

Sibford Gower Parish Council

Minutes of a meeting of the Parish Council held on **Tuesday 6th September 2022** at **7pm** in Sibford Village Hall, Sibford Gower

Present: Cllr Alan Berks, Cllr Jackie Noquet (Chairman), Cllr James Garstin, Cllr Geoff Noquet.

In attendance: 0 members of the public, Clerk.

34. Public participation session – None.

Business

35. Apologies for absence – Apologies were received and accepted from Cllr Downes.

36. Members' declarations of interest for items on the agenda – Although no decisions will be made relating to item 47 as the decision has already been made by the Clerk using delegated powers, Cllrs J and N Noquet declared an interest in item 47.

37. To approve the minutes of the Parish Council (PC) meeting held 12th July 2022 – The minutes were proposed, agreed, and duly signed.

38. Outstanding matters/actions from previous meetings

- i) Update re bank mandate changes – Cllr J Noquet and J Garstin are both now signatories but are still in the process of getting access to the online banking.

39. Feedback from District/County Councillors – None.

Assets and services

40. Assets - To confirm completion of an asset inspection in July and consider any actions required in relation to issues noted in the inspection – Cllr J Noquet confirmed the inspection has taken place and the only issue found was that the dog waste bins were not locked. The Clerk has informed Cherwell District Council (CDC) who are contracted to empty the bins. It was agreed that with a hard winter expected this year the **Clerk should request a tonne pallet of grit from Oxfordshire County Council to be delivered to Wheathills.**

41. Burial Ground

- i) Maintenance of burial ground – Various ideas about the best way to manage and maintain the burial ground have been put forward. It was agreed that the **councillors should hold an informal working group meeting to discuss the various ideas and put together some proposals for consideration at the next meeting** in order to agree a final specification to go out to tender in December.
- ii) Consideration of potential wildflower areas - **Cllr Garstin to find out more about the potential costs and management of a wildflower area** to be considered as part of the overall burial ground management proposals.
- iii) Grave positions and spacing – The grave digger recently advised Cllr J Noquet that the spacing of the graves is too wide and that it will not be possible to complete further burials between the existing graves in future therefore the land is not being used to its full potential. It was agreed to continue to the end of the existing row using the current spacing and then change to the advised closer spacing from the next row.
- iv) Consideration of potential bulb planting – **To be considered by the working group as per item 41i.**

42. Defibrillator – The new door has now been put on so the defibrillator cabinet is no longer locked so will need checking more frequently to ensure the defibrillator has not been removed. Cllr Downes will complete the regular checks. **Cllr Berks to put together a note to go in the Sibford Scene and the website to make parishioners aware that they no longer need to get a code to access the defibrillator.**

Finance

43. Bank balance as at 01.09.22 - £16,409.64 – Cllr Garstin confirmed the balance stated is correct.

44. **Proposal to open a savings account with Lloyds Bank in order to earn interest on council funds – Proposed and agreed.**
45. **To note and approve the following payments and receipts since the last meeting:**

Payments: Proposed and agreed.

05.08.22	Kirsty Buttle	Salary July	£271.20
05.08.22	HMRC	Tax July	£53.60
05.08.22	CDC	Uncontested election	£100.00
05.08.22	Sibford Village Hall	Hall hire 12th July	£20.00
05.08.22	Kirsty Buttle	Expenses July - Mileage, SIM, One Drive	£23.54
01.09.22	NR Prickett	Grass cutting 2nd August	£328.80
01.09.22	Thomas Fox Landscaping	Mowing of churchyard 07 and 28/07	£272.64
01.09.22	Sibford Ferris Parish Council	Share of Clerk's glasses	£34.07
01.09.22	Kirsty Buttle	Salary and office August	£271.20
01.09.22	HMRC	Tax August	£53.60
01.09.22	W.C. & E.F. Lovesey & Son	Mowing Millennium Field 22/07	£288.00
01.09.22	Kirsty Buttle	Expenses - Mileage	£9.00

Receipts: None

Planning

46. Planning applications received

22/01942/F - New Rectory, Acre Ditch, Sibford Gower. Erection of a double garage to the front of the dwelling to allow for overnight parking spaces (resubmission of 22/00332/F). **Sibford Gower Parish Council OBJECTS to this application.** The proposed site is not within the conservation area, but has a direct impact to the west where the hedge forms the boundary with the conservation area. The south elevation benefits from extensive and uninterrupted views across pasture land which is within the conservation area.

Acknowledging the recent planning history for this site, the Design and Access Statement submitted as part of the initial planning application (21/01437/F) continues to offer the context for this site.

The absence of any designated garage/outside storage was raised by the PC earlier. This was subsequently accommodated within the planning consent for 21/01437/F as Condition 9.

When the initial planning application for the site (21/01437/F) was submitted, the Design and Access Statement identified several references which specifically identify and emphasise particular siting issues eg: "The existing site plan...identifies a stepped or staggered line of building frontages we have observed and responded to local context by maintaining this pattern. " (p3). Further references identify the intention to "maintain the urban grain" and "a real sense of open space generated by the large front garden" (p5), together with "establishing a slightly elevated ground floor level at the front to take in the views to the south" (p16).

The urban grain previously referenced does not identify any other significant built feature in a front garden in this part of the village, while the Location Plan accompanying this application clearly identifies the challenging location proposed for the double garage.

While the positioning of the new dwelling was referenced as "responding to urban grain and street scene" (p17), the current proposal for a double garage in the front garden would appear to directly contradict such concerns, now, apparently, no longer deemed relevant. It would have a significant negative impact on the street scene by reducing the general sense of openness for this particular part of the village, and severely obstruct the "views to the south", previously identified as being a particularly significant feature of the earlier application.

The refusal through Appeal of planning application 07/02505/F should be considered a material consideration in regard to this application.

Should the application be approved, there is concern that continued "planning creep" could seek to further enlarge the garage through the provision of additional accommodation/workshop/storage facilities in the future. (Response made using delegated powers). **REFUSED.**

22/02425/TCA - Staddlestones, Bonds End Lane, Sibford Gower. T1 X Laburnum- Dismantle and remove multi stemmed laburnum due to failing at base level. **No objection.** (Response made using delegated powers).

22/02332/TCA - Boundary of Bishops End And Land West Of Bishops End, Street Through Burdrop. G1 - G3 x Ash – Fell. **No comment.** (Response made using delegated powers).

22/02185/F - Glebe Farm, Main Street, Sibford Gower. Installation of 24 ground-sited solar panels in field. **No objection.**

47. Planning appeals received

APP/C3105/W/22/3295704 - The Pheasant Pluckers Inn, Burdrop. Permission is sought to re-position and amend the structure of the previously allowed 3 bedroom building. **Since the submission of the original planning application and the Parish Council’s subsequent response the membership of the Parish Council has changed resulting in the applicant, the applicant’s wife, and 1 neighbour mentioned in the application now being council members. Due to their personal interests in this application they cannot be involved in the Parish Council discussions relating to this application and obviously it would not be an option for them to speak on behalf of the council at the appeal, particularly as the Parish Council’s response was to object to the application. This does not leave a quorum of councillors who can make a decision about any further response therefore I must use my delegated powers to respond as the Proper Officer.**

In order to make my decision regarding how to proceed I have discussed the appeal with the remaining councillors and have considered the strong feeling within the parish about this application. On the basis that we believe an appeal is just to review the correctness of Cherwell District Council’s decision on this application and does not include any amendments from the original application (as surely that would require a new application rather than an appeal?) the Parish Council have nothing further to add to the original response. We cannot send someone to speak on behalf of the Parish Council at the appeal hearing but would like to ensure that the original objection from the Parish Council is fully taken into account when deciding the outcome of the appeal.

We are aware that individual responses to the appeal have been submitted by Mr Roger Mallows and Mr David Allen. We can confirm that Mr Mallows and Mr Allen were councillors at the time of the original parish council response. (Response made using delegated powers).

48. Planning decisions received

22/01576/F - Handywater House, Pound Lane, Sibford Gower. Removal of existing barn/shed, remodelling of front entrance, window replacement and creation of a new two-storey extension and associated soft landscaping. **Approved.**

49. Other planning issues – request from the Sibford Action Group (SAG) and a member of the public for the Parish Council to consider making a response to planning application 22/01773/F – Land South of Faraday House, Woodway Road, Sibford Ferris. Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure - re-submission of 21/04271/F. *After some discussion it was agreed that as the deadline for response had already passed when this request was received, and as Sibford Gower Parish Council (SGPC) does not have any new or different information from the responses already made on the CDC planning portal, a SGPC response would provide no added value therefore SGPC will not be making a response.*

Community Development

50. Community Speedwatch update – No further update.

51. Upcoming Local Plan review from Cherwell District Council – Cllr Garstin has spoken to some of the parishioners who helped with a response to the last local plan consultation and they would be willing to help with a response to the next stage of the consultation.

Meeting closed @ 9:04pm

Date of next meeting – 15th November 2022

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