

Sibford Gower Parish Council

Minutes of an extra ordinary meeting of the Parish Council held on **Tuesday 18th November at 6pm** in Sibford Village Hall, Sibford Gower

Present: Cllr Jackie Noquet Cllr Alan Berks (Chairman), Cllr Phil Chapman.

In attendance: 6 members of the public, Clerk. Zoe Wesson and Roger Mallows joined as councillors after item 29.

- 27. Public participation session** - A resident asked a question about planning rules. They were advised that they should contact Cherwell District Council (CDC) Planning Team to seek advice.

Business

- 28. Apologies for absence** – None.

29. Proposal to co-opt Zoe Wesson, and Roger Mallows onto the Parish Council (PC) – It was proposed and agreed to co-opt Zoe Wesson and Roger Mallows onto the PC. Zoe and Roger completed their Declarations of Acceptance of Office which were countersigned by the Clerk.

30. Members' declarations of interest for items on the agenda – Cllr Mallows declared that he has already submitted a response to the appeal in item 33 therefore after seeking advice from the CDC Monitoring Officer he has made the decision to leave the meeting before that item is discussed. Cllr Noquet also declared an interest in item 33 due to it being her property so she will also leave the meeting before this item is discussed.

- 31. To approve the minutes of the Parish Council meeting held on 3rd September 2025** – The minutes were proposed, agreed, and duly signed.

Planning

32. Planning applications received

25/02233/TCA – The Millennium Field, Temple Mill Road, Sibford Gower. G1 - Pine mix area - Crown raise pines to 4 metres to improve canopy shape. Fell small poor specimen understory trees within group. G4 - Ash x3 - Fell and process-due to ash die back. **No representation made.**

25/02490/F – Sibford Park, Colony Road, Sibford Gower. Erection of new entrance gates with associated landscaping, alteration and widening of access route to create one entrance along with a bin store and alteration of existing track to New Barn Farm to ensure access is provided past the secure gates. **No representation made.**

25/02578/F and 25/02579/LB – Stickleys House, Main Street, Sibford Gower. To install a home EV charger of size 300mm H x 200mm W x 120mm D on the house wall in a position not visible from the public domain. **No representation made.**

25/02824/F – 2 Shepherds Close, Burdrop. The erection of one new two storey self-build dwelling alongside No 2 Shepherds Close, with all associated works. **The Parish Council (PC) supports this application in principle as it is a good opportunity for an existing resident of the parish to be able to afford their own home in the parish. However the PC does have some concerns in relation to the potential road safety issues as the corner that this property will be on is already quite dangerous as it is opposite a junction that many people who aren't local don't realise is a junction so do not stop, and the additional fencing could cause visibility issues on the bend. To ensure all visibility and Highways issues are considered we ask that Highways be requested to complete a site visit before making their response rather than just a desk top exercise. There are also some concerns about the fact that the neighbouring property that shares the land that the proposed property will be on has been under construction for**

many years and is an eye sore in a very visible part of the village so we would ask that, if possible, there could be some restrictions placed on timescales for the building to be completed, and a request for the existing project to be completed, although we understand that this may not be within the gift of the planning department.

Planning decisions received

25/02065/F – 1 Acre Ditch, Sibford Gower. Two storey and single storey extensions to rear. **Approved.**

25/02152/F – 2 Acre Ditch, Sibford Gower. Two storey and single storey rear extensions. **Approved.**

33. Planning appeals received

Cllrs Mallows and Noquet left the meeting at 6:22pm.

APP/C3105/W/25/3375016 - The Pheasant Pluckers Inn, Street Through Burdrop, Burdrop. Permission in principle - 3-4 new dwellings – application 25/02149/PIP.

The applicant was present and advised that there would be no plan to build any further structures on the site other than the additional house that already has planning permission.

The Parish Council objects to this proposal as it is concerned about the impact of the development and extra vehicles on the Conservation Area and the Sibford Gap. The Sibford Gap is considered by many villagers as an area which should be protected and preserved in its current state. Additional housing would have a negative impact on this valuable historic/environmental asset. There are also concerns that this size of development is likely to introduce up to 16 more vehicles (4 per property if each household has two adult children) entering and exiting the site on a regular basis, which is significant for such a narrow road, and creates additional issues at the junctions onto Hawk's Lane where there is already very poor visibility. Whilst we understand the argument that a pub could have more than 16 cars visiting, we are of the view that if the pub were open on a regular basis and was used by local people the majority would walk to the pub rather than drive. It is noted that there is a disparity in the views between parties in the appeal documents as to whether access and traffic on the narrow lanes and paths presents a risk to the user or not.

Meeting closed @ 6:39pm.

Date of next meeting – Monday 15th December 2025

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