shared mains services.

As no rear access is available, significant provision will be needed to accommodate: a) the delivery and storage of materials, b) the intrusive nature of the proposed work on the adjoining properties c) the lack of off-street parking for works related vehicles.

21/00559/F - Carters Yard, Main Street, Sibford Gower. Conversion of garage building and erection of a single storey extension, to form a granny annexe. Sibford Gower Parish Council **SUPPORTS** this application.

The application seeks to provide for the longer term care of the applicants within a supportive extended family environment. The sensitive redesign and repurposing of the existing garage, choice of materials and approach to window openings, maintain the character and integrity of this sensitive conservation area / listed building location. Car parking provision and highway safety are not compromised. An appropriate condition linking the granny flat to the main building would be appropriate.

21/00786/TCA – Stonewalls, Bonds End Lane, Sibford Gower. T1 x Cherry-Crown reduction up to 20% ,up to 2m meters from height and crown thin. Remove all deadwood on going management. T2x Juniper- Fell to ground level. T3 x Norway Spruce- Fell to ground level. fell to allow more light in the garden and will re-place with something more suited. **No comment.**

1 member of the public left the meeting at 8:08pm.

- 8. Cherwell Local Plan Review 2040 - Village Services Questionnaire** – The councillors have provided any additional information that should be included in the response. **Clr Mallows to make the final updates and send to the Clerk for submission to Cherwell District Council.**

Meeting closed @ 8 :15pm.

Signed..... Date.....