



Drayton Parish Council

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Draft Minutes

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



Present: Richard Williams (Chairman), Graham Webb, Patricia Athawes, Colin Arnold, Tamsin Meredith, Matthew Lowy, Colin West.

Not Present: Richard Wade (Vice Chairman), Laura Billington, Pervin Shahin.

In attendance: David Perrow (Parish Clerk and Responsible Financial Officer), Christopher Price (Deputy Parish Clerk and Meeting Administrator).

Public: Daniel Scharf, Richard Seamark.

76/2017 Apologies for Absence. Richard Wade, Laura Billington, Pervin Shahin.

77/2017 Variations of Business. None.

78/2017 Declarations of Interest, Dispensations and Use of Delegated Powers. None.

79/2017 News from OCC Councillor. Richard Webber was not present.

80/2017 News from VWHDC Councillor. Stuart Davenport was not present.

81/2017 Public Participation.

(a) Millennium Green Mad Hatters Tea Party. Daniel Scharf said that it is a shame that the Mad Hatters Tea Party was cancelled due to adverse weather [Clerk's note: It will now be held on 27th August 2017].

(b) Stonehill Community Garden Harvest Meal Fundraising Event. Daniel Scharf reported that despite the miserable weather, the event was a success.

(c) P16/V1705/FUL Manor Farm. A parishioner asked the Parish Council whether we would be prepared to question the failure of the VWHDC to specify the Neighbourhood Development Plan (NDP) policies when providing the 'reasons' for their approval. The Parish Council could also question the statement that the approval was made in accordance with the NDP when the report suggested that it was contrary to policies (i.e. preservation of the conservation area) but that there were overriding considerations.

(d) P17/V0281/RM Sports Pavilion. A parishioner suggested that the alternative of using the existing field and the field behind Lockway owned by the Earl of Plymouth and improved Village Hall and extended pavilion would provide better facilities in a better location. The offer by the Earl of Plymouth (land owner) of giving/selling the land to the rear of Lockway for two pitches (and a cricket strip) was taken off the table by the Earl of Plymouth but was not then pursued, as it could have been (in his view), through the NDP. The parishioner invited the Parish Council to write again the Earl of Plymouth to see whether the land might still be available (in the context of a substantially more valuable development than the 16 houses on which the original offer was made). The noise from the A34 and the access from (two) bridleways made it unsuitable for housing and none of the many objections from Lockway residents had been on grounds that suggested this option should not be explored (in his view). The Parish Council made no resolution in respect of any of these suggestions. A representative of the Football Club asked whether the existing club would be ousted by the Parish Council from existing site if the new one was developed and was told "no".

82/2017 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: Graham Webb

Seconded: Patricia Athawes

Resolved: Unanimous

83/2017 Action Checklist from the Previous Meeting. The action checklist was **noted** and the point below is provided as additional information:

Updated Welcome Pack/shops Promotion & Chronicle Involvement. It was **noted** that it might be

better to incorporate this information in the Chronicle rather than having a separate leaflet.

ACTION: Colin Arnold to suggest incorporate this information in the Chronicle and report back at next meeting.

84/2017 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 (2 months – June & July)	*£1,000.00	Nil
Clerk's Salary PC: £504.43 (40 hrs per month); D2020 £252.22 (20 hrs o/t).	*£756.65	Nil
Deputy Clerk's Salary (40 hrs per month).	*£446.95	Nil
HMRC – Tax and NI PC: £297.63 D2020: £93.01	*£390.64	Nil
Deputy Clerk's Pension (employee 5.5 % £32.51 ; Employer 21.7% £128.26	*£160.77	Nil
Clerk's Expenses	*£42.75	Nil
Proludic – Steel Springs to repair trampoline	*£58.04	£11.61
Microshade – Quarterly Hosting Fee	*£138.75	£27.75
Caudwell Day Centre – Quarterly Rent (April/May/June)	£45.00	Nil
Drayton Football Club – grass cutting £70 x 2	£140.00	Nil
Drayton Pre-School s19 grant	£1,770.00	Nil
Total payments this month	£4,949.55	£39.36
Receipts:		
Allotment – Access Rent		£67.80
Total Receipts last month		£67.80

(a) Bank Reconciliation. Current account £41,287.28, Deposit Account £19,940.49, Projects Account £29,574.74, Undrawn cheques £307.00, Payments not yet credited £67.80. **Total = £60,988.57 PC account (excluding payments above).**

(b) Payments. The Clerk explained the payments listed above, which were **approved** for payment, including an extra late invoice from RoSPA/Playsafety Ltd.. 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 Colin West.

85/2017 Drayton2020 Implementation Committee (Richard Williams).

(a) Walnut Meadow. On 27th July 2017 a further meeting had been held with Millers.

(b) Sports Pavilion. Colin West presented and distributed his document "Summary Of The Reality Check On The Drayton 2020 Pavilion Project" which suggested that the Business Case should include a 'must/need/want' analysis. Of the three financial models presented only one (with staffing and a substantial income from a café/bar) was viable, the others showed an annual loss. It was pointed out that some of the totals did not add up, and needed correction. Colin cautioned against proceeding with the project until the Parish Council had determined the level of annual subsidy it was prepared to put into the sports facilities, since it looked like it would be loss making on the basis of his figures. However, it must be emphasised that all three of Colin's models are simply projections. They are based on figures which, though realistic, are still only notional, as there are many possible permutations. Important factors, such as the degree of reliance on volunteers as opposed to paid staff, can be adjusted over time and will obviously have a bearing on the finances of the project. Colin was thanked for his working paper, which was **noted**. The Council was due to receive a revised Business Case for the Sports Pavilion forwarded from its Drayton2020 Implementation Committee, which would be receiving this (prepared by Tom Shebbeare and Andrew Bax) at its meeting on Friday 18th August.

ACTION: Colin West to circulate his paper (with corrected figures) to Councillors by email.

(c) Manor Farm. A landscape plan needs to be drawn up for the new Village Green. Its was **agreed** that the Clerk should contact CALA to see if they would commission a landscape architect to draw up a plan and to recommend Mike Habermehl (Director, Adams Habermehl Ltd).

ACTION: Clerk to contact CALA about the Manor Farm green landscape plan

(d) South of High Street. It was **noted** that there was regularly mud on the road and road sweepers have been sweeping the roads. Delivery lorries were also arriving early and blocking the High Street.

(e) Halls Close. It was **noted** that the developer Blue Cedar appear to have taken little notice of the comments made by Drayton Parish Council and various residents on site layout and they have squeezed

in an extra house - 22 up from 21.

(f) Pre-School. It was **noted** that the Pre-School has a new committee.

86/2017 Rights of Way & Conservation Working Group (Graham Webb).

BW29. It was **noted** that a meeting needs to be arranged with the land owner to discuss ditch clearance.

87/2017 Leisure & General Purposes Working Group (Laura Billington).

(a) Village Caretaker Replacement. It was **agreed** for the interview board to be Laura Billington, Richard Williams and Patricia Athawes.

ACTION: Clerk to obtain references and arrange interview.

(b) Lyford Close BMX Track. A meeting had been held between Richard Williams the Clerk, and a local resident to discuss how the land might be re-purposed. No definite conclusion had been reached but it was suggested that the school might be involved in any refurbishment project.

(c) New Noticeboard at the Lockway Playground.

ACTION: Laura Billington to specify noticeboard.

88/2017 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: Planning Permission on 6th July 2017.

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:** Planning Permission on 3rd August 2017.

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:** Planning Permission on 13th July 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:** Amendment: No. 1 - dated 19th July 2017.

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:** Planning Permission on 20th July 2017.

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.

P17/V1782/HH. Single storey extension to west side including a lounge extension and garage. Pitched roof to lounge. Pitched and flat roof to garage. 11 Corneville Road Drayton Abingdon Oxfordshire OX14 4HN.

PC: Response: Plans are poor and the text on the location plan is illegible. The new garage access could compromise the safety of pedestrians emerging from the public footpath that runs along the side of the property. **VWHDC:** Pending.

P17/V1798/HH. Replacement of dormer window with new insulated dormer window. 97 Abingdon Road Drayton ABINGDON OX14 4HL.

PC: Response: It was **noted** that the dormer window has already been replaced making a mockery of the planning process. **VWHDC:** Pending.

P17/V1225/RM Amendment: No. 1 - dated 19th July 2017. Erection of 22 dwellings together with replacement garage for 10 Halls Close.(As amended by plans and information received 19 July 2017). Land to Rear of 10 Halls Close Drayton ABINGDON OX14 4LU.

PC: Response [Clerks note: PC changed its comment to Objection after the meeting]: Please see our previous comments that have been ignored by the developer Blue Cedar, that appear to have taken little notice of the comments made by ourselves and various residents on site layout. They have squeezed in an extra house - 22 up from 21. No particular objection to that, but the opportunity to pull back the properties a tad from the northern boundary of the site (to allow a little more separation from existing residents) doesn't seem to have been considered. Drainage remains an issue, and OCC appear to think that the revised arrangements are inferior to the original scheme. The existing residents confirm that the site is known to have a high water table and there have been problems before with flooding, sewage backing up etc., so that getting this matter right could be crucial. **VWHDC:** Pending.

Cornville Road to Barrow Road Drayton foot and cycle link.

PC: Response: Drayton PC confirm that the Drayton NDP intended to establish a safe footpath/cycle path route across Barrow Road towards Corneville Road/Drayton School. It was not a requirement that pedestrians/cyclists should be segregated since the expectation is that the bikes/scooters will in the main be primary school children accompanied by adults. The signage therefore should be amended to indicate a shared rather than a segregated path, as OCC have suggested. **VWHDC:** Pending.

OCC Highways.

CM/12.6.192. B4017 Abingdon Road (Drayton) Proposed Zebra Crossing & Traffic Calming. On the B4017 Abingdon Road - approximately 12 metres north of its junction with Hilliat Fields.

PC: Response: Please see our previous comments. **OCC:** 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:** Withdrawn prior to determination on 28th July 2017.

P17/V1398/LDP. Conversion of integral garage to habitable accommodation, installation of new side window on the north elevation, replace garage door with brick work and window. Internal alterations. Windrush Church Lane Drayton OX14 4JS.

PC: None. **VWHDC:** Pending.

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.

89/2017 Bulk Buying Scheme that could cut Gas and Electricity Bills (Matthew Lowy). This item of business was deferred to the next meeting.

90/2017 Correspondence.

Speeding Vehicles. The Clerk received an email on 3rd August 2017 from a parishioner stating:

[Everyday since I moved back I have watched drivers break the speed limit in Drayton and the speed warning sign does nothing to prevent the situation. This morning when I was walking the dog a yellow mercedes sprinter was speeding so I turned round to tell him to slow down and he stuck his middle finger up at me. This kind of situation wouldn't happen if we had a proper speed camera in the village. Please would you discuss this at the next meeting as the safety of the residence in Drayton should be top priority. I'd like to be more proactive for the village as I was born here and it's my home.]

ACTION: Clerk to respond to the parishioner and Colin Arnold to arrange a speed monitoring session.

91/2017 Items to be noted from Parish Councillors. None.

92/2017 The Date of the next Meetings.

(a) **Planning Committee.** 4th September 2017. 7:00pm. Caudwell Day Centre.

(b) **Parish Council.** 4th September 2017. 7:30pm. Caudwell Day Centre.

(c) **Finance and Personnel Committee.** 11th September 2017. 7:00pm. Village Hall, Small Hall.

The Chairman declared the meeting closed at 9:55pm.

Signed:

Date: 4th September 2017

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