

HINTON WALDRIST PARISH COUNCIL

Clerk: Mrs Allison Leigh, 26 Eaton, Abingdon, Oxfordshire, OX13 5PR

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Minutes of Hinton Waldrist Parish Council Meeting held in the Village Hall on Wednesday 27th January 2022

Present: Chairman Hugh Hamill (HH), Vice Chair Alison Geary (AG) and Councillor Justin Davenport (JD)

Councillors Peter Evans (PC) and Stephanie Stott (SS) (attended via Teams)

21/73: Apologies for absence:

- Councillor J. Willis

21/74: Declarations of Interest: None

21/75: Public questions and statements: Members of the public were in attendance to discuss agenda items 21/81 and 21/86.

21/76: Minutes of the last meeting: The minutes of the meeting of the 10th November 2021 were approved and signed as a true record of the meeting.

21/77: Reports from County and District Councillors:

Oxfordshire County Council (OCC)

There was no report from the County Councillor

List of Priorities: The council discussed its top 3 priorities for Oxfordshire County Council (OCC) which they have determined are:

1. A420
2. Support for the Day Centre
3. Speed

The allotments and difficulty acquiring them were also discussed as an issue, but not one for OCC.

Vale of White Horse District Council (VoWHDC)

J. Avery was in attendance and submitted the following report:

Proposed Boundary Change

Fyfield & Tubney PC is quite rightly very concerned that the above change will be approved and that Kingston Bagpuize is treating the proposed change "as a done deal." Further to that, the area of land to the east of Kingston is the same piece of land that Lioncourt is keen to acquire as the site to build some 660 new houses. The company has already submitted two applications to date and both have been rejected by the Planning Committee in the light of very serious concerns being expressed in relation to

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AQMA (Air Quality Management) issues ivo Marcham and the failure of Lioncourt to meet the condition to pay sufficient S106 funding to meet the cost of necessary road improvements.

Fyfield and Tubney PC has understandably views the proposed development as a test case and has called for my support in opposing the acquisition of the above piece of land by Kingston. I am fully in sympathy with Fyfield in this matter and will argue strongly against any change to the existing parish boundaries.

Road Safety

All PCs within Thames Ward have expressed their well-founded concerns with respect to road safety not only in relation to the A 420 but also as far the network of minor roads is concerned. As matters stand, a number of measures have already been implemented by parishes, namely the installation of SIDs (Speed Indication Devices) which not only interact with drivers by warning them that the limit has been exceeded but also record all individual instances of speeding. From the standpoint of working with The Highways Authority this is important because that body rightly needs clear and incontrovertible proof to be presented to it before we can advance the cause of "20 is plenty." In villages, a further problem is that of parking on roads that are very narrow and with verges that are often overgrown.

With reference to road safety matters affecting the wider area which includes Thames Ward, FATAAC (Faringdon Area Traffic

Advisory Committee) held its last meeting on 17 Dec 2021 and at that meeting proposed that a safety working group be set up and led by Oxfordshire County Council. The key part of their remit would be to look ways of improving road safety on the A 420.

Oxford - Cambridge ARC Proposal

Thames Ward PCs are not alone in expressing real concern about the OxCam Economic Growth proposal. A conference on the subject is to be held on 24/25 January 2022 and the speakers will seek to advance the cause whilst ignoring the concerns of local people who have always opposed the proposed scheme. In a sample survey, 9 out of 10 people were absolutely opposed to the ARC scheme that inter alia would involve building 1m new houses by 2050 and the creation of a high-tech zone across 5 counties. Of course, and perhaps inevitably there have been many unanswered questions as to developers wanting to use greenfield sites rather brownfield sites. Local democracy would, of course, be threatened as the powers of local authorities would be diminished. Further to that, climate change and environmental issues are not addressed

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and there is vagueness as to the actual boundaries of any development. Of course, I have acquainted you all wrt to these matters in much greater detail in previous updates.

21/78: Report from Police Constable Officer: AL contacted Thames Valley Policy about a report, but had no reply.

21/79: Matters arising and not appearing elsewhere on the agenda: SS reported she has tried to contact someone regarding whether the day centre needs a donation, but she has not heard back.

21/80: Parish Councillor Vacancy: This item was moved to the end of the meeting.

21/81: Queen's Jubilee/Big Lunch: The following was discussed:

AG will work on ordering mugs from Aston Pottery. There was a discussion about presenting mugs to under 16s and possibly selling more. There was a discussion about leafleting households to see what the interest in mugs is.

AL will increase the street party budget item in the 2022 2023 budget.

AL will ask J. Ash if there are any monies which can be donated from OCC.

It was discussed that the children's entertainer should arrive at 3pm. The Big Lunch will be at 1pm. The road closure will be from 12-5pm and PE will arrange for the road closure. HH will do a Risk Assessment for the event.

The Village Hall will apply for an alcohol license. Prizes, fancy dress, music, etc will be discussed closer to the event.

21/82: Community Governance Review: The council resolved to support Fyfield and Tubney Parish Council in their opposition to the proposed boundary change reported by J. Avery in agenda item 21/77.

AL will draft an e-mail to them and circulate it.

21/83: Traffic/speed: The council discussed speed indication devices, but resolved not to proceed with the purchase at this time as the feeling is people aren't going above the speed limit.

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Other ideas discussed were signs indicating people to slow down. The 20s plenty scheme was discussed and roads that would be appropriate for this scheme.

The council would like to proceed with this scheme.

21/84: Communication: The council discussed the effectiveness of parish council communication to residents and resolved to create a new website.

- Updated website: AG will work with AL on the new website which will cost around £15/month. AL will add this to the 2022 2023 budget.
- Mailing list: The council agreed to have a mailing list where residents can sign up. This will be placed on the new site.

21/85: Climate initiatives

- **Tree planting:** It was noted that the trees have not yet arrived. Upon arrival, the logistics of planning will be finalised.

21/86: Planning:

Planning applications

<u>Planning Number</u>	<u>Address</u>	<u>What</u>	<u>HWPC Comments</u>
P21/V3373/FUL and P21/V3375/LB	Hinton Manor Hinton Waldrist	Proposed redevelopment of existing dilapidated cottages to include a new garage and access track to Westfield Cottages. No changes from current approval P18/V2403/LB & P18/V2402/FUL. Access track to cottages already been formed.	Hinton Waldrist Parish Council has no comments on this planning application.
P21/V3547/HH	Northcott House High Street Hinton Waldrist SN7 8RN	Proposed two-storey rear extension and replacement porch	Hinton Waldrist Parish Council has no comments on this planning application.

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P21/V3565/FUL	Priors Lane Hinton Waldrist SN7 8RX	Erection of four houses with associated landscaping and car parking	HWPC objected to this planning application. See Attachment 1
P21/V3503/HH	Hamilton House Charney Road Longworth OX13 5HW	Conversion of 2 bay garage into en-suite guest bedroom/annexe. Conversion of 3 bay garage and workshop into the pool room, games room and gym. Addition of an outdoor swimming pool and pump house south of this building	Hinton Waldrist Parish Council has no objections to this planning application

Planning Amendments

<u>Planning Number</u>	<u>Address</u>	<u>What</u>
P21/V2816/LB	Lamb And Flag House Faringdon Road Longworth OX13 5HN	Proposed replacement of the existing timber framed windows to the front elevation. Replacement ironmongery. (Additional information rec 16 Nov 2021) (Amended description by email dated 23 Nov 2021) (Amended location plan rec 9 Dec 2021 and reference to replacement of downpipe and guttering removed by email rec 9 Dec 2021)

Planning Decisions

<u>Planning Number</u>	<u>Address</u>	<u>What</u>	<u>Vale Of White Horse District Council Decision</u>
P21/V2058/HH	2 Duxford Farm Cottages Duxford	Construction of a two storey extension to provide garage with a playroom above Construction of	Permission granted

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		a single storey linking extension (to the garage) to provide a new kitchen. Construction of a replacement porch. Closing off of the existing vehicular entrance.	
P21/V2408/LB	The Stable House Hinton Waldrist SN7 8SA	Installation of a glass frameless channel system as a safety feature behind the existing railings on the two balconies on the front of the property.	Permission granted

21/87: Memorial for Debbie Cordery: The council would like to take more time to consider this and would like this on the March agenda.

21/88: Financial report:

- Reconciled balance as of 31st December 2021: £8,777.46

Cheques authorised:

<u>Payee</u>	<u>Item</u>	<u>Cheque number</u>	<u>Amount</u>	<u>Date</u>
Allison Leigh	Salary – January 2022	665	111.20	31/1/2022
Allison Leigh	Salary – February 2022	666	111.20	28/2/2022
Allison Leigh	Expenses December and January	667	52.00	27/1/2022
OALC	Training for Justin Davenport	668	120.00	27/1/2022
Royal British Legion	Donation	669	100.00	27/1/2022
Clean Slate	Donation	670	100.00	27/1/2022

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Peter Evans	Re-imbusement for trees	671	101.25	27/1/2022
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NOTE: The remainder of the village hall hire fees will be paid at the March meeting in one sum.

Budget review: The council resolved to accept a budget of £5605 for 2022 2023 and to a precept of £3650 for 2022/2023.

Donation request:

- South and Vale Citizens Advice: The council resolved to donate £200 to South and Vale Citizens Advice.

Bank Signatories: The council resolved to add JD as a signatory to the bank account. AG will contact the Lloyds Bank to set this up.

21/88: Publications and correspondence: The council reviewed the correspondence since the November meeting.

21/89: Delegation of Power: As the current Covid situation has been improving and meetings are to be held in person, the council resolved not to put a Delegation of Power in place.

21/90: Matters for report: None

21/80: Parish Councillor Vacancy: The council discussed that they met with 2 candidates. The council was imrpseed with both candidates and, after much deliveration about a difficult choice, the council resolved to co-op David

21/91: Date of the next meeting: The date of the next Parish Council meeting was confirmed as Wednesday the 23rd March at 7pm in the Village Hall.

The meeting closed at 10pm.

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ATTACHMENT 1:

The Parish Council is opposed to this proposed development for the following reasons:

1. Having regard to planning history of this site and the development immediately to the north, further development in this location runs contrary to the rationale adopted by the Council when agreeing to the development of this rural location in the first instance. Following discussions with the previous owner of the land, and the Council, the previous application (P15/V0456/FUL) contained an express provision that the land to the south be developed to provide a public amenity space. (Please see the Design & Access Statement submitted in support of that application) This amenity space which covered the whole area of the proposed current development, would have provided a significant amenity for the village, and ensured that the rural nature of the location and the entrance to the village could be maintained. The original decision was finely balanced but the benefits for the village as a whole by the provision of a much needed community open space tipped the balance in favour of supporting the 2015 application. There was never any intention that this land could be developed at a later date or that this remaining space would be filled in to provide continuity to the rest of the house on the eastern side of Priors Lane.

2. The statement at paragraph 1.11 of the Planning Statement that the site has no specific planning history is misleading at best, and completely misrepresents assurances given by the then landowner as to the benefits for the village which could flow from permitting the original development.

3. The proposed development of this site with the addition of 4 new homes also gives rise to issues of:

I) Over-Looking both in respect of properties to the immediately to the north and south of Hinton Road in the Row;

II) Overcrowding of the site in general with a 66% increase in the development of the original site overall;

III) A significant increase in traffic movements into and out of the development which currently is home to a good number of very young children with inadequate provision for parking for residents, let alone their visitors;

IV) A reduction in the overall character and amenity of the area on the eastern entrance to the village and the loss of natural hedgerows along the perimeter of the site;

V) The proposed entrance to Plot 4 is immediately adjacent to Hinton Road, and even if only for pedestrian access, it will inevitably result in traffic stopping or / parking on Hinton Road creating a potential hazard;

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VI) The proposed modest public open spaces on the western edge of the development provide little if any benefit for the village given their size and given the history of the developer the Council has little confidence that these would ever materialise;

VII) Overall sustainability of further development in our small village which has few amenities or resources. 4. The proposed benefits of the scheme set out at 4.35 of the Planning Statement do not withstand even modest scrutiny. The village does not need 4 more homes and certainly not in this location. The provision of open space for the benefit of residents of the village should be considered to be of no benefit at all, given the previous history of the earlier development and representations made at the time of seeking permission. There are few economic benefits given the lack of local shops and services in the village and the suggestion that the proposal would result in locally sourced construction jobs is no more than wishful thinking and temporary even if true. 5. There is an abundance of new homes being built locally in Kingston Bagpuize and Southmoor. There is no need for further development in Hinton Waldrist and development on this site will further detract from the essentially rural nature of the village and provide no benefits.