

**Minutes of the meeting of the Steeple Aston Parish Council held on
Monday 16th October 2023**

Present: Angharad Lloyd Jones (AL-J) [chair], Martin Lipson (ML), Stuart Ferguson (SF), Charlotte Clarke (CC), Peter Dammermann, Mat Watson (MW)

Members of the public : Julia Whybrew and 27 others.

In attendance: Cathy Fleet (Clerk)

10.23.01 Apologies No apologies had been received

10.23.02 Declarations of Interest : MW declared an interest as owner of site 4 in the site assessment. Mr. Lipson declared an interest in SAVA and the fact that he is a member of the MCNP site assessment team.

10.23.03 Minutes of the last meeting held on 18th September 2023 were read and it was **RESOLVED** to accept these as a true record of the meeting and they were signed by the Chair.

10.23.04 Public Participation : 28 members of the public were present.

10.23.05 Clerk's Report and Actions from previous meeting

NO	ACTION	To be Actioned by :	Update
Sept23.01	Dog bins - Clerk to contact the dog warden for advice.	CF	The dog warden (Chris Cundy) confirmed that an additional bin on the Northside end of The Tchure would be ideal but was unsure of other locations.
Sept23.02	Sale of Land - ALJ to obtain paperwork for previous legal services used by the PC, Clerk to find alternative firm of solicitors	ALJ CF	completed
Sept23.03	Allotments - ALJ to inform committee that no PC representation is required at their meetings and agreement to licence extension.	ALJ	completed
Sept23.04	Community Orchard - ALJ to inform committee that no PC representation is required at their meetings.	ALJ	completed
Sept23.05	Playground Inspection checks -ALJ will speak to someone in the village who may be interested in carrying out regular checks	ALJ	completed

Sept23.06	Grant application - Clerk to respond to Life Education Wessex and Thames Valley and suggest they contact Dr Radcliffe's Trust.	CF	Completed
Sept23.07	Planning Enforcement at Hatch End - ALJ to forward parishoner's complaint to Cllr Eddie Reeves asking for his support	ALJ	Completed
Sept23.08	Community Transport grant - Clerk to forward to Environment committee		Completed
Sept23.09	Banking - Clerk to submit paperwork to Unity & CCLA Banks	CF	Completed

10.23.06 MCNP site Allocation

Members of the public were invited to participate for 5 minutes. MW will be asked to leave the room as a councillor but may first participate in questions as a member of the public.

ML summarised the team's report:

- Why were we assessing sites? NP is under review and need to be kept up to date and conforms with the Local Plan. Cherwell's consultation in January 2023 said 500 more houses needed in large villages, including SA and Kirtlington. That document was then withdrawn. Our Public meeting held in Feb suggesting that SA should decide how many houses and where they should go. Agreed MCNP should go ahead with site assessments on behalf of the village. Proposals, once agreed, will go into draft Neighbourhood Plan and out to consultation. The assessment team of 4 was set up, with one from outside SA. All landowners have been contacted.
- Consultants have been employed to ensure that the team understands best practice
- Criteria for assessment developed, to include 9 elements: planning policy, planning history, strategic environmental assessment, advice from consultants, any legal impediments eg TPOs, owners view & preferences, community feedback, views of assessment team, and a RAG scoring system.
- A 2nd public meeting was held in September to report on progress. A meeting of all 12 parishes of MCNP forum will take place on 1st Nov, to receive recommendations from this PC meeting and that of Kirtlington PC. A six-week consultation period will then take place.

Following consultation, a further version of the NP will be submitted to CDC in Feb/March and CDC will give their view alongside others— they don't have right of veto. If an independent Examiner approves, it will then go to referendum.

Recommendations are:

- Sites 8,13,14 being put forward as favoured sites for allocation, in that order, with site 6 possibly added, subject to the PC's views.
- Approx 30 new dwellings to be allocated over the plan period (to 2040)

- 2 or more sites are preferred, to spread the load
- Rural exception sites are also being suggested for sites 1 & 7

4 members of the public wished to speak.

Mat Watson - Owner of site 4

Has looked at the planning balance and feels that cons of his site are wrong. In particular: ecological history, but no significant species found in 2017; isolation of residents – not so; Long protracted dispute about access – disagrees; 120 houses possible - TPOs make it impossible. Wants to re-draw proposals and allow community to decide. Wants to work with village; Site 4 is same distance as Site 8 to school, playground etc; suggestions of subconscious bias, in particular from Martin Lipson.

Hugh Lazenby – resident of Southside

Concerned about inconsistencies; what amenities are being lost?; concerned about entering the village though a housing estate e.g. Southside

Tim Lang – Interest in Plot 8

Thought intention was to have a number of smaller sites; Site 8 is greenfield but not accurately portrayed in the documents; congestion of traffic is getting worse – Southside is becoming over developed; There are 2 x 150 year old trees adjacent to the site – do they have TPOs?; devastating impact on his family life if developed.

Richard Preston Sites 3 & 7

He had given responses to various questions, but received no reply; site 3 surrounded on 3 sides by development but considered as isolated; Site 8 – no problem with this; need bungalows – would be beneficial to village; wrong to dismiss site 3; PC represents village (1000 people) but only a small number of councillors will make decisions; sites 13 & 14 will never be available; site 1 is in Middle Aston and shouldn't be considered; not convinced the process is fair.

ML responded:

- MW said that if he had been told there would only be 15 houses per site his proposals would be presented differently. However, that proposal had only been made in the last week.
- Hugh – what counts as amenity? The reference in the assessment is to what happened in 2018 when the NP put forward site 4 as a local green space. Possible development for housing brings different issues into play.
- Why are sites not adjacent to the settlement ineligible for allocation? When NP made in 2019 there were 5 villages with defined settlement areas. This showed the main area where people live (not schools, cemeteries, outlying buildings and farms etc). These definitions were set in the Plan and approved by the Examiner and cannot be changed now, unless to correct errors. The approved policy is that any new housing must be immediately adjacent to settlement area.

- Site 1 at Hatch End straddles the boundary of SA and MA. RP disagreed.
- Someone commented that the process is not complete or straightforward. Agreed – it is a very difficult process.

Two further members of the public then asked questions:

Kirsten Buckley

Sites 13 & 14: owner not prepared to sell, so why still being considered?

Caroline Langridge

Site owners are considering bungalows for the elderly, but what about young people?

The Councillors proceeded to vote on a proposal that there should be about 30 new dwellings, preferably on two or more sites, with ten to fifteen dwellings on each. This was **agreed** with 3 in favour and 1 abstention.

The further recommendation for allocation on sites 8,13,14 and possibly site 6, in that order, was then voted on. 1 Councillor abstained, 1 wanted site 3 to be included (not in running order), 1 wanted all sites included, and one supported the motion. **This was therefore NOT agreed.**

It was then **agreed** unanimously that the MCNP team will re-assess the sites not currently being supported, in the light of the decision regarding numbers of dwellings, and review its recommendations. A further PC meeting will be held to make a decision, with 25th October proposed as a suitable date (subsequently changed to 27th November).

10.23.07 Reports from OCC/CDC
None

10.23.08 Highways,footpaths/grasscutting
Dog bins -Tchure and Beeches waste bin with lid - **Clerk to order to be delivered to PD** . Heyford Road trees overhanging Clerk to get quotes from Kevin Preston, Nicholsons, Cotefield . Parking on Southside - Range Rover parked prevented bus which had to reverse to Bradshaw and leave by 60 ft.
Clerk to speak to Richard MacAndrew re getting line painted from existing line to end of Staithe Cottage

10.23.09 Heyford train service reduction
Paper submitted - **Clerk to Send paper to Julia ALJ to draft letter to Victoria Prentis**

10.23.10 Sale of land behind war memorial
No update

10.23.11 Allotments
No update

- 10.23.12 Community Orchard**
Constitution has been circulated - needs to be reviewed - **cllrs to review before next PC meeting and comment on by email. ALJ to update Community Orchard**
- 10.23.13 Play Area/Teenage Facilities**
Letter from resident re lollipop lady - **ALJ to discuss with new head teacher**
ALJ confirmed Antonia Maclean had agreed to take on the regular playground checks. PC agreed to progress. Training to be organized by PC.
- 10.23.14 Village Hall**
Lighting outside kitchen area discussed. Decision to increase number of PIRs. CF to quote.
- 10.23.15 Sport & Rec**
No update
- 10.23.16 Website/Facebook**
The minutes of the recent website meeting had been circulated
- 10.23.17 Correspondence**
There was no correspondence not dealt with elsewhere
- 10.23.18 Environment & Sustainability Committee**
Due to time constraints this item was not discussed
- 10.23.19 Planning**
[23/02799/TCA](#) Maple Lodge Paines Hill Steeple TA - Leylandii - Fell TB - Ornamental Pear -
Aston Bicester OX25 4SQ Fell
[23/02756/TCA](#) Cedar Court Water Lane Steeple T1 - T3 x Sycamore - Reduction of the trunk
Aston Bicester OX25 4SB due to serious rot within them.

Decisions

23/01940/F

Oakridge, Cow Lane

APPROVED 6/10/23

10.23.20 Finance— The following accounts were approved for payment

Payee	Detail	Total Amount	VAT	paid
M&C Paving	VH path	6240.00	1040.00	26/9/23
Complete Weed Control	spraying	332.40	55.40	
Nigel Prickett	grasscutting 2058	390.00	65.00	
TP Jones	payroll	62.40	10.40	
Diocese of Oxford	Allotment rent	517.00		
SAL	Advert	17.50		
Cathy Fleet	clksal Oct	349.62		

Date of next meetings**3rd Monday of the month****20th November****Dates for 2024 - 3rd Monday of the month**10th January 2024 Precept meeting

15 Jan 2024

19 Feb

18 March

15 April

20 May
 17 June
 15 July
 16 September
 21 October
 18 November
Dates of AMPC & APM TBC

Signed **Date**

ACTION LIST SUMMARY

NO	ACTION	Update	To be Actioned by :
Oct23.01	Waste bins – Clerk to order to be delivered to PD		CF
Oct23.02	Parking on Southside – Clerk to speak to Richard MacAndrew re getting line painted from existing line to end of Staithe Cottage	Advised by Richard to speak to Dave Catling who advised that a consultation with residents would be required.	CF
Oct23.03	Heyford Train Service reduction - Send paper to Julia ALJ to draft letter to Victoria Prentis		CF/ALJ
Oct23.04	Community Orchard - cllrs to review Constitution before next PC meeting and comment on by email. ALJ to update Community Orchard,		All
Oct23.05	Lollipop person - ALJ to discuss with new head teacher		ALJ
Oct23.06	Playground inspections – Training for Antonia to be organized by PC.		