

**Minutes of a Planning Meeting of Caversfield Parish Council held on
Wednesday 6 November 2019 at the Community House, Elmsbrook at 7.00pm**

Present: Cllr Eleanor Booth-Davey (Chairman), Cllr June Nisbet, Cllr Glenice Sutcliffe
In attendance: Mrs Jane Olds (Parish Clerk); five members of the public
Apologies: Cllr Tom Astley, Cllr Fiona Hitchcock, Cllr Terry Williams

1. **Apologies for absence** – to receive apologies
Councillors Astley, Hitchcock and Williams sent their apologies which were received and accepted.
2. **Requests for Dispensations, Declarations of interest, gifts and hospitality**
Nothing was declared.
3. **Public Participation**
Five members of the public attended the meeting.
4. **Planning**
 - a. **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. **19/02075/F** at The Old Vicarage, Fringford Road, OX27 8TH for “Erection of 4 No dwelling houses with associated garages, access and landscaping”

The Council **RESOLVED** to object to the proposals and to request that the application be referred to the CDC Planning Committee on the following grounds:

The village was allocated Category C Status in the 2011 – 2031 Local Plan which allowed for infilling and conversions. The application did not constitute infilling under the CDC definition.

The positions of the houses were outside the built-up limits of the village and would extend the village envelope.

All the applications for additional houses on the applicant’s site had been refused – the only application permitted was one for two garages and a car port which had subsequently changed to three garages.

The four houses would appear incongruous and out of place in the context of the street scene and the historic context of the vicarage and the 10th / 12th Century Grade II* Listed Church. Although the proposed stone and white render and blue clay roof tiles may complement the Old Vicarage, no other houses in the vicinity had this appearance.

The impact on the privacy of the neighbouring properties and the overbearing impact on the adjacent gardens.

While the area did not lie in an Environment Agency Flood Risk Zone, the area was prone to flooding and no mitigation to ensure that the ditch surrounding the site was cleared on a regular basis had been made.

It was also noted that Thames Water had not been consulted on the application. It was understood that the site did not currently benefit from mains sewerage and nothing had been mentioned about sewerage disposal. It was also understood that the septic tank serving the Old Vicarage was within the area of the planned development, but no plans were in place for either its replacement, how the additional properties would dispose of their sewerage or how it was intended to connect to the main sewer a distance away.

The loss of trees and the impact on wildlife was of concern, as was the light pollution which would undoubtedly come from four substantial houses with security lighting.

No provision had been made for any of the houses to be 'affordable'.

While OCC's objection to the access splay was noted, concern was raised about the access on to Aunt Em's Lane, particularly for larger vehicles, including the dustbin lorry and delivery vans. No vehicles should be permitted to stop on the road, so provision should be made to accommodate large vehicles on site.

The Council suggested the following conditions, should the Planning Officer be minded to approve the application:

- no parking should be allowed on Aunt Em's Lane;
- the garages should not be converted to living accommodation and should be large enough to accommodate SUV-style cars
- construction traffic should be limited to between 10am and 2pm and must be taken off the road to make deliveries.

ii. **A4421 Buckingham Road Toucan Crossing** – to consider a response to the consultation

The Council considered the consultation and **RESOLVED** to agree to the plans.

However, the Council wished to request that the speed limit on the road be reduced to 40mph and to ensure that the timing on the crossing was such that it would be practical and safe to use.

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 6 November 2019.

6. Date of Next Meeting

The Council noted that the Parish Council meeting would take place on Wednesday 20 November 2019 at 7.30pm at Gagle Brook School.

The meeting closed at 7.50pm

Signed

Dated