

BOURTON PARISH COUNCIL

The next meeting of Bourton Parish Council will be held on
Tuesday 25 February 2020
at 1900 hrs in the Village Hall

AGENDA

- 1. Apologies for absence**
- 2. Declarations of Interest**
- 3. Minutes of meeting held on 21 January 2020**
- 4. Matters arising**
- 5. Questions from Members of the Public**
- 6. Finance**
 - a) To approve payment to Fred Jefferies for work in January**
 - b) To approve quarterly payment to Clerk plus expenses**
 - c) To note payment of VAT at £259.90**
 - d) To consider renewing annual subscription to CPRE at £36.00**
- 7. Planning Issues**
 - a) To note planning granted for proposed directional marketing signs x2 at Lowerfield Farm**
 - b) To consider application for conversion of double garage into living accommodation for elderly resident at Llaregyb, Silver Street**
- 8. Update on Traffic Calming and Signage in Village**
- 9. Correspondence**
- 10. Any Other Business**
- 11. Date of Next Meeting**

MEMBERS OF THE PUBLIC ARE VERY WELCOME TO ATTEND

Signed:

Dated:

MINUTES OF THE BOURTON PARISH COUNCIL MEETING HELD
TUESDAY 25 FEBRUARY 2020 AT 1900 HRS IN VILLAGE HALL

PRESENT

Cllr Ledingham (Chairman)
Cllr J Bean
Cllr A Knapp
Cllr D Austin

Four parishioners attended the meeting for Item 7b)

1. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Swann.

2. DECLARATIONS OF INTEREST

NL declared an interest in Item 7b) and took no part in the voting on this planning application.

It was unanimously agreed to take Item 7b) first

7b) Parishioners present were given an opportunity to comment on the application to convert a double garage into living accommodation for an elderly relative including the raising of the existing roof, the addition of two dormer windows and two roof-lights and a porch canopy at Llaregyb, Silver Street. Objections had already been lodged with the Vale from 2 of the 3 houses in that vicinity. Objections were based on over-development, overlooking, traffic generation and access, drainage, loss of a mature tree in a conservation area and the planning history of the site. Councillors were sympathetic to their views and it was unanimously agreed to object to the application on the basis of the issues that had been discussed at the meeting. NL abstained. **Action: Clerk**

3. MINUTES OF THE MEETING HELD ON 21 JANUARY

The Minutes of the Parish Council meeting held on 21 January were unanimously approved by all present and signed by the Chairman.

4. MATTERS ARISING

4a) The Clerk had been unsuccessful in obtaining any planning gain from the developers for improvements to The Wharf junction of the A420 but OxCC had undertaken to change the bollards over to solar as they appreciate the dangers associated with this junction.

4b) No communication had been received on the request for a speed limit on the road past Fern Farm. The Clerk would chase Lee Turner and also mention the installation of white lines that were awaited. **Action: Clerk**

4c) The Clerk had been informed that the damaged road edges on the road past Fern Farm and along the Bishopstone Road had been fixed but this had not yet been the case. She would report the problem again if the repairs were not carried out in the next week or so. **Action: Clerk**

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

Questions from members of the public had been covered under Item 7b).

6. FINANCE

6a) It was unanimously agreed to pay Fred Jefferies for work in January and a cheque for £54.00 was signed.

6b) It was unanimously agreed to pay the Clerk's quarterly invoice and a cheque for ££290.28 was signed together with a cheque for £72.60 to cover the PAYE.

6c) It was noted that a VAT payment of £259.90 had been received.

6d) It was unanimously agreed to renew the subscription to CPRE and a cheque for £36.00 was signed.

7. PLANNING ISSUES

Planning applications for Home Farm and Lowerfield Farm had just been received and were taken first

Conversion of existing agricultural buildings to provide 4 residential dwellings at Lowerfield Farm – it was unanimously agreed to lodge an objection based on highway safety issues. Turning right onto the A420 from either of the proposed junctions at Lowerfield Farm would be very dangerous. If planners are minded to grant permission, developer contributions should be sought towards enabling the junction to be lit. **Action: Clerk**

Conversion of existing agricultural buildings to provide residential dwellings and associated works at Home Farm – it was unanimously agreed to comment on the application querying whether Bourton was a sustainable location for 6 houses bearing in mind the lack of facilities, especially when the landowner was not offering any monies to help preserve the very limited village facilities that any new residents would share. The Trustees of Guy's and St Thomas' Charity had earlier released land for the 6 houses that had been built at Manor Farm and were applying for 4 houses at Lowerfield Farm in addition to the 6 at Home Farm. These applications would increase the size of the village by around 15% and yet no planning gain was being offered. It was debatable whether the buildings were redundant and there was an unwillingness for these buildings to be sold off when it was likely (as had been the case with the sale of Manor Farm) that a new large agricultural building would then be constructed in open countryside nearby. Bearing in mind the proximity of the site to the Conservation Area, it would be essential for the building materials and design of the site to be of a very high quality and standard. The view from the Conservation Area is likely to be adversely affected if the site is not developed very sympathetically and the outline of Building 1 in particular is a well recognised village structure that requires very careful conversion to ensure its visual appearance is maintained. **Action: Clerk**

7a) It was noted that planning had been granted for directional marketing signs x2 on the A420 at Lowerfield Farm for the housing development North of Shrivenham. As already noted, no developer contribution was forthcoming for The Wharf junction improvements.

8. UPDATE ON TRAFFIC CALMING AND SIGNAGE IN VILLAGE

The build-out was now complete and in full operation. It did appear that this was slowing the traffic down in that location and would hopefully encourage more Pinewood parents coming from the South to drive around the village. Also it was hoped it would persuade larger vehicles to avoid the village road altogether.

The Clerk had written to Lee Turner to support the request from Pinewood School for school children warning signs in an attempt to slow the traffic down further and ensure the safety of the pupils when walking to church.

The Clerk had received confirmation that a new street sign would be provided in Lower Bourton which will read "Leading to The Meadows" to enable drivers to find the new development at The Meadows. The position was agreed with Councillors. **Action: Clerk**

9. CORRESPONDENCE

All the correspondence had been circulated had noted.

10. ANY OTHER BUSINESS

The Clerk was asked to report the potholes on the edge of the road leading to the village from The Wharf junction. Also those on the far side of the railway bridge heading towards The Wharf. **Action: Clerk**

11. DATE OF NEXT MEETING

The next meeting of the Parish Council will take place on Tuesday 17 March 2020 in the village hall at 1900 hrs.

Signed:

Date:

Cheques Issued:

Fred Jefferies £54.00 no 022038 (dated 25 February 2020)
M Brown £290.28 no 022039 (dated 25 February 2020)
HMRC £72.60 no 022040 (dated 25 February 2020)
CPRE £36.00 no 022041 (dated 25 February 2020)