

**Minutes of a Planning Meeting of Caversfield Parish Council
held on Thursday 26 April 2018 at 7.30pm in Launton Parish Hall**

Present: Cllr Eleanor Booth-Davey, Cllr June Nisbet (Vice-Chairman),
Cllr Roger Shipway, Cllr Glenice Sutcliffe, Cllr Terry Williams
In attendance: Three Members of the Public, Mrs Jane Olds (Parish Clerk)
Apologies: Cllr Tom Astley, Cllr John Gilmore (Chairman)

1. Apologies

The Councillors accepted Cllrs Gilmore and Astley's apologies.

2. Requests for Dispensations, Declarations of interest, gifts and hospitality

There were no declarations of interest or requests for dispensations.

3. Public Participation

Three members of the public attended the meeting were invited to share their ideas.

4. Planning

a. Planning Applications – to consider all recent Applications received from Cherwell District Council detailed below and any other Planning Applications submitted between the circulation of this Agenda and the meeting

- i. **18/00484/OUT SGR (Bicester)1 Ltd** at Land north and adjoining Home Farm, Banbury Road B4100 Caversfield: Outline planning permission for up to 75 homes, pedestrian and cycle routes, creation of new access point from Charlotte Avenue, provision of open space, play space, allotments, orchard, parking and associated works.

The Council considered the application and **RESOLVED** to object on the following grounds:

CDC currently had a 5.7 year housing supply without taking the application into account and it was, therefore, unnecessary.

The grave concern about the erosion of the green buffer zone between Bicester / the EcoTown and the Category C village together with the detriment it would have on the village, particularly the loss of the green 'lung'.

There was also concern about the further loss of wildlife habitat.

Much of the land was known to flood regularly.

The plans were in opposition to CDC's Policy ESD13 which set out the Local Landscape Protection and Enhancement. This was with particular regard to the setting of the Grade II* listed Church and the Grade II Listed Farm House together with the historic link between those buildings, the WWII War Graves in the

churchyard, Caversfield House and grounds, the land at South Lodge Riding Stables and the wider setting of the RAF Conservation Area within Caversfield.

CDC Policy ESD10; Protection and Enhancement of Biodiversity and the Natural Environment gave the expectation on how a developer would protect and enhance the biodiversity, but the Parish Council had concerns about how this would be achieved without detriment to the archaeological remains and natural environment.

The Council agreed with CDC's Landscape Architect's concerns regarding the use of an orchard as a screening option which was likely to be unsatisfactory.

Doubts were also raised to the quality of the build and the finish of the houses. Any houses in this area should be developed with the same or higher eco specifications than those currently being built on the Elmsbrook development.

Access to the development was raised. It was understood that an agreement with the Elmsbrook developers would need to be made. The alternative exit using the current Home Farm drive would not be satisfactory due to the poor visibility and speed of traffic on the road.

5. Items for information or next Agenda only

a. Agenda items

The Clerk requested that all items for the next agenda should be submitted by Wednesday 2 May 2018

6. Date of Next Meeting

The Councillors noted that the Annual Parish Council meeting would take place on Wednesday 16 May 2018 in the Community Room of Gagle Brook School following the Annual Parish Meeting which would commence at 7.30pm.

The meeting closed at 8.55pm

Signed

Dated