



# CROWMARSH PARISH COUNCIL

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**Minutes of the Parish Council Meeting  
Held at Crowmarsh Gifford Village Hall on Thursday 6<sup>th</sup> April 2017  
starting at 7.30pm**

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**Present:**

Mr J Griffin	Ms A Sharp
Mrs D Hall	Mr S Sherbourne
Mr N Hannigan	Mr S Soames
Mrs F Jones (part of meeting)	Mrs F Stevenson
Prof A Johnson	Mr D Topliss
Mr D Rowley	

**Attending:** Mrs Y Peet (Finance Officer) and Mrs S Rance (Clerk).

**Apologies:** Received from Mr D Mannering and County Councillor Mark Gray. Mrs Jones apologized for unavoidably arriving late as she was representing the Parish Council at another meeting. Three members of the public attended part of the meeting.

**Declarations of interest:** Cllr Stevenson declared an interest in planning application P17/S12138/FUL, due to her employment at Howbery Park, and took no part in the discussion.

The meeting was quorate.

The meeting was preceded at 7.00pm by a presentation by Mr Arron Twamley, Mr Warren James and Mr Ben Muirhead on the proposals to develop land at Newnham Manor. Also attending was Mr Paul Yarrow, of OCC Highways. It was reported that the scheme had been favourably received by SODC, who are now trying to minimize the number of objections from consultees.

Consultation has taken place with the Chilterns AONB Board who now intend to endorse the revised proposals. These incorporate increased parkland and modifications to the type and density of housing.

Mr Ben Muirhead explained the proposed modifications to the traffic flow at the junction of the A4074 with Cox Lane and the access road to the new development. This would include a kerbed central reservation which would allow vehicles to cross one carriageway at a time and a toucan crossing. Due to minimal traffic flow from the new development and from Cox Lane, compared with heavy traffic on the A4074, this scheme would be more efficient than a roundabout. Mr Paul Yarrow explained that the role of OCC Highways is not to promote a particular scheme but to assess objections and provide advice. The central reservation area would be large enough

to accommodate a refuse vehicle or tractor but would not accommodate an articulated lorry or large agricultural vehicle. These would still have to give way to traffic in both directions as at present. In reply to a query raised by a councillor, Mr Yarrow confirmed that consultation would have to be carried out in order to change the current speed limit.

Councillors expressed a strong preference for a roundabout at the junction of the A4074 with Cox Lane and the access road to the new development. However, OCC Highways do not favour this due to the low traffic flow on two of the four arms as explained by Mr Muirhead. The collision rate is low and the new road layout and toucan crossing will assist in slowing the speed of traffic.

In response to a concern raised by a councillor, Mr Yarrow confirmed that there are no plans to make any changes to the existing roundabout. Congestion at peak periods leads to slower traffic speeds. Only accidents involving injury are admissible grounds for an objection to a planning application.

Mr Arron Twamley reported that the proposed development is expected to go to the planning committee in May and the developers hope that the Parish Council will withdraw their objection to it.

NO.		ACTION
4594	<p><b>MINUTES OF THE MEETING HELD ON 16TH MARCH 2017</b></p> <p>The Minutes of the meeting held on 16<sup>th</sup> March were approved as a true record and signed by the Chairman.</p>	
4595	<p><b>MATTERS ARISING FROM PREVIOUS MINUTES</b></p> <p><u>Item 4587 Tree Work</u>: The planned tree work will be carried out in the near future.</p> <p><u>Item 4587 Storage of Sandbags</u>: Cllr Jones will liaise with Cllr Mannering on storage of sandbags.</p> <p><u>Item 4587: Surface of Watery Lane</u>. Cllr Mannering will contact Grundon about improvements at Watery Lane.</p> <p><u>Item 4587: Riverside Road at Croudace development</u>. Cllr Griffin reported that no further news has been received on signage. .</p> <p><u>Item 4587: Letter from an allotment holder</u>: The Clerk has replied to the query raised by an allotment holder.</p> <p><u>Item 4587: Residents' Survey on Housing Priorities</u>: The Clerk has re-circulated the report drawn up by Cllr Stevenson.</p> <p><u>Item 4591</u>: The Clerk has re-issued the list of strategic priorities with their new ranking.</p>	<p><b>FJ/DM</b></p> <p><b>DM</b></p>

4596	<p><b>FINANCE</b></p> <p><b>a) Consideration of payments made in March</b></p> <p>A schedule of payments made since 16<sup>th</sup> March was presented.</p> <p>It was proposed by Cllr Hannigan and seconded by Cllr Sherbourne that these payments be approved and this was agreed.</p> <p>The Chairman reported that the Parish Council's subscription to Oxfordshire Community First (formerly known as Oxfordshire Rural Community Council) was now due. This organisation provides advice on policy, community and local transport matters. It was proposed by Cllr Griffin and seconded by Cllr Rowley that the subscription of £70 be approved and this was agreed.</p> <p><b>b) Accounts to date</b></p> <p>The Finance Officer reported that the accounts have not yet been finalized pending receipt of the bank statement. The Clerk will draft a letter to Lloyds Bank, requesting read-only internet access for the Finance Officer.</p> <p><b>c) Requests for grants and donations</b></p> <ul style="list-style-type: none"> <li>• South and Vale Citizens' Advice: the Finance Officer reported that there was no record of the Parish Council having previously made a grant to this organisation. After discussion it was proposed by Cllr Johnson and seconded by Cllr Sherbourne that a donation of £250 be made and this was agreed. The Clerk will suggest that Citizens' Advice consider publicizing their service in Crowmarsh News.</li> <li>• North Stoke Parochial Church Council had requested a grant of £990 towards the cost of grass cutting at North Stoke Church and The Pound. The total cost is £1,400 for ten cuts per annum. It was proposed by Cllr Johnson and seconded by Cllr Griffin that this be approved and this was agreed.</li> </ul> <p><b>d) Review of Publications Scheme</b></p> <p>The publications scheme was reviewed and approved with some minor updating. The Clerk will amend accordingly and send it to Cllr Stevenson for posting on the website.</p>	<p><b>Clerk</b></p> <p><b>Clerk/FS</b></p>
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	<p><b>e) Unity Trust Bank Account</b></p> <p>The Finance Officer is researching the possible future use of this bank account.</p>	<b>RFO</b>
<b>4597</b>	<p><b>CHAIRMAN'S REPORT</b></p> <p><u>Arrangements for Annual Parish Meeting</u></p> <p>The Annual Parish Meeting will be held on Thursday 18<sup>th</sup> May at Crowmarsh Gifford Primary School, starting at 7.30pm.</p> <p>Mark Dickinson of Thames Water will be invited, plus the local PCSO.</p> <p>Cllr Soames suggested inviting a representative of the traffic police to discuss speeding issues in North Stoke plus the A4074 and The Street in Crowmarsh.</p> <p>Cllr Johnson will give a presentation on the play area project.</p> <p>The Clerk will provide tea/coffee and biscuits.</p> <p>The meeting will be publicized in Crowmarsh News and on the noticeboard.</p>	<p><b>Clerk</b></p> <p><b>Clerk</b></p> <p><b>AJ</b></p> <p><b>Clerk</b></p> <p><b>JG</b></p>
<b>4598</b>	<p><b>PLANNING</b></p> <p><b>Decisions:</b> The Council noted the following decisions from SODC.</p> <p>P16/S3665/O (Outline): Application proposal, including any amendments: Erection of up to 80 dwellings including affordable housing (40%), along with the provision of open space, community hall, enhanced facilities, including sports pitch and car parking for Crowmarsh Gifford Primary School. New vehicular access from Old Reading Road. Land to the west of Old Reading Road, Crowmarsh Gifford, OX10 8EN. PERMISSION REFUSED.</p> <p>P17/S0215LB (Listed Building): Application proposal, including any amendments: Replace porch as original. Kimberley, The Street, North Stoke (in the parish of Crowmarsh), OX10 6BL. PERMISSION GRANTED.</p> <p>P17/S0435/HH (Householder): Application proposal, including any amendments: Construction of new porch to front elevation. 28 Park View, Crowmarsh Gifford, OX10 8BL. PERMISSION GRANTED.</p> <p>P17/S0448/HH (Householder): Application proposal, including any amendments: Proposed garage building with storage, home office and guest bedroom/bathroom. Larkrise, Mongewell (in the parish of Crowmarsh), OX10 8BP. PERMISSION GRANTED.</p>	

**Applications:** The Council was asked to agree its response to SODC on the following applications:

P17/S0915/HH (Householder): Proposed detached garage, car port and stores with loft room above. 2 Wallingford Road, North Stoke (in the parish of Crowmarsh), OX10 6BD. NO STRONG VIEWS.

P17/S1011/FUL (Full Application): Replacement and redevelopment of kennel blocks (phase 3 of the kennel redevelopment). Avalon Kennels, Icknield Way, Benson (in the parish of Crowmarsh), OX10 6PP. RECOMMEND APPROVAL.

P17/S1168/O (Outline): Four dwellings (2 pairs of semi-detached) with access, parking and gardens. Land east of 206 Crowmarsh Hill, Crowmarsh Gifford, OX10 8BG. RECOMMEND APPROVAL.

P17/S1238/FUL (Full Application): Installation of new gas supply pipework, new condensing gas boilers and gas flue to the manor house. The Manor House, HR Wallingford Limited, Howbery Park, Crowmarsh Gifford, OX10 8BA. RECOMMEND APPROVAL.

P17/S1239/LB (Listed Building): Installation of new gas supply pipework, new condensing gas boilers and gas flue to the manor house. The Manor House, HR Wallingford Limited, Howbery Park, Crowmarsh Gifford, OX10 8BA. RECOMMEND APPROVAL.

**South Oxfordshire District Council planning committee meeting, 29<sup>th</sup> March**

The Chairman and the Chair of Planning attended the South Oxfordshire District Council planning committee meeting held at the Didcot Civic Hall on the 29<sup>th</sup> March, where application P16/S3608/O (Outline): Outline planning application for up to 150 dwellings together with associated access, public open space, landscaping and amenity areas. Land to the east of Benson Lane, Crowmarsh Gifford, OX10 8ED, came before the committee. The planning officer had recommended approval. After a full discussion the Councillors voted unanimously to refuse the application.

**South Oxfordshire District Council's Local Plan up to 2033.**

The Parish Council has received an e-mail from SODC informing the Council that SODC are in the process of producing the latest draft of their Local Plan. The document will set out the scale and distribution of new development up to 2033. As part of this they are exploring the roles of market towns and larger villages and the level of development they consider would be appropriate to be delivered over the next sixteen years. As Crowmarsh Gifford

does not have a Neighbourhood Development Plan, SODC are proposing to identify two site allocations for housing in Crowmarsh Gifford *on our behalf* to help deliver the expected housing requirement. See below the proposed inclusion into the Local Plan.

### **Housing Allocations at Crowmarsh Gifford**

5.37 Crowmarsh Gifford is also one of our smallest 'larger villages'. It is located on the opposite bank of the River Thames from Wallingford, and it has its own separate village identity. It has a limited range of services and facilities (a shop, two pubs and a primary school) but benefits from being in easy reach of those in Wallingford. A notable feature is the collection of large employment sites along Benson Lane, consisting of the environmental science cluster in the grounds of the historic Howbery Park and along Benson Lane, and the council offices (recently damaged in a serious fire). The high frequency bus service between Oxford and Reading runs through Crowmarsh Gifford, providing opportunities for sustainable travel.

5.38 The community have decided not to prepare a Neighbourhood Development Plan and subsequently we are allocating sites on their behalf.

### **Policy H8 – Land to the east of Benson Lane, Crowmarsh Gifford**

**Site area: 7.35 hectares**

**This allocation will be expected to deliver;**

- i. A residential development of approximately 150 dwellings, representing an extension to the existing community**
- ii. A scheme of an appropriate scale and form including relevant landscaping to minimise the impact on the AONB**
- iii. Appropriate and safe means of access**

*This policy contributes towards achieving objectives 1,2, 4, 5, 6 & 7.*

5.39 The Landscape Capacity Assessment considered land to the East of Benson Lane to only be visually prominent from the local area, as it is severed from the wider AONB by the A4074 and roadside planting. The south west of the site provides a good development option in terms of integration with the existing community and relates better to the built form of the village. Landscaping will be required in the east of the site to reduce any impact on the AONB. We have reduced the size of the site from that submitted as it is a more appropriate scale in terms of the development needs of the village.

	<p><b>Policy H9 – Land to the south of Newnham Manor, Crowmarsh Gifford</b>  <b>Site area: 8.31 hectares</b>  <b>This allocation will be expected to deliver;</b></p> <ul style="list-style-type: none"> <li><b>i. A residential development of approximately 100 dwellings, representing an extension to the existing community</b></li> <li><b>ii. A scheme of an appropriate scale and form including relevant landscaping to minimise the impact on the AONB</b></li> <li><b>iii. Appropriate and safe means of access</b></li> <li><b>iv. A new parking area to meet the needs of Crowmarsh Gifford C of E Primary School</b></li> </ul> <p><i>This policy contributes towards achieving objectives 1,2, 4, 5, 6 &amp; 7.</i></p> <p>1. The land south of Newnham Manor offers the opportunity to reuse a site close to the centre of the village, and assist the school by providing part of the site as new parking. It currently consists of a caravan site, a selection of mostly rundown buildings, and a green field. Although in the AONB, the Landscape Capacity Assessment found the majority of the site to have limited landscape impacts because it is relatively contained and screened from wider views. This site offers the opportunity to reuse a site close to the centre of the village, and assist the school by providing part of the site as new parking.</p> <p>It was resolved that the Council would make representations to SODC to have the Land to the East of Benson Lane removed from the Draft Local Plan.</p> <p><b>Neighbourhood Plan</b></p> <p>Following on from the planning committee meeting on 29<sup>th</sup> March and the attempted inclusion by the District Council to include sites into the Draft Local Plan on the Council's behalf, it was resolved that Crowmarsh Parish Council will initiate a Neighbourhood Plan for the Parish. A grant from SODC will be sought and a working party/steering group will be set up. It was hoped to engage the entire community to formulate a plan that best suits the whole of the Parish.</p>	
4599	<p><b>UPDATE ON WEBSITE</b></p> <p>Cllr Stevenson reported that the website is working well.</p>	

4600

## REPORTS OF COMMITTEES

Cllr Johnson reported as follows:

- New laminated signs are now in place at the Recreation Ground
- One quote has been received for LED lighting at the Pavilion (approx. £600) which should result in significant savings.
- New councillors have visited the nature area with Cllr Johnson. It is planned to continue spraying the nettles but to consider other ways of dealing with them in future.
- A visit to the nature area for all councillors is planned for the summer.
- An initial meeting of the play area sub-committee will be held on 20<sup>th</sup> April at the home of Cllr Johnson, starting at 7.30pm.
- Cllr Griffin will contact Chalgrove and Watlington Parish Councils for advice on fundraising for the playground project and on the choice of builder. Two quotes have been received and a third is expected.
- There has been a slight resurgence in bookings for football recently.
- Mowing arrangements have been discussed and consideration may be given in future to the purchase of a mower so the recreation ground could be maintained by Chris Strange. In the short term, the performance of the new contractor will be monitored.

Cllr Hall reported on the problem of dog fouling and recommended the purchase of more signs. The problem will be highlighted in the next edition of Crowmarsh News and Cllr Hall will research the legal requirements for the posting of signs.

Cllr Rowley will set up a drop-box of good examples of playgrounds in other areas. Paignton received £500,000 from the National Lottery and was a good example of community consultation, which was relevant in obtaining the funding. A theme relevant to the local area was suggested.

### Traffic and Transport

Cllr Jones represented the Parish Council at the local planning meeting for the forthcoming national road cycle race on 16<sup>th</sup> July. North Stoke is on the main route as are Cox Lane and Park View. Cllr Jones will update councillors as further information becomes available.



4601	<p><b>CORRESPONDENCE</b></p> <p>The following correspondence was noted:</p> <ul style="list-style-type: none"> <li>• The Chairman and Clerk had received invitations to the Annual RAF Reception on Thursday 25<sup>th</sup> May from 6.30 – 8.30pm. Cllrs Rowley, Hall and Sharp will attend to represent the Parish Council.</li> <li>• Invitation to a lecture and reception at the Earth Trust on 19<sup>th</sup> May, cost £40.</li> </ul>	
4602	<p><b>REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES</b></p> <p><u>Agrivert</u></p> <p>Cllr Sherbourne reported on the lightning strike at the Agrivert plant which had been dealt with swiftly.</p>	
4603	<p><b>DATE OF NEXT MEETING</b></p> <p>The next meeting will be the Annual Parish Council Meeting, to be held on Thursday 11<sup>th</sup> May, at North Stoke Village Hall, starting at 7.30pm. At this meeting, councillors will elect a Chairman and Vice-Chairman for 2017-18.</p>	
4604	<p><b>ANY OTHER BUSINESS</b></p> <ul style="list-style-type: none"> <li>• Cllr Soames reported that work will commence at North Stoke Village Hall on 11<sup>th</sup> May. It is hoped this will not present a problem for the Parish Council meeting.</li> <li>• Cllr Soames reported that tree work is needed at North Stoke Village Hall. This will cost £640. A grant may be requested from the Parish Council towards the cost of this.</li> <li>• Cllr Sharp reported that Berinsfield Community Business plan to cut the grass at the recreation ground on 7<sup>th</sup> April and will have a look at the recreation ground in North Stoke. The verges will be cut in the next week.</li> <li>• Cllr Rowley recommended that sustainability should be a priority for the Parish Council as part of any project.</li> </ul>	
	<p>The meeting closed at 9.30pm</p>	