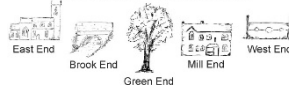


Chadlington Parish Council



Notice is hereby given that the next Chadlington Parish Council will be held on **Monday 10 January 2022 at 7.30pm in Chadlington Memorial Hall**. Members of the public and press are welcome to attend. Members of the public may make representations to the Council under item 6 in accordance with the Council's Standing Orders. Please contact a Councillor or the Clerk at least 2 weeks before the next meeting if you wish to have an item placed on the agenda.

Agenda

1. **To receive Apologies**
2. **Declarations of Interest:**
 - a. Councillors are reminded of the need to update their register of interests.
 - b. To declare any pecuniary & other interests in items on the agenda & their nature.
3. **Minutes:** to approve minutes of the Parish Council meeting held on 10 December 2021.
4. **Matters arising from Minutes**
5. **District & County Councillors Reports**
6. **Public Participation:** opportunity for the public to ask questions
7. **Website:** Update
8. **New Clerk.**
9. **Community Issues**
 - a. Domestic abuse in rural areas
10. **Chadlington Housing Needs**
11. **OALC/OCC Operation London Bridge Zoom Briefing 18 January 2022 2-3pm**
Protocol to deal with the death of a significant public figure.
12. **Noticeboard:** update Clerk
13. **Parish Planters:** update Clerk
14. **Drains and Gullies:** update Cllr Gavin Brown
15. **Parking at Brook End:** update Clerk
16. **Memorial Hall:** update
17. **Allotments:** update Cllr Hilary Moore
18. **Playground:** update Cllr Heidi Davies
19. **Highways:**
 - a. Speedwatch: update on 20mph limit
 - b. School Parking
20. **Planning**
 - Applications received**
 - 21/03868/S73
Storage Land Horseshoe Lane
Variation of condition 2 of planning permission 20/02104/FUL to allow changes to doors and fenestration and provision of first floor office, kitchen and WC facilities.
20/02104/FUL
Storage Land Horseshoe Lane
Erection of a garage workshop (amended plans).
Storage Land Horseshoe Lane
21/03699/HHD
Sycamore Farm, Mill End
General refurbishment, reconfiguration and extensions of the existing dwelling including new reception and studio spaces and connecting glazed link. External works include a new carport sheltered terraces and general landscaping. CPC had no objection.
21/03702/FUL
Barley Hill Farm Chipping Norton Road

Demolition of existing equestrian arena to allow for the conversion and extension of the traditional barn to form one dwelling with associated garaging and access and landscape works. CPC has no objection.

21/03794/FUL

Lower Court Farm Green End

Change of use of land from agricultural to domestic along with the formation of a tennis court, erection of a green house and associated buildings.

21/03159/FUL

Diddly Squat Farm Shop

Conversion of existing building to create a café/restaurant together with associated landscaping works and provision of parking. Creation of a new access; realignment of the existing access and new storage compound.

This Planning Application has proved to be extremely divisive within the village of Chadlington. Comments on the application have been expressed at a Special Parish Council Meeting, made verbally, in writing to Counsellors, and placed on the WODC Planning web site. There are many who hold very real concerns regarding this proposal and wish to object. However, there are also those who support this planning application. In view of the opposing issues and views expressed by parishioners, the Parish Council is obliged to represent the full extent of these to WODC in making Chadlington Parish Council's comment regarding this application. A summary of the appropriate issues raised by members of the public are outlined below. These have been split into the two groups; those objecting to the Planning Application and those in support of the Planning Application. We ask that these be given careful consideration by WODC in arriving at their decision on this application.

Chadlington Parish Council held a public meeting on 8 November 2021 to decide on whether to 'object' or 'neither object nor support' the proposed development, but the vote was inconclusive.

As this application has been so divisive and contentious we request that the decision is not delegated, but is referred to the Full Planning Committee for consideration.

Those Objecting to the Planning Application

The list below attempts to encapsulate the issues and concerns of those objecting to this planning application.. Many of these issues are also raised in comments made by individuals on the WODC website for this application and consequently are only summarised below.

1. This development will create further erosion of the tranquillity and would have a significant environmental impact within the Cotswold AONB. In addition, it would significantly increase the numbers visiting the site, leading to more chaos and disruption.
2. This development is on a wholly unsuitable site for the proposed use. The intended development is outside the settlement in a highly visible upland location and is not *'commensurate with the scale of the settlement and character of the area'*.
3. The development will introduce an incongruous urban use with car parking and external paraphernalia and will likely urbanise the open agricultural landscape in what is a vulnerable edge of AONB: an objective of AONB is to achieve tranquillity within the area – see Policy EH1 and para 8.3.
4. The construction of an agricultural building should not be used as a device to obtain a café in an agricultural building in an unsustainable location outside a village, especially if it is in a highly visible upland location in the AONB attracting large numbers of car visitors. A café would never have been granted planning permission if it had it been applied for at the outset.
5. This development will be seen from the other side of the valley, not just the 2km considered in the Landscape & Visual Impact Assessment submitted on behalf of the applicant.
6. There is likely to be considerable light pollution emanating from the considerable area of westward facing picture windows proposed, which will also reflect sunlight. In addition, the Thames Valley Police submission makes several suggestions regarding the levels of

external lighting that would be needed to address safety concerns this would further add to this light pollution.

7. The activity created by car parking and movement, especially after dark with lights on buildings, access ways, car parks and headlights of cars manoeuvring in the car park and on the access road will be particularly intrusive in the landscape, this being within an area where Policy EH 2 is to maintain and improve "Tranquillity and Dark Skies" in Special Landscape Policy Areas.

8. A permanent car park for up to 70 cars is proposed, but this is unlikely to be sufficient to cope with the numbers required for the shop and a restaurant. OCC Highways have counted up to 400 cars on site for the Farm Shop alone. The Planning Statement says that 'numbers of visitors to the site will be limited to a certain extent by the parking available', but does not explain how.

9. An overflow car park is indicated on the plans, which would further damage the beauty of the AONB and this should not be permitted. Visitor numbers should be limited in order that the car park space is not exceeded and a booking system should be made a requirement. No field is suitable as a car park for more than temporary, or intermittent, use, neither of which are the case here.

10. There is currently a considerable problem with mud carried onto the Chipping Norton road by vehicles leaving the site in bad weather and the possibility exists that this could continue. The proposed hard core surfacing of the car park is unlikely to overcome this problem.

11. There is already a problem with traffic to and from this site causing congestion and this will be made worse and further erode what is supposed to be a tranquil area of AONB.

12. The OCC response to the development objects to the application due to a lack of detail on the proposed access arrangement for the site and the need for a Transport Statement.

13. Visitor numbers were woefully underestimated in the past and the prospect of a large restaurant can only make matters worse.

14. No provision for waste, waste water and foul drainage has been made in this application. Two public toilets, accessed from within the café, will be woefully inadequate.

15. Concerns regarding the contravention of Planning Policies OS2, E2, E3, EH1, EH2 and the NPPF have been raised.

Those In Support of the Planning Application

The list below attempts to encapsulate the views of those made in support of this application.

1. The site is in an ideal location and provides a venue for local people to take advantage of the landscape and enjoy time with family and friends.
2. The site is well away from the village and will have little impact on the residents..
3. There would be increased local employment.
4. The business of three of the local shops and pub have improved as a result of the visitors to the Farm Shop.
5. This development supports farm diversity where sustainable employment and farm security are achieved.
6. Some parishioners were in favour of the development, but did not give a reason for this.

21/01567/FUL

Diddly Squat Farm Shop, Chipping Norton Road

External alterations to existing building to provide new rear access door and replace existing fabric roller shutters and gates with new solid roller shutter doors. Alterations to timber cladding to close gaps.

Chadlington Parish Council has no objections to the proposals detailed in this Planning Application. However, you will be aware that there was a Building Control Application for the conversion of the Lambing Shed to form a Café on 2 November 2020. In addition to this

a Licensing Application W/21/00058/PRMA was also made in February 2021, which makes the following statements.

Section 5 - "This is also to allow the opening of a café/function area adjacent to the shop."

Section 18 - "This is a low-risk application to license a remote farm shop, café & function areas to sell alcohol and provide entertainment."

Section 18 - "max capacity 150 people."

Whilst the current Planning Application makes no reference to any of the above as being the reason for these alterations, the Parish Council is concerned that, in the event of this application being approved, this should not confirm a change of use status for this agricultural building. .

The Parish Council remains concerned regarding the effect of the incremental development at this location, both upon the local community, its existing shops and an Area of Outstanding Natural Beauty. The number of cars currently visiting this site is already substantial, often filling the existing available parking space and overflowing onto the Chipping Norton Road, which is hardly desirable in an AONB and creates a significant risk that accidents will occur.

Applications approved.

21/03224/FUL

Chadlington Methodist Church

Change of use from place of worship to single dwelling with new vehicular access.

CPC has no objection to this application.

21/03017/FUL

Land South of Old London Road, Chipping Norton

Siting of a temporary mobile dwelling, along with the erection of timber fencing and construction of a new access and hardstanding area (part retrospective).

CPC has no objection to this application.

21/03298/HHD

12A Chipping Norton Road

Single storey rear extension. CPC had no objection.

21/03439/HHD

Brooklands, Brook End

Erection of a side single storey infill extension. CPC had no objection.

21/03489/HHD

26 Quarry Road

Single storey rear extension to replace existing conservatory. CPC had no objection.

2101633/LBC

Hillside House, Bull Hill

Reinstate historic openings in the barn. Erection of lightweight extension to replace current. Demolition of existing modern timber car port and breeze block stable building, replacing with landscaping and a semi-sunken parking structure. CPC had no objection however the high-level long narrow window in the B, may not look in keeping with the rest of the bung narrow window in barn may not look in keeping with the rest of the building. CPC had no objections to this application. However the high-level long narrow window in the Barn, facing Bull Hill, may not look in keeping with the rest of the building when viewed from the road.

Applications refused

None

Applications withdrawn

21/00932/FUL

Westbridge Cottage, Green End

Demolition of existing cottages and erection of a replacement dwelling and outbuilding for use as home office. Alterations to existing vehicular access. CPC objected to this as the application has changed from 3 cottages to one larger home when there is a need for reasonably priced affordable homes in the village.

21. Training for CPC Councillors

22. Standing Orders

23. Bank Account

24. Finance To be completed

Expenditure for approval:

Standing Order (monthly) Clerk's Salary Jan 2022 £269.44

CPRE Subscription £36.00

Approval of bank reconciliation December 2021

Current Account Opening balance 01 Apr 2021 £41,717; income to

31 March 2022 £TBA; expenditure to 31 March 2022 £TBA

25. Correspondence

26. Other Issues

27. Information Exchange

Date of next meeting: 7.30pm Monday 14 February 2022 at Chadlington Memorial Hall

Gill Hill, Clerk to Chadlington Parish Council