

Minutes of the Old Marston Parish Council Meeting held on the 7th April 2021 via Zoom from 7:00pm.

Present:

Parish Council: Duncan Hatfield (DH) – Chairman
Pat Hall (PH) – Vice-Chairman Mary James (MJ)
Charlotte Vinnicombe (CV) Louise Milford (LM)
Peter Cox (PC) Alistair Morris (AM)
Peter Williams (PW) Mick Cadd (MC)
Tim Cann (Clerk)

Oxford City Council: Cllr Mary Clarkson (M)

Members of Public: 0

21/04/01 Intention to record the proceedings of the meeting: NONE.

21/04/02 Apologies for Absence: Parish Councillors Mick Bates & Alan Spence – Unwell, City Councillor Mick Haines – Unwell, and County Councillor Mark Lygo – unexpectedly delayed.

21/04/03 Website and social media: DH informed the Council that he had set up a YouTube account and needed information to post to it at some point.

21/04/04 Public, County & City Councillors & Thames Valley Police participation (if any requests received)

- a. **Thames Valley Police:** PCSO Frazer Chapman was unable to attend the meeting so the Clerk read out his report: “A little update on what I have been up to this past month (my apologies that I am unable to join you yet again). We have had a new addition to our team! We now have a neighbourhood officer PC Kirby who is a great pro-active officer and has been a huge benefit already in the short time he has been on our team.

To start with I was doing a fair few enquiries regarding the burglaries I mentioned in my last update. Those have since seemed to have calmed down in this area which is good news! If you would like more information on how to best protect your property then visit www.securedbydesign.com which has a lot of great information on it.

I have been dealing with the kids kicking doors again but that is mainly in Northway area and since I have talked to parents that has calmed down too. The issue with private electric scooters is a constant battle but now we are starting to take more serious action by reporting the individual for no insurance causing them to get a fine and points on their license. So far that is

Signed by the Chairman.

mainly for the ones causing a nuisance on the e-scooters whilst continuing to just educate the people not knowing they are breaking the law.

The issue with motorbikes in the recreation ground between Rippington Drive and Croft Road is still occasionally happening but we have a good idea now of who it is (but not certain) as there are similar issues in nearby roads that we know about.

I have recently been dealing with some damage to cars up in Old Marston in a contained area where 5 or 6 cars were badly scratched up by what looked like maybe a rock. This seemed to be contained in a specific courtyard and luckily has not spilled out onto any of the surrounding areas. However unfortunately we have been unable to figure out who damaged the cars due to lack of CCTV and evidence.

The constant battle of making sure people are abiding by the COVID-19 rules is ongoing however is getting better now that restrictions are lifting. Just seems to be a lot of checks on people to make sure they are quarantining after travelling abroad!

Schools have been back open which has been great to see. We have been carrying out a fair few school patrols at the primary schools to make sure everyone is safe (especially with the traffic).

As always, if you have any questions then please give me a shout and I will be more than happy to help!"

- b. County & City Councillor Reports:** Mick Haines was unable to attend the meeting but had telephoned the Clerk advising that he was still very concerned about the risk of flooding to the Marston area if all the potential development goes ahead. He had received some complaints about the CPZ.
- c. Public:** There was no public participation

GalifordTry Report on Swan School & Meadowbrook: Tony Harris was unable to attend the meeting, so the Clerk read out his report: "All buildings have been handed over, remaining works are: Completion of Muga Pitch and associated landscape works to St Nics.

Completion of remaining areas of landscaping and tarmac to both Swan and Meadowbrook. All works due to be complete by 23rd April."

21/04/05 Minutes of the Parish Council Meeting held on 1st March 2021. It was **RESOLVED** these are a true record.

21/04/06 Matters Arising (omitting those for which an Agenda heading follows):
NONE.

21/04/07 Operational Checks:

- The Clerk reported that the weekly checks on the defibrillator had been carried out with no faults found.

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- The Clerk reported that the weekly checks on the play equipment had been carried out with no faults found.

21/04/08 Planning:

Applications considered between meetings: - NONE.

Decisions:

20/02976/FUL – 69 Arlington Drive - REFUSED

21/00092/FUL – 29 Arlington Drive - APPROVED

21/00103/FUL – 25 Lewell Avenue - APPROVED

21/00161/FUL – 9 Gordon Close - WITHDRAWN

Awaiting Decisions:

20/02457/DEL – Willow Barn, Oxford Road

20/03034/FUL – Hill View Farm

20/03275/FUL – 33 Elms Drive

20/03257/FUL – 4 Cannons Field

21/00006/FUL – Thurston, 3 Boults Close

21/00204/FUL – 23 Raymund Road.

Applications to be decided:

21/00252/CEU – 29 Lodge Close – Application to certify that the demolition of existing single storey rear extension, erection of single storey front, side and rear extension and formation of 1no. rear dormer in association with loft conversion is lawful development. – **NO OBJECTION.**

20/03275/FUL – 33 Elms Drive – Erection of porch to front elevation. Erection of a part single, part two storey side extension, and a part single, part two storey rear extension. Formation of 1no. dormer to rear roof slope and insertion of 3no. rooflights to front roof slope. (Amended description) (Amended plans) – **NO OBJECTION.**

21/00606/CEU – 8 Cotswold Crescent – Application to clarify that the existing removal of chimney to south elevation, formation of 1no. dormer to side elevation in association with loft conversion, alterations to windows to east elevation, insertion of 3no. roof lights to front elevation and insertion of 1no. rooflight to rear elevation is lawful development. – **NO OBJECTION.**

21/00611/FUL – 56 Mortimer Drive – Erection of a part single, part two storey rear extension. Erection of porch to front elevation. Erection of a single storey summerhouse in rear garden. – **OVERDEVELOPMENT & IMPACT ON NEIGHBOURS.**

21/00585/FUL – Ibstocks, 1 Pond Lane – Demolition of existing garage. Erection of a part single storey part two storey side and rear extension. Alteration to lean-to porch canopy. Alterations to 2no. windows to east elevation and 1no. door to south elevation. Insertion of 1no. window and alteration to 1no. door to west elevation. – **NO OBJECTION.**

21/00563/FUL – 139 Oxford Road – Erection of a single storey garden annexe. – **CONCERN WITH LACK OF OFF-ROAD PARKING.**

21/00661/FUL – 39 Marsh Lane – Erection of a two storey side extension. – **NO OBJECTION.**

21/00752/FUL – 2 Lewell Avenue – Demolition of existing garage. Demolition of rear single storey utility and erection of a part single and part two storey side and rear extension. – **NO OBJECTION.**

- **Back Lane** – The Council had concern with the upgrading of Back Lane for use by cyclists. It was used by horse riders. After some discussion it was **RESOLVED** the Clerk would write to the relevant people.
- **Proposed development of Marston Paddock:** The Clerk advised the Council that Prior & Partners had contacted him to ask the Council how they would like to engage with them with the proposed project. It was **RESOLVED** to have a separate meeting and hopefully to have information beforehand.
- **Update on former Jack Russell Development:** Work is progressing.

21/04/09 Planning Committee: To review the minutes of the Planning Committee meeting held on the 16th March 2021:

- It was **RESOLVED** to make the Neighbourhood Plan an agenda item for the May meeting.

21/04/10 Finance: Bank balance as at 04/03/2021 –

Current A/c £32,444.41 (including CIL £27,272.56) Business Reserve A/c £3,760.22

Unity Trust A/c. £2,018.14

Newbury Building Society A/c £85,718.40

Skipton Building Society A/c £5,036.09

Petty Cash £179.74

The following accounts to be paid:	£ Incl. VAT
Clerk's Pay Including Expenses, Pension, etc. – March 2021	

Signed by the Chairman.

OALC (Membership)	668.98
Oxfordshire Garden Contractors (Hedge Cutting)	1,180.00
Total Pest Control (Quarterly Charge)	390.00
BGG (Litter Picking for February 2021)	69.00
CommunityFirst (Annual Membership)	70.00
Oxford City Council (Cemetery Rates)	125.83
Oxford City Council (Cemetery Planning Application)	117.00
A1 Architects (Cemetery Extension Fee)	385.00
Tree King (Annual Tree Survey)	550.00
Staples (Black Ink)	45.59
TOTAL	£5,688.82
Petty Cash Expenditure:	(No expenditure)
INCOME:	NONE.

It was **RESOLVED** to accept these accounts.

21/04/11 Pavilion, Recreation Grounds & Cemetery:

- It was **RESOLVED** to allow Marston Saints FC to extend the slabbed area at the front of the pavilion to 3 meters and to use decking instead of slabs.

21/04/12 Controlled Parking Zone: The Clerk advised the Council that he had received a complaint about the CPZ in Old Marston South of Cherwell Drive and emails praising its introduction. These had been circulated with the Agenda to all Councillors. These were noted.

21/04/13 Governance & Administration:

- Due to the confidential nature of this item Council agreed to discuss this at the end of the meeting.

21/04/15 Items of an urgent nature which have come to the Clerk's attention since the Agenda was set:

- NONE.

21/04/16 Information sharing (including correspondence)

Rural Services Network Digest etc,

- OALC Newsletter

Signed by the Chairman.

- Fly tipping in Salford Road reported 11 March via Fix My Street.
- Overview of the Virtual Practitioners Conference.
- Review of Tablets.
- Consultation on the Oxford City Council's Statement of Community Involvement.

Date of Next Meeting: Wednesday 5th May 2021 at 7pm on Zoom.

MEETING CLOSED: 8:56pm

Signed by the Chairman.



Old Marston Parish Council

Tim Cann PSLCC, Clerk to Old Marston Parish Council
8 Nicholas Avenue, Old Marston, Oxford. OX3 0RN
Tel: 01865 203139 email: clerk@oldmarston-pc.gov.uk
Website: www.oldmarston-pc.gov.uk twitter.com/oldmarstonpc
www.facebook.com/pages/Old-Marston-Parish-Council

Mr Kemp

Planning

Oxford City Council

24th March 2021

Dear Mr Kemp,

Re 20/03034/FUL. Hill View Farm Development. Old Marston

Further to the submissions from the County Council and the response from the developer of the above site, Old Marston Parish Council wishes to voice its continued opposition to the proposed development.

We were disappointed that, after engaging with Christopher Moore the architect, the response on behalf of Mr Dogar merely reiterates their earlier position. To state that all the questions and objections that we and other parishioners have raised have been adequately addressed is frankly misleading. Short on detail, the response ignores the major objections raised. Instead, it simply states that the site has already been allocated for housing in the Local Plan and our objections were an attempt to re-visit the principle of residential development. This is untrue. The Parish Council has never objected to the building of housing according to social need as we have stated several times before.

In the interests of clarity our objections remain as follows:

1. An unworkable access strategy.

We understand the County oppose opening up the Ring Road to the new development but the inadequacy of Mill Lane as the sole entry point is a major stumbling block to any new development. The road is narrow, cuts through the conservation area and is unsuitable for buses. The S-bend, in particular, does not allow two cars to pass simultaneously and 'improvements' to it have not been forthcoming.

2. The proposed cycle route is incomplete and lacks connections to other cycle routes.

The proposed 'Cycle Road' along Mill Lane ends prematurely at the S-bend, the most dangerous section for bicycles, the presumption being that it is only a short distance to the junction with Oxford road, an already congested route, as well as a 'rat run' for cars. This raises safety issues and the diagram supplied to widen this stretch of road appears to give scant attention to the topography, to the historic houses fronting the road and ignores the need for an adequate pavement. At best, it is an amateurish attempt to solve what is a major stumbling block.

Signed by the Chairman.

We understand two other cycle routes have been considered, one along Back Lane and the other along the banks of the Cherwell from the Victoria Arms. We cannot comment on the latter but we can say, on behalf of our parishioners, that Back Lane as a cycle route would be fiercely opposed. It forms the ancient boundary to the village, and the necessary changes to its surface and lighting would be unwelcome. Not only that, horses use this bridleway and the cycles and horses are incompatible.

3. Some form of public transport to and from the site is essential and no plans for this exist.

If we are to reduce car usage, a bus service up Mill Lane is important. The accommodation is far from any bus stop and a significant distance from any shop. Already, the formula of one car per property will increase carbon emissions significantly and the argument that there isn't sufficient space to turn a bus around when other vehicles such as bin lorries and fire engines have to have access, points to a deficiency in planning.

4. Impact on the Conservation Area needs careful consideration.

Already, the impact on the S-bend and surrounding historic buildings has been mentioned, along with Back Lane. The fact that the development sits some distance away from the historic core of the village doesn't mean it is someone else's responsibility since the only access and egress is through it. The prospect of additional housing on land West of Mill Lane also needs factoring in.

The Parish Council is unable to support the development as it stands and, on behalf of the residents of Old Marston, many of whom have lodged objections, feels the application should not be approved.

Yours sincerely,

Tim Cann. PSLCC.

Clerk to Old Marston Parish Council