

BOURTON PARISH COUNCIL

The next meeting of Bourton Parish Council will be held on
Monday 26 February 2024 at 1900 hrs
in the Village Hall

AGENDA

- 1. Apologies for absence**
- 2. Declarations of Interest**
- 3. Minutes of meeting held on 18 December 2023**
- 4. Matters arising**
- 5. Questions from Members of the Public**
- 6. Finance**
 - a) To approve payment to Jack Webster for work in Dec 2023-Feb 2024**
 - b) To consider annual salary increase for Jack Webster**
 - c) To approve Clerk's salary Dec 2023-Feb 2024 plus expenses**
 - d) To approve payment to S Hoskin for payroll services of £34.00**
 - e) To approve annual grant to Village Hall of £110.00 towards defibrillator**
 - f) To consider renewing subscription to CPRE at £50.00**
- 7. Planning Issues**
 - a) To note approval granted for change of use of outbuilding to classrooms at Tower House**
 - b) To consider planning application for conversion of agricultural buildings at Grange Farm to create 9 residential buildings**
 - c) Call for Sites in Local Plan 2041**
 - d) To consider planning application for erection of swimming pool cover for outdoor pool at Pinewood School**
 - e) To note variations of condition 2 at Lowerfield Farm – Plots 1, 2 and 3**
 - f) To note planning approved for development work at The Grange**
- 8. Update on volunteers for Local Community Transport Scheme**
- 9. Consideration of further areas for Deep Cleanse on 16 April**
- 10. Correspondence**
- 11. Any Other Business**
- 12. Date of next meeting**

MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND

Signed:

Dated:

MINUTES OF THE BOURTON PARISH COUNCIL MEETING HELD
MONDAY 26 FEBRUARY 2024 AT 1900 HRS

PRESENT

Cllr N Ledingham (Chairman)
Cllr S French
Cllr C Francis
Cllr A Knapp
Cllr D Swann

District Councillor Viral Patel was also in attendance until Item 7d).

1. APOLOGIES FOR ABSENCE

District Councillor Viral Patel was warmly welcomed to the meeting. Apologies had been received from District Councillor Katherine Foxhall.

2. DECLARATIONS OF INTEREST

SF declared an interest in Item 6e). It was unanimously agreed that it was not necessary for AK to declare an interest in Item 7b).

3. MINUTES OF THE MEETINGS HELD ON 18 DECEMBER

The Minutes were approved by all present and signed by NL.

4. MATTERS ARISING

There were no matters arising.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

Following questions about the increase in the rat population near the sewage works and the need for a doggie bin in Lower Bourton, AK had contacted Environmental Health and the Clerk would make a further request for a dog bin in Lower Bourton.

Action: Clerk

It was unanimously agreed to take Planning Issues next to facilitate a slightly earlier departure for Viral Patel.

7. PLANNING ISSUES

7a) It was noted that approval had been granted for change of use of outbuilding to classrooms at Tower House.

7b). Councillors were, in principle, supportive of the conversion of Grange Farm into dwellings, if it was no longer to be used as a farmyard. It was noted that, under existing Permitted Development rights, conversion into 5 dwellings could be carried out without having to apply for planning permission. The owners had, however, applied for planning permission to convert Grange Farm into 9 dwellings. Councillors questioned the scale of the proposed development and it was unanimously agreed to object to the application for 9 dwellings, on the grounds that (i) due to its small size, and remote location, Bourton is recognised as being an unsustainable location for such development because it has very limited facilities, no public transport links, and poor access to the nearest facilities, other than by motor vehicle, which is contrary to OCC's Local Transport and Connectivity Plan (ii) the increased vehicle movements that 9 dwellings would create on to, and off, the village road on a bend

(iii) the dwellings would have no garages and very limited parking, which did not include any visitor parking whatsoever, and the bin storage area was totally inadequate.

Councillors agreed to request some planning gain from the landowner - Guy's & St Thomas' Foundation (the Charity) - for any development on Grange Farm. In aggregate, housing developments on the Charity's former brownfield sites will have expanded the village by almost 20%, with the commensurate pressure on traffic, parking, access, water and sewage, which can hardly be regarded as sustainable. The Charity has made financial gain from the land sales without making any contribution to the village: Councillors agreed an approach should be made to the Charity to request a better balance between its laudable charitable activities and the negative impact its investment decisions are having on the community.

It was however acknowledged that CIL could only be charged if a proposed development came within the types of development that the CIL regulations stated were CIL liable; neither the Vale, nor the parish council, could seek to impose CIL on a development that was exempt under the CIL regulations. Councillors noted that planning applications had to be assessed on valid planning grounds, regardless of whether a development was CIL liable.

DC Viral Patel kindly offered to support the position the Parish Council was taking. **Action: Clerk**

7c) There was a discussion about the Call for Sites (HELAA) and the fact that the site between Grange Farm and Cleyfields had been put forward by the Charity. The Joint Local Plan to 2041 was proposing that Bourton would remain in "open countryside" and therefore strict planning rules would be in force which hopefully would protect the village from inappropriate development. DC Viral Patel supported the Parish Council's wish to remain in "open countryside" and would keep us updated on the Call for Sites when information became available. The Clerk would respond to the Local Plan consultation as agreed at the meeting. **Action: Clerk**

7d) There were no objections to the planning application for erection of a swimming pool cover for the outdoor pool at Pinewood School.

7e) The variations of condition 2 at Lowerfield Farm for Plots 1, 2 and 3 were noted.

7f) It was noted that the planning application at The Grange for changes to appearance of existing garage and pool house; creation of ancillary habitable accommodation within the garage had been approved.

6. FINANCE

6a) No invoice had been submitted from Jack.

6b) It was unanimously agreed to increase the hourly rate for Jack Webster from April 2024 to £12.00 and Councillors expressed their thanks for his willingness to continue in the role of Village Handyman.

6c) It was unanimously agreed to pay the Clerk's salary December 2023-February 2024 plus backpay and expenses and a cheque for £485.14 was signed together with a cheque for £114.00 to cover the PAYE.

6d) It was unanimously agreed to pay Sean Hoskin for payroll services and a cheque for £34.00 was signed.

6e) It was unanimously agreed to pay £110.00 to the Village Hall towards the defibrillator.

6f) It was unanimously agreed to renew the annual subscription to CPRE and a cheque for £50.00 was signed.

8. UPDATE ON VOLUNTEERS FOR LOCAL COMMUNITY TRANSPORT SCHEME

DS updated Councillors on the Local Community Transport Scheme. Both he and Bob Stanton had volunteered from Bourton and attended the recent meeting in Shrivenham. Enough volunteers had come forward to form a Committee and DS had been nominated Joint Chairman. The transport scheme would be known as West Vale Mobility.

9. CONSIDERATION OF FURTHER AREAS FOR DEEP CLEANSE ON 16 APRIL 2024

It was unanimously agreed that the priority should be clearing the paths of debris and moss from the centre of the village down to the church to include cutting back the grass verge that had grown over the path. In addition clearing the litter in the bus shelter would be welcomed. **Action: Clerk**

10. CORRESPONDENCE

All of the correspondence had been circulated. The Clerk had asked OCC Highways for an urgent update on the leak on the road at Lower Bourton and would report the huge pothole at the junction of The Wharf in addition to other potholes in the village that were particularly dangerous. **Action: Clerk**

11. ANY OTHER BUSINESS

There was no other business.

12. DATE OF NEXT MEETING

The next meeting of the Parish Council will take place on Wednesday 1 May 2024 at 1900 hrs in the Village Hall.

It was unanimously agreed that the Annual Meeting of the Parish should take place on Wednesday 29 May 2024. SF would confirm if the Village Hall AGM would take place on the same day in which case the Annual Meeting of the Parish would start at 1930. Representatives from the Village Hall, the Church, the Club and Pinewood School would be invited. **Action: Clerk**

Signed:

Date:

Cheques Issued:

M Brown £485.14 no 022130 (dated 1 March 2024)

HMRC £114.00 no 022131 (dated 26 February 2024)

Sean Hoskin £34.00 no 022132 (dated 26 February 2024)

Bourton Village Hall £110.00 no 022133 (dated 26 February 2024)

CPRE £50.00 no 022134 (dated 26 February 2024)