

Great Milton Parish Council

Parish Clerk: Mr T Darch

Email: contact@clerkgreatmilton.co.uk

Website: www.great-milton.co.uk

Minutes of the Meeting of Great Milton Parish Council held on Monday 16th September 2019 at 7.30pm in the Pavilion.

Present: Cllrs W Fox (Vice-Chairman), P Allen, C Deacon and G Harris

In Attendance: Tim Darch (Clerk), Caroline Newton (SODC), Henry Venners (Planning Consultant) and 9 members of the public.

AGENDA

112/19 Apologies for Absence

Apologies were received in advance from Cllrs S Harrod (Chairman), G Bennet and P Fewell.

113/19 Variation of order of business

Item 121/19 was brought forward for earlier discussion for the convenience of those present.

114/19 Declarations of member's Interest

Cllr Peter Fewell declared an interest in his absence in Item 117/19, and specifically Planning Application P19/S2605/FUL (Mount Pleasant Farm, Thame Road, Great Milton). The land upon which the proposed housing will be constructed is partly owned by Cllr Fewell.

115/19 Matters to Report

The County Councillor's monthly report for September was received by the meeting and can be viewed on the Parish Council website. Cllr Caroline Newton (SODC) reported that a decision on adoption or otherwise of the SODC Local Plan had been deferred until next month. There are concerns about the loss of approaching £500m for infrastructure that would result from the adoption of the housing proposals that are included in the current iteration of the Plan. Failure to adopt a Local Plan may lead to increased 'speculative development' without appropriate transport and other infrastructure. A new SODC Climate Change Committee has been appointed following the declaration of a Climate Emergency in the district, and a new SODC Homeless Strategy is to be published later this year.

116/19 Correspondence and Public Discussion

No items of correspondence were received which are not dealt with in items elsewhere on the agenda.

117/19 Planning Applications

A The following planning applications received from SODC were considered:

P19/S2358/HH (Brannock Lower End Great Milton OX44 7NL). Removal of the single-storey ground floor kitchen and bathroom. New build replacement ground floor kitchen with utility, with new bedroom and bathroom over. Additional door to west elevation. Internal alterations.

Consultation with neighbours revealed no issues or concerns. As a result, the Parish Council agreed to **FULLY SUPPORT** this application.

P19/S0677/FUL Coach House Milton Lodge Lower End Great Milton OX44 7NJ. Amendment dated 26th July 2019. Remove condition 6 from application ref P14/S2675/FUL and to create the new hard standing for the parking of cars (as amended by revised plan and letter from Agent received on 26 July 2019 altering the design of the parking area and including a pedestrian access).

This application was discussed at length, with the applicant's Planning Consultant, residents of the Coach House and Milton Lodge and neighbours with concerns all present. The major areas of concern expressed were the fact that the application in its current form followed a breach of the initial application (which was granted on the basis of a parking area being created within the curtilage of the building) and the setting of a precedent both in terms of the use of verges to create formal parking spaces and resulting 'urbanisation'. The applicant's representatives stated that the space was created for convenience, to avoid the need for a

circuitous walk while carrying shopping (for example), and that the parking space in the revised application was designed to resemble a rural track, with 'wheel tracks' either side of grass growing through a cellular grid. It was noted that some neighbours were supportive of the proposal, and that historical access to Chilworth Farm by large agricultural vehicles via Ives Gate Lane should not be obstructed.

After much deliberation the Parish Council agreed to **OBJECT** to this application, on the grounds that there has been no material change in circumstances to require additional, permanent parking on Ives Gate Lane, which was restricted by the original application and which this amendment seeks to overturn.

P19/S2462/FUL and P19/S2462/LB (1 Monkery Farm Church Road Great Milton OX44 7PB) Variation of conditions 2 (approved plans), 3 (EPS License), 5 (External Materials), 6 (Contamination Report) and 9 (Protected Species Mitigation Strategy) of planning permission P18/S3645/FUL for the conversion of a grade II listed barn into a dwelling

There has been an objection lodged by neighbours to proposed solar panels on the roof of the property. The Parish Council agreed that it had **NO OBJECTIONS** to the application subject to the agreement of the Countryside Officer into this aspect of it, along with the EPS licence and bat mitigation.

P19/S2605/FUL (Mount Pleasant Farm Thame Road Great Milton). Erection of two 4-bedroom dwellings with double garages.

This development is on the corner of Thame Road and Chilworth Road (Green Hitchings). Concerns were raised by neighbours regarding the Design and Access statement, which apparently contradicted the drawings as surrounding hedges were described as remaining, although the proposed houses will not physically fit within the space available without their removal. The removal of the hedges was also described as being detrimental to the setting of Mount Pleasant Farmhouse (a Grade 2 listed building). Some documents were also reported as not present on the SODC website. Additional comments received were that the site is within the Green Belt and in a conservation area, the proposed junction was a hazard to pedestrians, and that the rear gable ends of the garages would offer a visually unappealing frontage onto Thame Road. It was suggested that a Landscape Strategy should be requested as a condition of approval, and that smaller affordable houses might be more beneficial and desirable than further large, expensive houses.

The Parish Council agreed that it had **NO OBJECTIONS** to development at this location, but queried the position of the Chilworth Road boundary which includes a roadside ditch and substantial hedge, suggested that consideration be given to smaller houses for which there is a significant need in the village, requested that hedgerows are retained and proposed that the garage arrangement should be redesigned so that the gable ends do not present to the Thame Road frontage.

P19/S2612/HH (3 Brookside Cottages Church Road Great Milton). Demolition of small brick lean to. Erection of new single storey stone brick extension with slate roof. Replacement of windows and new French doors.

The Parish Council agreed that it had **NO OBJECTIONS** to this application subject to a condition that two windows which overlook a neighbouring property should be glazed with frosted glass.

*P19/S2685/FUL (Lobb Farm, Access Road to Lobb Farm, Tetsworth **South** OX9 7BE) and P19/S2686/FUL (Lobb Farm, Access Road to Lobb Farm, Tetsworth **North** OX9 7BE) Gas Fired Electricity Generating Facility with the ability to generate up to 49.99 MW of electricity. A low carbon flexible generating facility using gas reciprocating engines. The facility will generate electricity principally for the regional distribution network in times of generation shortfall and/or high demand.*

Henry Venners, Planning Consultant for the applicant, outlined the current position with the power station application (which has been re-submitted with amendments following SODC's two previous objections), the justification for the application (to mitigate the supposed vulnerability of renewables for a period of 25 years while other technologies develop sufficiently) and the rationale behind the location (on a confluence of the national electricity and gas network).

A local resident argued that better, more sustainable technologies were available in the form of battery storage, which can come on stream more rapidly than the 5 minutes that gas-powered generation can take. The outage in August was reportedly not attributable to the vulnerability

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of renewables but to a software glitch, and was a freak event. Additionally it was felt that the views of Milton Common residents had not been sufficiently considered despite being among the closest to the proposed site, and that the visual screening suggested in the application could take 9 or 10 years to be effective given the size and number of the large structures associated with the sites. The resident noted that applying for two sites of 49.99MW each may be a means to circumvent planning law which prevents applications for sites of 50MW or greater, and that the pre-existence of noise from the M40 should not be used as a justification for the noise that the proposed facilities may produce, which is likely to differ in nature to the noise produced by traffic and still be apparent as a result. The site would be burning fossil fuel and generating a significant increase in carbon emissions locally in a district that has declared a 'Climate Emergency: additionally, much of the information from the previous application had apparently been copied across, including the previous application numbers.

The Parish Council agreed to **OBJECT** to the application as it had to previous applications for power generation facilities in this location, agreeing with the views of local residents as conveyed above and with no additional evidence provided to suggest that this rural location is in any way suitable for the large-scale industrial development proposed.

- B To review any planning decisions received and any outstanding planning matters.
P19/S1864/HH (Midsummer Cottage, Church Road, Great Milton). Demolition of unused garage and erection of single storey garden room outbuilding.
Planning permission is **GRANTED** for the works described above.

118/19 Minutes of the previous meeting

The minutes of the Parish Council meeting held on Monday 15th July 2019 were signed and approved as a complete and accurate record of proceedings.

119/19 Financial Resolutions

- A The following payments were authorised and cheques signed:
Tim Darch. Salary, Tax and Expenses September. £444.80
Jonathan Dudley. Bulletin production August. £250.50
Green and Growing. Grass cutting June and July/August: £1,188/£546
Externiture (Milton Common bus shelter refresh): £920.04
SSL certification for Parish Council website: £47.99
Community Heartbeat Trust (Annual defibrillator maintenance contract): £162

- B The monthly reconciliations, accounts and bank statements for July and August were received and signed. The reconciled bank balance as at 4 September was £25,361.15.

120/19 Parish Clerk and Councillors' update of matters in hand

- The Clerk will seek an update from the school on progress with initiatives to improve the parking situation in the village, as proposed earlier this year. Although recent communications indicate that consideration has been given by the school to this matter the Parish Council agreed to invite the school's headteacher to a future meeting for further discussions.
- The bus shelter in Milton Common has received a much-needed refurbishment. The Perspex panels have been replaced, the roof cleared of vegetation and rubbish and all metalwork steam-cleaned.
- A site meeting has taken place at Sworford Lane involving the landowner, Parish Council, OCC and SODC to diagnose the cause of the flooding near the railway bridge after heavy rain, and to ascertain responsibilities for resolution. The various interested parties have agreed to address the various issues identified, with a view to resolving this issue as soon as is practical.
- The defibrillator is now fully functional after some initial technical issues which necessitated its return to the manufacturer.

121/19 Path along Sworford Lane from Great Milton to Wheatley

Two residents attended the meeting to express strong enthusiasm for the creation of a shared-use path to enable walking and cycling to Wheatley, and wished to seek the support of the Parish Council in advance of further investigations. The Parish Council fully supports the suggestion and is happy to provide whatever support it can.

122/19 CCTV

The potential installation of CCTV in the village has been suggested by a resident considering recent instances of criminal activity. However, it was agreed that the lack of street lighting, GDPR and privacy issues, the likely high cost of installation and maintenance and the fact that individual domestic systems are widely available at relatively low cost meant that the Parish Council would not be pursuing this suggestion.

123/19 Community Infrastructure Levy contributions (CIL)

The Parish Council agreed that £5,096.21 of CIL contributions (and any further sums due) resulting from the housing development currently under construction in Milton Common should be held by SODC until a suitable use for them is identified.

124/19 Donation to Wheatley Park School's prize-giving event

A requested donation towards a prize for presentation at Wheatley Park's prizegiving event in October was discussed. As last year, a £50 donation was agreed.

125/19 Accident on Windmill Hill

There was an accident involving a motorcyclist at the junction of Windmill Hill and The Forties on Monday 2 September. Attempts to obtain more detailed information via official channels have been unsuccessful but it is understood that there may have been a fatality. A police investigation is ongoing. The Parish Council will respond appropriately once the exact circumstances surrounding the cause of the accident have been established, but it was agreed to ask the landowner to trim the hedges to the right of the junction of The Forties and Windmill Hill to improve visibility.

The meeting closed at 9.25pm.

The next meeting of Great Milton Parish Council will be held on Monday 21 October starting at 7.30pm in The Pavilion.

SIGNED _____