

Sibford Gower Parish Council

Minutes of an extraordinary meeting of the Parish Council held on **Tuesday 19th October 2021 at 7:15pm** in Sibford Village Hall, Sibford Gower

Present: Cllr Pidgeon, Cllr Mallows, Cllr Allen (Chairman), Cllr Berks, Cllr Pougatch.

In attendance: 9 members of the public, Clerk.

Business

51. Apologies for absence – County and District Cllr Reynolds.

52. Members' declarations of interest for items on the agenda – None.

Planning

51. Cherwell Local Plan - Following intense discussion on the nature of the PC's response, with particular reference to the Village Profile published by CDC, it was resolved that the parishioners present who have expertise in planning should be sent the draft response put together by Cllr Mallows to give their input which will be incorporated into the response where possible. It was agreed that **once the response has been finalised the Clerk should submit the response before the deadline of 10th November.**

52. Planning applications received

21/03197/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 - re-submission of 21/01535/F. *A vote was taken with 1 Cllr choosing to abstain from voting. Sibford Gower Parish Council OBJECTS to this application.*

The application presents a number of significant issues, namely:

Access to the site can only be achieved via a narrow single-track 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, horse riders, occasional farm vehicles, and leads to a popular footpath across open fields. The lane also provides the only pedestrian access to all properties. The application does not increase the existing public highway facility.

The provision of additional residential accommodation on this site, whether used by the applicant or others, will generate additional vehicle movements, thereby having an adverse safety impact on the existing highway

The plans for the ancillary building show a lack of definition in identifying the proposed use for the ground floor spaces, failing to identify the intended proposed use of those spaces.

The proposed elevation and scale, within the curtilage of the Grade 2 listed building could be identified as overdevelopment. It will change the local street scene and may be considered to dominate this secluded location, thereby materially changing the nature and character of this location within the Sibford Gower and Burdrop Conservation Area location.

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

The new annexe to be identified as ancillary to the main house only, with no option to be used as separate from the main dwelling at any time now or in the future.

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

21/02893/REM - Os Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris. Approval of reserved matters pursuant to condition 1 of planning permission 18/01894/OUT for details of layout, appearance, scale, landscaping, access and parking for 25 dwellings. *It was agreed that no response should be made to this application unless Sibford Ferris Parish Council (PC) notify the PC that there*

is something significant to be concerned about within this application. If that is the case the PC delegates power to the Clerk to respond on their behalf.

53. Planning decisions received

21/02655/TCA – Friends Meeting House, Temple Mill Road, Sibford Gower. T1 x Laurel - Remove stems touching wall as causing damage. T2 x Elder - Fell as damaging wall. T3 x Walnut - crown raise by up to 2.0m all round, reduce branching back from gable by 2.0m. T4 x Lawson; multi-stemmed - Fell as in poor condition. T5 x Yew - Crown raise by up to 3.0m, remove leaning stem over boundary. G1 x Yew - Crown raise all by up to 3.0m. T6 x Beech - Crown raise to 2.0m. T7 x Yew - crown raise up to 2.5m all round, clear driveway to a minimum height of 4.0m. T8 x Holly - Fell to ground level as close to building. **Approved.**

21/02807/F – West Farm Cottage, Main Street, Sibford Gower. Variation of conditions 2 (plans) and 6 (doors & windows) of 20/03601/F - Condition 2 to be changed to refer to the revised proposals drawings 19_076-100B and 101C to reflect amendments made to the two-storey extension. **Approved.**

Community Development

54. Outcome of Asset of Community Value (ACV) nomination on the Blaze Inn Saddles - Refused

Meeting closed @ 9:31pm

Date of next meeting – 14th December 2021

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

