

# Sibford Gower Parish Council

Minutes of an extraordinary meeting of the Parish Council held on **Monday 2<sup>nd</sup> August 2021 at 7pm**  
in Sibford Village Hall

Present: Cllr Mallows, Cllr Allen, Cllr Berks, Cllr Pougatch, Clerk

In attendance: 3 members of the public, District and County Cllr Reynolds.

## Business

25. **Apologies for absence** – Cllr Pidgeon.
26. **Members declarations of interest for items on the agenda** – Cllr Berks declared that he is an immediate neighbour to application 21/02409/F so will not vote on this item.
27. **Proposal to make a contribution of up to £200 towards the cost of organising a village fete/showcase event at the Village Hall on 18<sup>th</sup> September** – Proposed and agreed.
28. **Proposal to make a contribution of 50% (around £75) of the cost of a handheld speed detecting device to Sibford Ferris Parish Council to support a joint speed reduction group** – The Clerk advised actual cost will be £73.95. Proposed and agreed. It was noted that the additional 30mph repeater signs have been installed at no cost to the parish by Oxfordshire County Council (OCC). Thanks were expressed to OCC and Dave Catling for their work on this.
29. **Ratify Town Estates Charity (TEC) nomination** – It was proposed and agreed to nominate Tracey Morbey to join the TEC as a trustee.

## Planning

### 30. Planning applications received

**21/02296/TCA – Brayes Close, Street through Burdrop, Burdrop.** T1 x Yew Tree in front garden - 40% crown reduction; height after reduction 6 metres spread after reduction 4 metres. Reduction in tree due to excessive shading. **No comment.** (Response made using delegated powers).

**21/01535/F – Lane Head, Main Street, Sibford Gower.** Demolish existing garage for replacement with oak framed carport and roof alterations to create first floor over existing ancillary outbuilding to create pool and annexe accommodation.

The applicant provided information about their application and answered a number of questions from the Parish Council. After much purposeful dialogue it was agreed to submit the following response to the application:

Sibford Gower Parish Council **OBJECTS** to this application.

This application presents a number of significant issues, namely:

Access to the site can only be achieved via a very narrow lane which terminates as a dead end. This restrictive gated access on to private land offers no turning provision. The very narrow lane is in constant use by other residents, occasional farm vehicles, and leads to a popular public footpath across open fields. The lane also serves as the only pedestrian access to all properties. It is unclear whether the proposals meet acceptable highway requirements.

The provision of additional residential accommodation, whether used by the owner or others, would occasion additional vehicle movements which would have an adverse impact on the existing highway provision.

The proposed elevations and scale, within the curtilage of the Grade 2 listed building, may be considered to dominate this secluded location within the Sibford Gower and Burdrop Conservation Area.

Should the application be permitted, due consideration should be given to appropriate conditions regarding:

The new annexe to be identified as ancillary accommodation to the main house only.

With the very restrictive access provision identified, the size and scheduling of delivery vehicles, appropriate storage of materials on site, parking of all work-related vehicles, together with arrangements for vehicles already associated with the site, will require a comprehensive and sensitive management programme

**21/02502/TCA – Stickleys House, Main Street, Sibford Gower.** T1 x Rowan – Fell Dying-Dead. **No comment.**

**21/02409/F – Mawles Farm, Main Street, Sibford Gower.** Variation of condition 2 (plans) of 20/02545/F - substitute the revised drawings, with minor material amendments to the consented scheme. This application is made under section 73 of the Town and Country Planning Act 1990 to vary the condition such as to seek approval for the minor material amendments proposed. The changes relate to adapting the internal layout of the main barns to suit the new owners of the site. In addition, the site works and landscape have been altered to take account of a prior approval permission to demolish a small, freestanding brick building under permitted development rights. These demolitions have not yet been carried out, but the landscaping and elevations have been adapted accordingly for the sake of completeness in this application. **No comment.**

**31. Planning decisions received**

**21/01437/F – New Rectory, Acre Ditch, Sibford Gower.** Two storey detached replacement dwelling with semi basement. **Approved.**

**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. **Approved.**

**32. Other planning issues - Cherwell District Council Planning Policy Consultation** – At the moment people can access planning application on the planning portal, the Parish Clerk is notified, the immediately adjacent properties are notified by letter, a site notice is placed somewhere near the property and it is published in the local press. CDC are considering changing the process to remove notification of neighbours. It was agreed that the letters to neighbours is a really important part of the process as it provides sufficient opportunity for people to respond and there may be people who don't have knowledge of or access to the internet who would not necessarily find out about the application if they did not receive a letter. Also site notices are not always put up in places close to the property in question so those who are affected may not see the notice. **Clerk to submit response to consultation.**

**Next Meeting - Thursday 16<sup>th</sup> September @ 7pm (new PC meeting time)**

Meeting closed @ 8:08pm

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