

**Minutes of the special meeting of the Steeple Aston Parish Council held on  
Monday 27<sup>th</sup> November 2023**

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

**Assessment Team :** Martin Lipson, Caroline Edwards, ~~Phillipa Tickle~~ <sup>Phillipa Tickle</sup> <sup>AW</sup>, Paul Rodgers

**Members of the public :** 37 members of the public were present

**In attendance:** Cathy Fleet (Clerk)

**11.23.02.01 Apologies** were received from Cllr Mat Watson

**11.23.02.02 Declarations of Interest :** Mr. Lipson declared that he a member of the site assessment team as well as being parish councillor

**11.23.02.03 MCNP site allocation for Steeple Aston**

ML - Speaking as site assessment team not as a member of the parish council. ML reminded the meeting of the history of the recommendations. In spring the PC decided after public meeting in VH that wanted to take over process from CDC of identifying possible future housing sites in Cherwell. The PC agreed that MCNP should do this and MCNP met with CDC to inform them of the decision. CDC are content that this is the process. MCNP are doing it so CDC don't have to. This process is also happening in Kirtlington where a meeting is being held tonight about their sites. After the decisions are made the next step is that the policies of the MCNP review will be going into a document which will go out to public consultation (Regulation 14 consultation document) That document will be in the public domain for at least 6 weeks commencing in January and everyone will be able to make comments.

**Caroline Edwards** - After the PC decided there should be about 30 new house and sites for the new houses have to be found, the PC decided that 2 or more sites should be selected. The team reviewed all the documents and visited sites.

~~Phillipa Tickle~~ <sup>Phillipa Tickle</sup> <sup>AW</sup> - all information has been put on website - the team are recommending that sites 4 & 6 should be put forward for allocation.

**Paul Rodgers**

Site 8 is opposite TownEnd on Southside  
Site 6 is on Fenway after Coneygar Fields  
Site 3 is off Grange Park (reserve site)

**Public comments**

**Graham Porcas** lives in Grange Park, ex member of PC. Graham presented a petition against development of site 4 dated Nov 2023. Graham obtained 116 signatures against the development. The site was considered and rejected in 2017. GP had also prepared a personal statement concerned about disruption and nuisance to residents of Grange Park and Fenway. He also expressed concern that one member of the PC continues to stand and push for development of his own site and requested that Mat Watson steps down as a councillor due to conflict of interest.



AW

**Jo Kinlocken** said that the PC had approached the owner for use of the site and he went along with what the council wanted to do. Paul Rodgers responded that when the sites were reviewed the team thought a complete review should be done and site 4 was assessed by the team and it was scored along with all the other sites and the information is available on the website. Mat Watson is the owner and a councillor and had put his case forward under the time limits of the previous public meeting. All comments made by site owners and their representatives were reviewed and Mat, as all other owners has allowed the team access to look at the site,

**Richard Preston** Site 3 owner, Richard wished to talk about his concern for site 6 - it is Greenfield site on crop and good agricultural land and is adjacent to a settlement, a bridleway, 3 residential properties, fronting Fenway, is a 'Gateway' site adjacent to conservation area, and may be considered to be intruding into countryside. His concerns for site 6 is that it is isolated as a distance from school, shop, bus stop playspace, village hall and the church. The likely outcome is that there will be a lot of internal village traffic and in his opinion extends the village into open countryside which is currently available to dog walkers, horse riders and walkers and entrance to the village will be via a block of houses. He considers that Steeple Aston should be contained as it is. In 2017 site 6 was looked at and the report is on website. It was considered not possible to develop without causing harm to the character and appearance of the area. If developed this site would be separated from Coneygar Fields, resulting in 2 separate cul de sacs. Richard asked if this what the village wants? Does the PC want to see the village extended so much? The decision will be of PC not the assessment and the PC must take responsibility for the decision.

**Adrian White** - Rural exception sites 1 & 7 could be developed alongside sites 6 & 8 for affordable housing and therefore the traffic issue on Fenway would be much more serious. causing traffic issues. Sites should be looked at cumulatively not individually.

**Tony Ward - Kiftsgate House** - One of the most attractive points in the village is the tree lined road and if site 8 is developed, houses should be built behind the trees with an access road from Southside. Tony also said that if the site was developed there will be an increase in traffic and that the traffic calming area built after completion of Townsend is in the wrong place.

#### **Site Assessment Team responses**

**Martin Lipson** - There was an inaccuracy in Grahams comment '*pleased that the PC had decided not to approve Site 4*' not so - The Assessment Team had discounted Site 4

ML commented that Richard had made good points regarding the disadvantages of site 6 but said that if he looked at the Site Assessment Form Planning Balance, all the disadvantages and advantages are listed and that Richard had said nothing about advantages. There are some advantages to development on the edge of the village, one being that site traffic will not have to go through the village during construction

A gateway site is 'HIGHLY VISIBLE', the first thing to be seen when entering the village and is therefore very sensitive. The team have recognized what CDC previously said about the site and they will be able to disagree. The independent examiner will have something to say and CDC do not have the power to veto.

Adrian mentioned rural exceptions sites and Martin responded that 2 sites are identified in the report as being possible rural exceptions site but MCNP are not making a recommendation, but this is something for the future and is not the subject of the decision to be made tonight.

on site 8 AW

Tony Ward's concern about trees Martin responded that all trees have TPOs on them and are protected and a scheme would be designed to keep all the trees. Regarding the increase in



traffic on Southside Martin responded that any new houses in the village will generate an increase in traffic. Some people may think there should be no more houses in the village but that is not what the PC decided in the spring.

Angharad - The sites proposed have been proposed subject to the language of any attached conditions being confirmed by the PC. All sites will be subject to conditions eg trees protections. ~~She suggested that councillors delegate authority to Angharad to attach conditions and the language used.~~ *It was Angharad* *AW*

ML confirmed that the kind of conditions which would be attached to the policy in the Neighbourhood plan would include but not be limited to access roads, inclusion of footpaths to link to rest of village, retention of trees, new landscaping, creation of new green spaces within the development

*the Parish meeting on this topic* *AW*  
Stuart Ferguson - at the meeting of ~~PC~~ earlier this year - nobody said they didn't want any more houses in the village. On that basis SF voted for the MCNP to take control and not CDC and that is what the PC are doing ML responded that not everyone from the village attended that meeting and everyone was invited to email in comments - 30 responses were received. 2 or 3 of those responses were for no more houses.

Martin Dale - Secretary of environment committee (sub-committee of the PC) asked when can the public make comment on what type of houses will be built? ML responded that there are policies in the neighbourhood plan saying the number of affordable houses which can be built, whether for rent or for sale, single or 2 storey and all these policies will be applied to each site. Also can add in car charging, solar panels etc.

Paul Rodgers - The Assessment Team are also considering setting up a Community Land Trust as they have in Hook Norton and research is ongoing,

Graham Porcas - a significant number of people (20-30%) wanted no more housing in the village as he found out whilst getting petition

Mark - asked about Housing needs - Martin responded that it will all be in the document and appendices when published.

Richard Preston - thanked the team for all the work undertaken and again expressed his concerned about site 6. Richard has lived in the village all his life and believes any development on this site will spoil the village and asked the PC to think carefully about their decision.

Martin Dale - asked when consideration of rural exception site may occur. ML responded that MCNP wont discuss with CDC until the Neighbourhood plan is in place next year.

Martin Lipson - If the recommendations of the PC are agreed tonight then the recommendations will be drafted into the consultation document which will be published in January. If there is strong opinion that the policy is wrong it will have to be dropped.

Martin further commented that Southside proposal is also a gateway ~~village~~ and both sites will affect the whole village.

Councillor vote:

**Agreement that the allocated sites 8 & 6 are the chosen allocated sites with site 3 in reserve.**

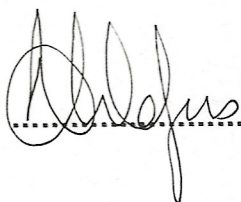
CC - agrees with recommendation  
SF - agrees with recommendation  
ALJ - agrees with recommendation  
ML - abstained  
PD - abstained

**RESOLVED to agree with the recommendation**

**Agree to delegate authority to agree wording of condition to ALJ**

SF proposed  
CC seconded  
PD agreed  
ML agreed

**RESOLVED to delegate authority to Angharad Lloyd-Jones**

Signed  ..... Date 15/01/24 .....