

HOLTON PARISH COUNCIL

The April meeting of Holton Parish Council was held in Holton Village Hall on Monday 10th April 2017 starting at 7.30 pm.

Present:

Chairman Anthony Yeates
Vice-Chairman Robert Barter
Councillor Allan East
Councillor Roger Farrow
Councillor Brian Pridmore
Parish Clerk Sonja Barter

Also present: John Walsh (District Councillor)

1. Apologies:

2. To confirm the Minutes of the Meetings of the Council held on **Monday 13th March 2017 which had been circulated to all councillors before the meeting**

Proposed by Anthony Yeates

Seconded by Robert Barter

All agreed

3. Matters Arising from the Minutes:

Notice Board – Allan East has removed the doors for repair.

Draft Policy on awarding Section 137 grant aid – This was approved by the Parish Council and Roger Farrow will prepare a final draft for adoption at the next meeting.

Website – The Chairman to contact Joel at Creative Site Designs.

Holton Litter Blitz arranged for Saturday 22nd April 2017.

Parish Council web file storage. It was agreed to open a Drop Box Account.

OALC Parish Council Courses: May 17 Social Media – Anthony Yeates and Brian Pridmore interested in attending.

In response to complaints, Allan East has contacted Andrew Mobbs regarding siting of vehicles and equipment in the field adjacent to Poplar Mead.

4. Traffic Road and Highway Matters

Fix my street website – continue to report road defects.

Extensive drain clearing throughout the village resulted in damage to the verges. Highways have been contacted and have investigated. Highways requesting that the contractors repair the verge damage caused by their machinery.

5. Financial Matters

a. Accounts submitted for Payment

Clerk's Salary – April	361.25
Clive Laman Village Maintenance March	217.50
Holton Village Hall hire 13 th March 2017	13.00
Community First Oxford Subscription	35.00
Greenbelt Network Subscription 2017	15.00
OALC Subscription 2017-18	133.07
VAT refund received for year 2016/17	£195.84
Precept received 03/04/17	£7,300.00

b. Bank balances after paying above:

Deposit	£10,923.00
Current	£1,137.62

c. HMRC Payments of £363.97 and £355.75

HMRC have been notified of payment errors – letter dated 21 September 2016. Further letter sent 21 February 2017.

Acknowledgement received 20 March 2017 – the matter has been forwarded to the appropriate department.

It was proposed by Anthony Yeates and seconded by Allan East that the Clerk's Report be accepted and the Accounts paid. All Agreed

6. District/County Councillors

John Walsh advised the Council on the South Oxfordshire Local Plan: Second Preferred Options Consultation.

Brown Field Site in the Green Belt – area is not just the actual built area but the volume of the built area. The area developed would be greater than the actual built area and as we believe it would spread into the surrounding green belt areas.

It is important that Holton resist any spread into the high ground on the Holton side of the site adjacent to the Old House. the Scheduled Ancient Monument and Mediaeval Fish Ponds. This area is visually strategic and important to the village in preserving the landscape and retaining the openness of the greenbelt.

7. Neighbourhood Plan.

WNP Roadmap.

April: The WNP text to be submitted by SODC to English Heritage, Natural England and similar bodies for vetting. SODC still uncertain as to whether an Environmental Impact Survey might be required. WNP hope to table NP before PCs and the community as soon as possible.

May/June: Six week local consultation on the WNP.

July: Submission of final draft of Emerging WNP along with responses from Consultation, to independent Planning Inspector, via SODC.

September: Holton and Wheatley Referendum to 'Make' or 'Reject' WNP

Holton Parish Council to write to the WNP Committee stating that Holton Parish Council consider that the 'OBU Built Area' is only the actual 'built' area and not the whole area defined by the boundary of the neighbourhood plan. The land forming the two dwellings on the Waterperry Road and the playing fields between the OBU buildings and the A40 is not what we consider the built form. WNP appears to define all this land as 'built' – Holton PC disagree with this definition. HPC considers that the built area is the only area available for development and the Green Spaces should remain intact.

This definition should be clarified especially since we have now learnt from our District Councillor that an area in the Green Belt defined as a brown field site allows for the volume of existing buildings to be calculated and used as a measure of the total area allowed for new and replacement buildings. Hence any development would not just be constrained to the existing built form but would spread onto previously undeveloped areas. Hence the definition of the built area is rather important.

Roger Farrow to contact the WNP Committee and make them aware of these concerns and to alter such wording.

8. South Oxfordshire Local Plan

The Local Plan Second Preferred Options Consultation runs from 29 March to 17 May 2017.

Land at Wheatley Campus.

4.59 Oxford Brookes University are in the process of a refurbishment project at their Headington Campus in Oxford City. As part of this refurbishment, Oxford Brookes University intends to relocate the existing uses at the Wheatley Campus to the Headington Campus which would leave a vacant previously developed site in the Green Belt. The surrounding uses are predominantly residential and there is some scope to develop part of the site for residential development.

4.60 The existing village and built form of Wheatley is largely inset within the Green Belt. Wheatley Campus is entirely within the Green Belt, but notwithstanding this we recognise that:

- The Wheatley Campus site is a partially developed site in the Green Belt
- The existing use is relocating to an alternative location in Oxford City and the site will become redundant within the plan period
- The redevelopment of the site will provide residential development and help meet the housing needs identified
- There is an opportunity to plan positively for its future use.

4.61 The principle of redeveloping previously developed sites is set out in national policy. Proposals for redevelopment should not have a greater impact on the openness of the Green Belt than the existing development.

4.62 Land to the west of the site performs an important function in terms of providing a buffer between an existing Scheduled Monument and built form. Beyond the site is a listed Building, which has views across the undeveloped land at the Wheatley Campus.

4.63 At least 300 new homes are expected to be delivered at this location, which largely reflects the existing pattern of built development. A large part of the wider site is subject to existing constraints associated with the listed building and Scheduled Monument. The existing playing fields should be retained and a wider community use should be explored through any planning application.

STRAT 10 – Land at Wheatley Campus, Oxford Brookes University.

Site area; 22 hectares. Existing development footprint: 12 hectares.

Land at Wheatley Campus will be developed to deliver approximately 300 new homes. Proposals to develop land at Wheatley Campus will be expected to deliver:

1. A scheme of an appropriate scale and layout in a form that respects the listed building and its setting
2. A layout and form which provides an appropriate buffer to protect the Scheduled Monument
3. The retention of the existing sports pitches in the north west of the site
4. High quality public transport facilities and connections within and adjacent to the site.
5. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques
6. A Noise Assessment including noise during construction and noise insulation of development
7. Appropriate vehicular, cycle and pedestrian access including safe and attractive connections with nearby communities

8. Appropriate landscaping, including buffers along the A40, and an integrated network of green infrastructure

The Local Plan also proposes removing from the Green Belt the land alongside London Road east of the built area of Wheatley down to the river beyond Asda.

Holton Parish Council to comment on the Local Plan – definition of the built area and preservation of the playing fields and valuable landscape buffer which the land affords between the built site and the adjoining agricultural fields and woodland. A buffer between any building and the Scheduled Ancient Monument, the listed Old House, St Bartholomew's Church and medieval Fish Ponds.

To comment also on the fact that nowhere is it mentioned that the land is in the Parish of Holton and is equally near any habitation in Holton as it is in Wheatley and the consequent effect on Holton Parish, currently 135 dwellings.

9. Oxford Brookes

Workshop meeting on Monday 8 May 2017 10.00 am – 12.00 pm at Oxford Brookes campus, Holton.

10. Planning Applications

P17/S1125/HH. Victoria Cottage, Holton. OX33 1PS.

Replacement of existing garden room to rear elevation with the erection of an oak framed garden room. **No strong views**

P17/S0582/FUL. Terence House, Holton. OX33 1PS.

Variation of condition 2 on application ref. P14/S0338/FUL – to alter the size and level of Building A. Erection of a four bedroom dwelling with ancillary pool/garage. Amendment No 1 dated 8 March 2017.

Above commented on at Parish Council meeting on 13th March recommending refusal.

P17/S0582/FUL. Amendment No 2 dated 3rd April 2017

Variation of condition 2 on application ref. P14/S0338/FUL – to alter the size and level of the building A (As amended by plans 2/4 and 3/4 dated 30th March 2017 which reduces the height of the proposed dwelling by 33mm and revised planning statement)

Erection of a four bedroom dwelling with ancillary pool/garage. (As amended by additional information received from applicant on 7 March 2014 and 8 March 2017)

Holton Parish Council consider that this application should be **Refused** for the following reasons: Height and scale would represent inappropriate development in the Green Belt. Overbearing and oppressive form of development would adversely

affect the amenity of neighbours. No significant changes from the 'refused' application P16/S4039/FUL.

Confusing presentation of information in the application.

P17/S0918/FUL. Terence House, Holton OX33 1PS.

Variation of condition 2 on application ref. P14/S0338/FUL – to remove one storey and revert to earlier lawful development P12/S2835/LDP.

Erection of four-bedroom dwelling with ancillary pool/garage. (As amended by additional information received from applicant on 7 March 2014)

P17/S0918/FUL. Terence House, Holton. OX33 1PS

Amendment No. 1 dated 3rd April 2017.

As amended by revised planning statement received 27 March 2017.

Holton Parish Council consider that this application should be **Refused** for the following reasons

Height and scale would represent inappropriate development in the Green Belt. Overbearing and oppressive form of development would adversely affect the amenity of neighbours.

11. Planning Decisions (South Oxfordshire District Council)

P17/S0301/LDP. Ashfield House, Holton.

Lawful Development Permission for construction of new roof dormer to rear of property and four front facing roof lights. **Granted**

12. Reports

Holton Village Hall Management Meeting April report:

Film Night 21 April. Gardens Open 4 June. Holton Players Play/Supper in April.

Replacement seating to be ordered. Orchard Summer Party either July 15 or September 9.

Road Safety Meeting April 5th - Village questionnaire prepared and delivered around the village – results to be collated after May 1st.

Orchard Committee. – 17 March 2017 - Weekly orchard checks to be carried out by Margaret Laman for three months and then hand over to Joy Green for the next three months. The Laman family have planted a pear tree (Glou Morceau) in the Orchard bringing the total number of fruit trees to 14. Richard Taylor has the grass cutting contract for 2017. Peter Oughton to apply fertilizer and fix tree mats around the base of the trees.

13. Publications/Letters and forthcoming events

SODC Town and Parish Forum 5th July 6-9 at Thame.

SODC Local Plan Meeting 28 March –Allan East attended.

Community Infrastructure Levy information dated 30 March – received.

NAG Meeting Wednesday 17th May 2017 – Liz Dike from the Road Safety Group willing to attend on behalf of the Parish Council.

14. Items for discussion and/or referral to a future meeting:

Annual Parish Meeting date booked for Thursday 25th May 2017

Invite representatives from Holton Village Hall, Holton Parish Council Chairman's Report, Dr Rogers Trust, Orchard, Highways, Wheatley Park School, Oxford Brookes.

15. Date of next meeting. The next Parish Council Meeting will be held on Monday 8th May 2017 starting at 7.30 pm in Holton Village Hall Committee Room.

There being no further business the meeting closed at 10.00 pm.