

**DRAFT AND UNAPPROVED Minutes of a Planning Meeting of Caversfield Parish Council,
held on Wednesday 31 July 2013 at 7.30pm,
at Emmanuel Church, Bure Park, Bicester**

Present: Mrs Esther Bannister, Mrs June Nisbet (Chairman of the meeting), Mr Roger Shipway, Mrs Glenice Sutcliffe
In attendance: Cllr Jon O'Neill (CDC), Cllr Lawrie Stratford (OCC), Mrs J Olds (Parish Clerk) and 36 members of the public
Apologies: Mr John Gilmore (Chairman)

1. Apologies

The Councillors accepted Mr Gilmore's apologies for absence.

2. Declarations of Interest

Mr Shipway had no pecuniary interest in the planning application, but was a near resident.

3. Public Participation

36 members of the public attended the meeting together with Cllrs O'Neill and Stratford. The District and County Councillors outlined the planning process to the meeting and explained that as they were both on CDC's Planning Committee, they could not express an opinion on the proposal, but could listen and advise.

The members of the public expressed their objections to the plans and put numerous questions to the District, County and Parish Councillors.

Cllrs O'Neill and Stratford left the meeting at 9pm.

The public were invited to attend the Parish Councillors' discussion on the matter, but the majority chose to leave the meeting at 9.15pm.

4. Planning Applications

a. Planning Applications

The Councillors considered application reference 13/01056/OUT: Cala Homes. Outline – up to 200 residential units, access, amenity space and associated works at South Lodge, Fringford Road, Caversfield, OX27 8TH and had the following objections:

The local area:

- that it was not in accordance with CDC's emerging Local Plan nor the 1996 Local Plan;
- that CDC now has a five-year supply of housing as required by Government;
- that the proposal is outside the village built environment;
- that it would be detrimental to the fauna and flora of the area;
- that Caversfield is not part of Bicester as the developer continually referred;
- that Caversfield Parish Church is not a 'chapel' as stated by the developer.

Water and drainage

- that the current water pressure is barely acceptable;
- that the general infrastructure for water services is currently at its limit;
- that there is no mains drainage on Fringford Road to the south of Skimmingdish Lane.

Highways

- that all the roads within the village are likely to be used more and all the junctions out of the village would be dangerous, particularly from 'Aunt Em's Lane' onto the Banbury Road, the Fringford Road onto Southwold Lane and from both Skimmingdish Lane and Thompson Drive onto the A4421;
- concern about the accuracy of the applicant's Residential Travel Plan was also raised as a number of facts were incorrect, including regarding the bus stop on Skimmingdish Lane at Paynes End and the driver training facility which no longer exists.

Education

- that no consideration had been made as to where the children living on the development would attend school.

The Development

Flooding

- that the field for the development had been recorded as flooding and the Gate House has flooded in the past, as does the field to the south of 'Aunt Em's Lane';
- that the attenuation pond has been situated in the wrong place as the lowest part of the land is at the back of the current houses;
- that the roundabout at the junction of Bure Park, Southwold Lane and the B4100 regularly floods.

Green space and outdoor provision

- that this is not satisfactory for the size of development and there is no provision for teenagers.

Amenities

- that the shop is not required as the Garden Quarter development on Skimmindish Lane is already planning one;
- that the suggested village hall is situated too close to the current residents and there is no provision for a long-term endowment for the future running and maintenance;
- that no provision for allotments had been made despite the request for these.

The Councillors **RESOLVED** to ask the Clerk to submit a response to CDC.

The meeting closed at 10.10pm

Signed Dated