



Drayton Parish Council

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Minutes

held on Monday 3rd July 2017 at 7:30pm
in the Caudwell Day Centre, Gravel Lane, Drayton, OX14 4HF



Present: Richard Williams (Chairman), Richard Wade (Vice Chairman), Graham Webb, Patricia Athawes, Colin Arnold, Tamsin Meredith, Matthew Lowy, Pervin Shahin (arrived at 7:57pm), Colin West.

Not Present: Laura Billington.

In attendance: David Perrow (Parish Clerk and Responsible Financial Officer), Christopher Price (Deputy Parish Clerk and Meeting Administrator), Richard Webber (OCC) (arrived at 7:57pm and left at 8:05pm), Stuart Davenport (VWHDC) (left at 8:05pm).

Public: Daniel Scharf.

58/2017 Apologies for Absence. Laura Billington.

59/2017 Variations of Business. None.

60/2017 Declarations of Interest, Dispensations and Use of Delegated Powers. Tamsin Meredith declared an interest in the grant application from Friends of Drayton Primary School (FODSA).

61/2017 News from OCC Councillor (Richard Webber).

This item of business was deferred until Richard Webber's arrival later in the meeting. See 64/2017 News from OCC Councillor.

62/2017 News from VWHDC Councillor (Stuart Davenport).

(a) Chief Executive. South Oxfordshire and Vale of White Horse District Councils have appointed Mark Stone as their acting Chief Executive following the resignation of David Hill.

(b) Bin Collections have been late due to bin lorries breaking down. New lorries are expected in October.

63/2017 Public Participation.

(a) Comet Bus. Daniel Scharf (Public Transport Representative) reported on the new comet bus that can be booked for any type of trip. Whether it is to meet friends in town, travel across the country, attend an appointment or pop to the shops.

(b) Moreland Gardens Bus Stop. Daniel Scharf is perplexed at why there are still no operational bus stops at the new Moreland Gardens development.

(c) Oxford to Cambridge Express Way. Daniel Scharf has concerns about increased traffic on the A34 as it is a feeder road to the new express way.

Richard Webber and Pervin Shahin arrived at 7:57pm.

64/2017 News from OCC Councillor (Richard Webber) continued.

(a) For Sale Signs. Richard Webber has removed an illegal For Sale Sign from the Village Green. It was **noted** that there are a lot of advertisements from neighbouring Villages around Drayton at the moment. [Clerks note: This is now the 3rd time Hodsons have illegally erected For Sale signs on public land within Drayton.]

(b) Unity. A number of local Oxfordshire MPs have objected to the unity proposal.

Richard Webber and Stuart Davenport left at 8:05pm.

65/2017 Minutes. The minutes of the previous Parish Council Meeting were **confirmed** with no amendments. Richard Williams (Chairman) signed the minutes as a correct record.

Proposed: Colin Arnold

Seconded: Patricia Athawes

Resolved: Unanimous

66/2017 Action Checklist from the Previous Meeting. The action checklist was **noted** and the points below were provided as additional information:

Speed Gun. It was **noted** that Colin Arnold is meeting the Police on Wednesday to discuss the usage of the speed gun.

67/2017 Finance & Personnel Committee (Patricia Athawes).

Payments. Drayton Parish Council operates under the General Power of Competence adopted in December 2016	Invoice Amount	Including VAT
Landscape Group – Grass Cutting	*£500.00	Nil
Clerk's Salary PC: £504.47 (40 hrs per month); D2020 £252.24 (20 hrs o/t).	*£756.71	Nil
Deputy Clerk's Salary (40 hrs per month).	*£390.08	Nil
HMRC – Tax and NI PC: £283.54 D2020: £92.97	*£376.51	Nil
Deputy Clerk's Pension (employee 5.5 % £28.38 ; Employer 21.7% £111.99)	*£140.37	Nil
Clerk's Expenses	*£103.28	Nil
Deputy Clerk's Expenses	*£199.95	£2.42
Drayton Chronicle advert (Caretaker)	£12.00	Nil
St Peter's Church – room hire March/April/May D2020	£45.00	Nil
Drayton Football Club – grass cutting grant – June 2 x £70.00	£140.00	Nil
FODSA Grant subject to confirmation	£350.00	Nil
Castle Water D/D Water Services 28/3/17 – 22/6/17 (87 days) D/D	£14.26	Nil
Total payments this month	£3,028.16	£2.42
Receipts:		
Burial and Memorial Fees		£300.00
Total Receipts last month		£300.00

(a) Bank Reconciliation. Current account £43,758.44, Deposit Account £19,940.49, Projects Account £29,574.74, Undrawn cheques £250.00, Payments not yet credited None. **Total = £63,448.93** PC account (excluding payments above).

(b) Grant Application.

Tamsin Meredith had declared a potential conflict of interest and took no part in the following discussion or vote.

* **Friends of Drayton Primary School (FODSA) £350.00.** To cover refreshments at Drayton Village Fete. It was **resolved** to **approve** this grant application.

Proposed: Colin West **Seconded:** Richard Wade **Resolved:** Unanimous

(c) Payments. The Clerk explained the payments listed above, which were **approved** for payment. The list of online payments via Unity Bank (see items starred * above) was signed off and the two people to approve online payments were appointed: Patricia Athawes and Richard Williams.

68/2017 Drayton2020 Implementation Committee (Richard Williams).

(a) Walnut Meadow. Plans for the footpaths and pitches have been forwarded to the Parish Clerk by Millers.

(b) Sports Pavilion. The Clerk, Richard Williams, Colin West and Colin Arnold have visited surrounding Village Halls / Sports Pavilions to see how they function and financially support themselves. It was **resolved** that the Clerk should approach a solicitor with experience in advising on organisational structures such as Community Interest Organisations (CIOs) and the Clerk was authorised to spend up to £500.00 on this initial consultation.

Proposed: Tamsin Meredith **Seconded:** Colin West **Resolved:** Unanimous

(c) Manor Farm. The Clerk had circulated the consultation document about the new Village Green design at Manor Farm prior to the meeting. It was **agreed** to approve it with a few minor changes.

ACTION: Clerk to publicise consultation document.

(d) South of High Street. It was **noted** that there have been some 7:00am deliveries and that residents' drives were being blocked again.

(g) Village Hall. It was **agreed** for the Clerk to approach Steve Wolstenholme (Partner, Stanhope Wilkinson Associates).

ACTION: Clerk to approach Steve Wolstenholme for ideas for improvements to Drayton Village Hall.

(h) **Pre-School.** It was **noted** that the Parish Council have given £5,000.00 to go towards the new Pre-School, but an extra £1,000.00 is needed for the architects VAT and £770.00 for the VWHDC planning application.

69/2017 Rights of Way & Conservation Working Group (Graham Webb).

(a) **BW29.** Graham Webb and Richard Wade have been looking at this Bridle Way that is very overgrown. It was **noted** that the muddy sections are where bands of clay cross the path. OCC have said that they will clear the over growth later this year. We can then ask the land owner to clear the ditches.

(b) **Working Party.** In the absence of a Village Caretaker, it was **agreed** to have a working party in July on a Saturday morning to clear FP25.

ACTION: Deputy Clerk to arrange working party.

70/2017 Leisure & General Purposes Working Group (Laura Billington).

(a) **Village Caretaker's Report** was received and **noted**. The Parish Council is advertising for a replacement Village Caretaker.

71/2017 Planning Committee Business (Richard Wade).

P16/V1705/FUL.

PC: Objection. **VWHDC:** See Amendment: No. 1 - dated 3rd January 2017.

16/V1705/FUL Amendment: No. 1 - dated 3rd January 2017.

PC: Response: The number of houses at 57 still exceeded the 'around 50' in the Drayton NDP, that the Conservation Area was still overdeveloped with too little public space and too much built-up area and that public access to the site at the Henleys Lane corner, opposite the shop, is still a safety requirement. Other observations (e.g. drainage) should also still be made. **VWHDC:** See Amendment : No. 2 - dated 8th February 2017.

P16/V1705/FUL Amendment : No. 2 - dated 8th February 2017. Demolition of existing agricultural buildings and a new residential development of 57 dwellings, together with a new vehicular access onto Abingdon Road, new pedestrian and cycle accesses onto Abingdon Road, Henleys Lane and Gravel Lane and public open space including a new village green and associated landscaping. (As per amended plans and documents received 23 December 2016 and 8 February 2017). Land at Manor Farm Drayton Oxon.

PC: Objection: 1. Impact on the Drayton Conservation Area. 2. Even reduced from 58 to 57 the number of houses is too many. 3. Inappropriate and dangerous design of the access road into the new development.

VWHDC: Pending.

P17/V0555/FUL. Proposed replacement of two existing residential mobile homes with 2 dwelling houses. 5 & 6 Mill Lane Sutton Courtenay ABINGDON OX14 4BE.

PC: Objection: Drayton objects to this development on the following grounds: we have concerns that at nearby Drayton Mill, ad hoc development has led over time to a substantial but largely unplanned community outside the main villages of both Drayton and Sutton Courtenay, in a location which is almost wholly car-dependent and remote from most shops and services. On the proposed Mill Lane site, the replacement of temporary dwellings by permanent ones could conceivably be the start of a similar mini-estate in open countryside. This is not to be encouraged, and if the development is allowed, then at the very least, the situation should be carefully monitored with a view to limiting further expansion. **VWHDC:** Pending.

P17/V1117/HH. Proposed removal of pitched roof to existing rear extension to facilitate erection of first floor rear extension. 15 Fisher Close Drayton ABINGDON OX14 4LT.

PC: Support. **VWHDC:** Pending.

P17/V1134/HH. Dropped kerb to 87 Steventon Road. Change part of front garden to parking so that car is not on the highway. 87 Steventon Road Drayton ABINGDON OX14 4LA.

PC: Support. **VWHDC:** Planning Permission on 23rd June 2017.

P17/V1215/HH. Demolish existing conservatory. Construct new single storey rear extension dining/family area. Construct new first floor extension over existing porch to create a new bathroom-front elevation. Convert loft area to create new bed/en-suite. Remodelling of existing ground floor/ first floor layouts to accommodate the above. 35 Hilliat Fields Drayton Abingdon Oxfordshire OX14 4JQ.

PC: Response: Drayton Parish Council noted that successive extension to and modification of houses in Hilliat Fields had led to the loss of the homogeneous look, which had been part of the original design.

VWHDC: Planning Permission on 14th June 2017.

P17/V1225/RM. Erection of 21 dwellings together with replacement garage for 10 Halls Close. Land to Rear of 10 Halls Close Drayton ABINGDON OX14 4LU.

PC: Objection: For the following reasons: Layout, Drainage, Transport and travel/footpath issues, Landscaping, Inadequate and incomplete information in the application. **VWHDC:** Pending.

P17/V1508/DIS Land Adjacent to 19 East Way Drayton ABINGDON OX14 4JZ D Pink Investments Ltd. Agent: Mike Gilbert Planning Ltd. Discharge of conditions 4 - construction traffic, 7 - highways, 9 - landscaping, 10 - materials, 12 - drainage details, 13 - ecology survey & mitigation scheme details, 14 - slab levels and 15 - refuse storage on application ref. P15/V2828/FUL Development of 8 dwellings and new access road.

PC: The Planning Committee discussed the applicant's submission for discharge of its planning conditions and expressed concern about two matters requiring clarification: a) The proposed layout and surfacing of East Way. b) The consultation/information relating to construction materials delivery. **VWHDC:** Pending.

P17/V1441/HH P17/V1485/LB. Single storey kitchen extension to rear of property. Re locate entrance door form new WC area to Hallway. Renew all external windows re-clad existing rear dormers. Fit 2 Velux roof-lights to second floor area. 56 High Street Drayton Abingdon OX14 4JW.

PC: Response: For following reasons: a) Appropriateness of the velux windows in a listed building/conservation area. b) That materials used are appropriate for the building and in keeping with those in the area. **VWHDC:** Pending.

P17/V1536/HH. Replacement of existing roof with new and formation of first floor loft conversion. 21 Sutton Wick Lane Drayton ABINGDON OX14 4HH.

PC: Response: The Parish Council notes that this planning application has a mansard type roof with dormer style windows at the front of the property, In our view, this would not be in keeping with other properties in this section of the lane. It is understood that it may have been a requirement of the original planning consent (when the property was first built) to have a pitched roof that matched the barns and other nearby older properties, with no obvious windows at first floor level. **VWHDC:** Pending.

P17/V1732/HH. Single storey extension to front of dwelling. 39 Whitehorns Way Drayton Abingdon Oxon OX14 4LH.

PC: Response: The Parish Council notes that the proposed extension crosses the building line, has a wall directly adjacent to the neighbours front door that is half over the boundary line. **VWHDC:** Pending.

Planning application that can be undertaken with the benefit of permitted development rights.

P17/V1646/PDA. Change of use of grain shed from agriculture to storage. Units 1 and 2 The Grain Sheds Barrow Road Drayton OX13 6JQ.

PC: Response: The Parish Council notes that Barrow Road is designated as a Restricted Byway, technically it should not be used by ANY motorized vehicle. It is assumed that the residents and the farmer have historic access rights, but these should not be transferable to a commercial operator. The current traffic movements are agriculture based and generally low speed journeys by a small number of farm staff familiar with local conditions and restrictions. We don't know who the users of the storage facility would be, what sort of vehicles they would be using, when access would be required or what sorts of materials would be stored there. The latter concern could mean control of hazardous materials or security measures for higher value goods. The Parish Council also notes that a new footpath to enable children to travel from the new Walnut Meadow development to the local school will cross the Byway very close to the apron of the units. **VWHDC:** Pending.

Under appeal by the Secretary of State.

P16/V2939/FUL Amendment : No. 1 - dated 18th January 2017. Land to the rear of The Stables Drayton Mill Drayton Oxfordshire. The erection of an infill dwelling to the rear of The Stables, Drayton Mill. (As amended by new application form and letter from agent received 18 January 2017 correcting ownership certificate). P16/V2939/FUL. APP/V3120/W/17/3169851.

PC: Response: The Parish Council feels that the Drayton Mill site may be becoming over developed in a rural context. **VWHDC:** Refusal of Planning Permission on 15th February 2017. **Secretary of State:** Dismissed

Planning application that is not in Drayton.

P17/V1154/LB. Demolition of listed railway overbridge, and provision of replacement bridge. Steventon Overbridge High Street Steventon Abingdon OX13 6RS.
PC: Objection (see planning minutes for details). **VWHDC:** Pending.

72/2017 Bulk Buying Scheme that could cut Gas and Electricity Bills (Matthew Lowy). This item of business was deferred to the next meeting.

73/2017 Correspondence.

DAMASCUS Parish celebration. Nicola Turner (Churchwarden St Blaise, Milton) invites the Chairman of Drayton Parish Council, to a special service of celebration in the new DAMASCUS Parish to be held at St Blaise Milton on Sunday 30th July. This service will include the installation of Rev Helen Kendrick as the Rector of the DAMASCUS Parish and will welcome Karen Hyde as Curate. The service will also dedicate the new facilities and community space in Milton Church.

74/2017 Items to be noted from Parish Councillors.

Village Fate. 15th July 2017.

ACTION: All Councillors to help run a stall.

75/2017 The Date of the next Meetings.

(a) Planning Committee. 7th August 2017. 7:00pm. Caudwell Day Centre.

(b) Parish Council. 7th August 2017. 7:30pm. Caudwell Day Centre.

(c) Finance and Personnel Committee. 17th July 2017. 7:00pm. Village Hall, Small Hall.

The Chairman declared the meeting closed at 9:38pm.

Signed:

Date: 7th August 2017.

Name: Richard Williams (Chairman, Drayton Parish Council).