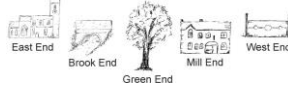


Chadlington Parish Council



MINUTES 20220110

JANUARY 10, 2022

7.30 PM

CHADLINGTON MEMORIAL HALL

ATTENDEES	Zoe Townsend (Chairman), Heidi Davies (Vice-Chairman), Gavin Brown, Andrew Carpenter, John Ingram, Hilary Moore Cllr Liz Leffman (OCC) 21 members of the public Gill Hill (Clerk)
ABSENT	Nil

1 **Apologies**

District Cllr Dean Temple

2 **Declarations of Interest**

There were none.

3 **Minutes**

The Minutes of the meeting held on Monday 10 December 2021 were approved and signed.

4 **Matters arising from Minutes**

Nothing to report.

5 **District and County Councillors' Reports**

County Cllr Liz Leffman reported that Thames Water understood the problems of flooding at Brook End and were setting up weekly inspections giving them further insight into the matter. Consultations on Special Educational Needs (SEN) provision in the County, Youth Service provision, transport, home strategy and cultural wellbeing in all communities were being carried out in order to make matters better. Oxfordshire had been voted the best county for recycling.

6 **Public participation**

The subject of the need for affordable and social housing in Chadlington was discussed. A letter from Savills had been received requesting support from the Parish Council in sending out a survey to residents which was declined. It was decided that it is preferable for a survey to this nature to be instigated by the Parish Council and contact would be made with Tom McCulloch of Community First who handles surveys of this nature.

7 **Website**

The Parish Council is obliged to present Agendas, Minutes, Finance, Standing Orders, Transparency and other activities on a website. This is now being set up by Hugo Pickering and should be operational by 31 January. Current information is being lifted from the Community website Chadlington.com. Grateful thanks to Mike Smith who has supported the Parish Council for many years.

8 **New Clerk**

It had been hoped to announce the name of a new clerk to replace our current clerk who has resigned. Unfortunately, they are unable to take the position.

9 **Community Issues**

Volunteers are needed to assist with domestic abuse cases. If anyone is interested please contact Heidi Davies.

10 **Chadlington Housing Needs**

This was covered in item 6.

11 **OALC/OCC Operation London Bridge**

A Zoom Briefing is being held on 18 January 2-3pm which Councillors were invited to attend.

12 **Noticeboard.**

This was due to be erected at the crossroads opposite the Café de la Post on Tuesday 19 January.

13 **Parish Planters**

Five planters have been placed on the roads entering the village. The planter at Brook End is to be moved to a more suitable position.

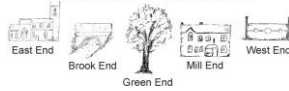
Signed

(Chairman)

Date

2022/1

Chadlington Parish Council



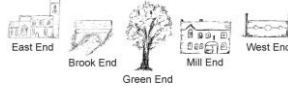
- 14 **Drains and gullies**
Nothing new to report.
- 15 **Parking at Brook End**
Signs requesting “No Parking” to be put in the relevant places near the greens.
- 16 **Memorial Hall**
There are a few repairs still needed including painting the kitchen area where there is water damage from the leaking roof.
- 17 **Allotments**
The hedge by the car park in Eversley Close had now been cut, tidy but not as low as we had requested.
- 18 **Playground**
Quotes on the updating of the Playground are being sought.
- 19 **Highways**
Work in progress on the “Tool Kit” for a 20 mph speed limit in the village.
Headmistress to be contacted about the parking at the school.
- 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.
CPC supported this application with a casting vote made by the Chairman.
20/02104/FUL
Storage Land Horseshoe Lane
Erection of a garage workshop (amended plans).
Storage Land Horseshoe Lane
21/03949/FUL
Westbridge Cottage Green End
Extensions to and amalgamation of Westbridge and Centre Cottages to form a single dwellinghouse with external alterations to Old Forge Cottage for use as an annex to the new dwelling and construction of detached garden room. Associated works, change of use to extend domestic curtilage and create new parking area.
Close existing and relocate vehicular access.
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 greenhouse and associated landscaping.
21/01567/FUL
Diddly Squat Farm Shop, Chipping Norton Road
External alterations to existing building to provide a 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 allow 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 and 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

Signed

(Chairman)

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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

21/03699/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.

Applications refused

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 Councillors, and placed on the WODC Planning website. 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 summarized below.

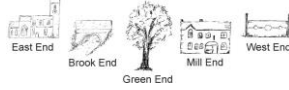
1. This development will create further erosion of the tranquility and would have a significant environmental impact within the Cotswolds AONB. In addition, it would significantly increase the numbers visiting the site, leading to more chaos and disruption.
2. This development is on a wholly unsuitable site for the proposed site. 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 tranquility 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 unsuitable 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 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,

Signed

(Chairman)

Date

Chadlington Parish Council



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 "Tranquility 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 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 number 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 construction of an agricultural building should not be used as a device to obtain a café in an agricultural building in an unsuitable 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 been applied for at the outset.

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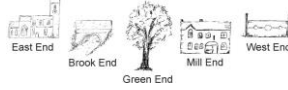
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1. The site is in an ideal location and provides a venue for local people to take advantage of the landscape and enjoy time with family and friends.
2. The site is well away from the village and will have little impact on the residents.
3. There would 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.

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**

Training for all six Councillors was being arranged to take place in February.

22 **Standing Orders**

To be considered at the next meeting.

23 **Bank account**

To be considered at the next meeting.

24 **Finance**

The following expenditure was approved and cheques signed:

Standing Order (monthly) Clerk's Salary Jan 2022SLCC	£269.44
Chq 100283 Kaleb Cooper Contracting: Hedge cutting	£120.00
Chq 100284 CPRE subscription	£36.00
Chq 100285 Continental Landscapes Installation of planter and accessories	£4215.40

The bank reconciliation for December 2021 was approved and signed.

Current Account Opening Balance 01 Apr 2021 £41,717; income to 31 March 2022 £16,674.33; expenditure to 31 March 2022 £9,764.39

25 **Correspondence**

None

26 **Other Issues**

Broken stile on land located between Blaythorne Farm and Christo Headfort's land. Cotswold

27 **Information Exchange**

None

Date of next meeting:

7.30 pm Monday 14 February 2022 at Chadlington Memorial Hall

Signed

(Chairman)

Date

2022/5