

Minutes of the Old Marston Parish Council Meeting held on the 7th June 2021 at the Mortimer Hall from 7:00pm.

Present:

Parish Council: Duncan Hatfield (DH) – Chairman

Pat Hall (PH) – Vice-Chairman Mary James (MJ)

Charlotte Vinnicombe (CV) Skye Denno (SD)

Peter Cox (PC) Peter Williams (PW)

Mick Cadd (MC) Alan Spence (AS)

Mick Bates (MB) Tim Cann (Clerk)

Oxford City Council: Cllr Mary Clarkson (M) Cllr Mick Haines (MH)

Members of Public: 1

21/06/01 Intention to record the proceedings of the meeting: NONE.

21/06/02 Acceptance of Office by Councillors: DH signed acceptance of office of Chairman, PH signed acceptance of office of Vice-chair and SD signed acceptance of office in becoming a Parish Councillor.

21/06/03 Apologies for Absence: Parish Councillor Louise Milford – vacation, Parish Councillor Alistair Morris – vacation, County Councillor Mark Lygo – prior engagement

21/06/04 Website and social media: Nothing to report.

21/06/05 Public, County & City Councillors & Thames Valley Police participation (if any requests received)

- a. **Thames Valley Police:** Unfortunately, I won't be able to join for this one as my duties don't line up.

It has been fairly quiet on the Old Marston side of things recently and a lot of our time has been taken up with New Marston, North Way, Barton and the City Centre so there isn't a huge amount to update you on.

I have been dealing with a report of kids kicking doors and shouting swear words on Oxford Road in Old Marston. This has since been sorted and I have had no further reports.

We have been dealing with a resident of a property in Old Marston who has been causing ASB to their neighbour, this is an ongoing issue that is taking quite a lot of work to sort out.

Signed by the Chairman.

I have had a few safeguarding jobs regarding victims of fraud due to doorstep callers in the area. Please do not accept work from someone who has come to your door unless you can positively ID who they are and what work they will do. Unfortunately, a lot of these callers will come to the door saying you need work doing, then do an awful job and request a high price and can become quite aggressive when not paid. Please be careful.

Apart from those jobs there hasn't been a huge amount else to report on.

As always, please let me know if you have any concerns.

- a. **County & City Councillor Reports:** Mick Haines advised that he had reported the flooding in Ponds Lane to Thames Water. He also reported an overhanging branch in Windsor Crescent. He also said he would like to know who had voted for approving the Hill View Farm planning application.
- b. **Public:** There was no public participation.

GalifordTry Report on Swan School & Meadowbrook: The Clerk read out the report from Tony Harris of GalifordTry:

All works are complete, during the half term we have completed the final landscaping and completed snagging and additional works, GT will be off site at the end of next week, with only a visiting role for maintenance as required,

Would like to thank you for your co-operation and assistance over past 2 years,

21/06/06 Minutes of the Parish Council Meeting held on 5th May 2021. It was **RESOLVED** these are a true record.

21/06/07 Matters Arising (omitting those for which an Agenda heading follows):
No matters arising.

21/06/08 Operational Checks:

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

21/06/09 Neighbourhood Plan:

Patrick Coulter who is Head of the Headington Neighbourhood Forum and instrumental in setting up the Neighbourhood Plan in Headington gave a brief outline of what was involved in setting up a plan. It was a great deal of work, taking something like 7 or 8 years. However, he believes that Old Marston has an advantage in that it already has a Parish Council, where Headington does not. They set up a Steering Committee consisting of Headington residents and City Councillors and employed a part time Project Manager. There were six working groups looking

Signed by the Chairman.

at specific aspects such as traffic, planning, green issues, etc. They received help from Brookes University planning team and the students. They had 20 planning policies, which conformed to Oxford City Councils Local Plan, and 50 community policies, what community projects the NP would like to achieve. At the next elections they asked the residents whether they wanted a NP, approximately 86% were in favour. However, when asked if they wanted a Community Council, like a Parish Council, there was not enough support. A NP could not stop a development, however, it could give more influence to change aspects of the development.

21/06/10 Planning:

To review the minutes of the Planning Committee meeting held on the 20th May 2021 where the following recommendations were made:

- **21/01154/FUL – 41 Oxford Road** – Erection of a single storey double car port. Conversion of existing workshop into gym workshop with associated works. Alteration to 2no. garage doors. Formation of cladding. – **NO OBJECTION.**
- **21/01237/FUL – 14 Nicholas Avenue** – Demolition of existing rear extension and erection of a single storey rear extension. – **NO OBJECTION**
- **21/01255/FUL – Thurston, 3 Boults Close** – Insertion of photovoltaic plates to roof. – **NO OBJECTION.**
- **21/01298/FUL – 8 Cotswold Crescent** – Formation of rear dormer and insertion of 1no. rooflight to rear roof slope and insertion of 3no. rooflights to front roof slope in association with a loft conversion. Insertion of 1no. window and 1no. sliding door to the rear elevation. Replacement fenestration to rear and partial side elevation. Removal of chimney to side elevation and the installation of solar panels to the south elevation. (Part Retrospective). – **NO OBJECTION.**
- **21/01217/FUL – Land West of Mill Lane** – Erection of 80 residential dwellings (use class C3) formed of 13 one-bedroom apartments and 28 two-, 35 three- and 4 four-bedroom houses with associated public open space, access, and landscaping. – It was **RESOLVED** that PW would draft a letter to planning.

The Council **RESOLVED** to accept the recommendations of the Planning Committee with CV's suggested additions to the letter. The Council then discussed the Land West of Mill Lane application. SD advised the Council that she had heard from several residents who object to the plans. DH stated that all residents need to be strongly advised to send their views to Oxford City Council planning.

Applications considered between meetings: - NONE.

Decisions:

21/00606/FUL – 8 Cotswold Crescent – **WITHDRAWN**

Signed by the Chairman.

21/00595/FUL – Ibstock, 1 Ponds Lane – **PRIOR APPROVAL NOT REQUIRED.**

21/00563/FUL – 139 Oxford Road - **REFUSED**

Awaiting Decisions:

20/02457/DEL – Willow Barn, Oxford Road

20/03034/FUL – Hill View Farm

21/00611/FUL – 56 Mortimer Drive

21/00611/FUL – 39 Marsh Lane

21/00752/FUL – 2 Lewell Avenue

21/00884/FUL – 30 Arlington Drive

21/00824/FUL – 38 Raymund Road

21/00987/FUL – 3 Cavendish Drive

Applications to be decided:

- **21/01320/FUL – 140 Oxford Road** - Alterations to roof to form hip to gable, formation of 1no. dormer to rear roof slope with Juliet balcony and insertion of 2no. rooflights to front roof slope. Erection of a front porch. Demolition of existing rear extension and erection of a new single storey rear extension. Provision of bin and cycle storage. – **OVERDEVELOPMENT, ASK TO BE CALLED IN.**
- **21/01441/FUL – 3 Park Way** – Erection of a single storey front extension and insertion of 1no. window to front elevation. – **NO OBJECTIONS.**
- **Update on Hill View Farm Planning Application** – This was approved at the last City Council planning committee. As the decision was close it was **RESOLVED** that the clerk investigates the appeal process.
- **Update on former Jack Russell Development:** Work is progressing.
- **CPZ for remainder of Old Marston:** Option One v Option Two – After some discussion it was **RESOLVED** to favour Option Two.

21/06/11 Finance: Bank balance as at 30/04/2021 –

Current A/c £52,529.41 (including CIL £27,272.56) Business Reserve A/c £3,760.28

Unity Trust A/c. £34,283.59

Newbury Building Society A/c £86,475.82

Skipton Building Society A/c £5,036.09

Petty Cash £179.74

The following accounts to be paid:	£ Incl. VAT
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Signed by the Chairman.

Clerk's Pay Including Expenses, Pension, etc. – May 2021	
Argos (Tablet for Skye Denno)	129.99
Castle Water (Cemetery Useage)	14.70
BT (Office Phone)	126.04
Currys/PC World (Hard Drive)	129.99
BGG (Litter Picking & Grass Cutting April)	444.00
TOTAL	£2,193.65
Petty Cash Expenditure:	(No expenditure)
INCOME:	
Newbury Building Society (Annual Interest)	757.42
Oxford City Council (CiL Money for 17 Cavendish Drive)	1,481.89
TOTAL	£2,239.31

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

- **End of Year Accounts:** It was **RESOLVED** that the Chairman, Clerk & Responsible Financial Officer sign the Annual Governance and Accountability Return form.

21/06/12 Pavilion, Recreation Grounds & Cemetery:

- It was **RESOLVED** to allow Marston Saints FC to hold an Open Fete on Saturday 10th July at Boults Lane Recreation Ground.
- It was **RESOLVED** to accept the memorial request for Peggy Willoughby.

21/06/13 Governance & Administration:

- It was **RESOLVED** to adopt, and publish on its website, the following policies & procedures: Calendar of Meetings, Code of Conduct, Complaints Procedure, Delegation Scheme, Dignity at Work Policy, Document Retention Policy, Privacy Policy, Environment Policy, Equality-Diversity Policy, Freedom of Information – Publication Scheme, Grievance Policy, Habitual & Vexatious, Complaints Policy, Office Protocol Policy, Press & Media Policy, Privacy Policy, Terms of Reference, Training Policy.
- It was **RESOLVED** to accept the review of the 2021 Action Plan.
- It was **RESOLVED** to adopt the 2022 Action Plan. It was also **RESOLVED** that this was a working document so could be added to if Council needed and would be reviewed in October 2021.

Signed by the Chairman.

- It was also **RESOLVED** that all documentation and information is in place for the Foundation level of the NALC Local Council Award Scheme.

21/06/14 Items of an urgent nature which have come to the Clerk's attention since the Agenda was set:

- 56 Mortimer Drive – It was **RESOLVED** the Parish Council would withdraw its previous decision to ask for the planning application to be called in.

21/06/15 Information sharing (including correspondence)

Rural Services Network Digest etc,

- OALC Newsletter
- OXCLEAN – DH reminded all that this was Saturday 12th June at 10am, meeting at the entrance to the Mortimer Hall Recreation Ground.
- DH advised that he has spoken to the City Council who were sending a quote for treating the walls ready for painting.
- AS said about the grass verges being left uncut is causing difficulty in seeing oncoming traffic at various junctions such as from the service road onto the Oxford Road.
- SD advised that an Eco-market was taking place at the Vicarage on the 18th July from 11am until 3:30pm.

Date of Next Meeting: Monday 5th July 2021 at 7pm in the Mortimer Hall.

MEETING CLOSED: 8:37pm



Old Marston Parish Council

Tim Cann PSLCC, Clerk to Old Marston Parish Council
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www.facebook.com/pages/Old-Marston-Parish-Council

Emailed to: Michael Kemp – Oxford City Council, Debbie Dance – Oxford Preservation Trust, Oxford City Councillor Mary Clarkson, Oxfordshire County Councillor Mark Lygo.

8th June 2021

Re: Application to build 80 new homes on land West of Mill Lane, Old Marston

Dear Mr Kemp

Old Marston Parish Council have instructed me to respond to the above application which was recently submitted for consideration by the Planning Committee.

Once again, the Parish Council wish it to be known it has no objection to additional housing in the Parish, especially if this meets a need for additional social housing. It does however have significant concerns about the submitted plans.

It was a matter of disappointment that no Travel Plan or Transport Assessment was included. Also, the cumulative impact of this development, given that it is one of three affecting Old Marston, wasn't addressed. Both Land West of Mill Lane and Hill View Farm will potentially add 219 new dwellings generating a significant number of car, cycle and pedestrian journeys along Mill Lane, not to mention additional service traffic and construction vehicles. Mill Lane is narrow, the S-bend currently does not allow two vehicles to pass simultaneously, and the road into which it feeds, Oxford Road, is a well-known 'rat run', particularly busy and congested at peak times of day. There is consequently a serious risk of accidents happening. Road widening within the conservation area and notably the S-bend was, we understand, considered and rejected. There is mention of 'junction improvements' but these are not specified, likewise 'mitigation measures' for construction traffic.

The Parish Councils understanding is that the County Council continues to oppose opening up Mill Lane to the Ring Road and so providing an alternative access and egress point. Also, it already knows from resident's comments that there would be fierce opposition to opening up Back Lane, a medieval way, to cyclists. Converting Mill Lane into a Cycle-street has problems at the S-bend where there is the blind bend. The alternative route along the river from the Victoria Arms to Marston Ferry Road would seem to be a better proposition.

On page 15 of the Transport Assessment, item 3.7 states that there are no parking restrictions on Mill Lane, Oxford Road or Elsfield Road. While this is currently true this, more than likely, is to change as a CPZ is currently being reviewed. So, assuming goes ahead, will be in operation by the time the development is built. To omit such a factor at this stage seems very short-sighted.

Much appears to fall outside the scope of the submitted proposals. For example, impact of the development on the Conservation area and on parking along Mill Lane. The Parish

Signed by the Chairman.

Council awaits further developments, but the plans as they stand cannot be approved until the above outstanding issues are addressed.

Yours sincerely,

Tim Cann. PSLCC

Clerk to Old Marston Parish Council.

Signed by the Chairman.