

BAMPTON PARISH COUNCIL

Ordinary meeting of the council held on 13th August 2014 at 7.30pm in the Village Hall

PRESENT: Cllrs R Wilkins, in the Chair, D Clarke, S Betty, P Smith, H Rainey, J Downing, S Taylor
APOLOGIES: Cllrs J Allinson, R McBrien, D Hussell, C. Cllr S Hoare.
IN ATTENDANCE: Mrs C Street, Clerk to the Parish Council.
PUBLIC: 15

- 14/97 To approve the agenda
The agenda was approved.
- 14/98 Declarations of interest
None were declared.
- 14/100 Confirmation of minutes
The minutes of the meeting held on 9th July 2014 were signed as a true record.
- 14/101 Matters arising
Energy Audit – Cllr Betty to get quote from TOE Energy Audit for the Town Hall, Old School Community Centre and Pavilion, also to investigate the availability of grants. **ACTION SB**
On-going
- Purchase of additional land for the cemetery** is priced at £12,000 per acre. Cllr Allinson to consult Ordnance Survey map to ascertain how much land we require. **ACTION JA**
On-going
- Plan of Cemetery** - Cllr Allinson to draw up a grid map of the burial plots in the more recent section of the cemetery. **ACTION JA**
On-going
- Installation of Post Office WC** - Two quotes have been received for the installation of a WC, which are subject to further investigation on the drainage. Cllr Allinson will investigate the quotes further before a decision is made. **ACTION JA**
On-going
- Co-option of Parish Councillor** - There is a vacancy for a Parish Councillor. It has been advertised on the noticeboard, the website and it will be in the next Bampton Beam. No responses have been received so far.
- Cemetery** – Clerk to order 10 “Reserved” stones, and then order more as we need them. **ACTION CLK**
on-going
- Flower tubs** - It was reported that one of the flower tubs in the Market Square has been damaged. Cllr Wilkins to investigate. **ACTION RW**
On-going
- 14/102 District & County Councillors’ Reports
There were no District or County Councillors present.
- 14/106 Finance and Accounts for Payment
• The following cheques were signed:

DNN Ltd	Gutter cleaning at Old School Community Centre	£240
WODC	Emptying of dog bins Apr 14 – Mar15	£172.36
Rupert Goody plants	Plants for Market square	£27.53
Bampton Beam	June issue half page advert	£100
Playsafety Ltd	RoSPA annual Play Park inspections	£270
Oxfordshire County Council	To sign Direct Debit agreement for Old School Community Centre rent	
OALC	CiLCA mentoring	£180
Chris Smith	Mowing services for July	£1543.49
Margaret Johnson	Printer ink	£20.09
AK Timms	Supplies for window repairs at The Old School Community Centre	£3.78

- We received a request for a donation to the Gardening Club. It was RESOLVED to donate £20.

ACTION CLERK

14/107

Planning applications

14/0973/P/FP	Demolition of redundant farm buildings and erection of seventeen dwellings with associated works. Weald Manor Farm, Bampton
	<p>OBJECTION for the following reasons:</p> <ol style="list-style-type: none"> 1. The visibility and access road is poor raising safety concerns for vehicular and pedestrian traffic. 2. Distance from Primary School and village amenities will increase traffic and parking issues. 3. It is a rural area outside village boundaries, and the size of the proposed development will intrude into the green belt, unacceptably changing character of the area. 4. The development is unsustainable in economic and environmental terms. 5. The flooding attenuation in place was built for existing risks and does not necessarily cater for any additional risk this development will bring. 6. It may set a precedent for more housing developments in the area.
14/0993/P/OP	Erection of 116 dwellings with associated works. Land at Aston Road.
	<p>OBJECTION. Please see appended document for extensive list of objections.</p> <p>It is difficult to understand how we can trust the information in this application. It is obviously a cut and paste job and there are a myriad of errors in it i.e. it refers to the following:</p>

	<ul style="list-style-type: none"> • Aston Lane (it is Aston Road) • Cheshire East Council with Sandbach Road North in Alsager • Said engaged with Bampton Parish Council – did not • Whitney • Refers to discussing issues with the Town Council • Surgery at Landfills (it is Landells) • Ashby Road (assume Aston Road) <p>In addition we do not believe there has been any consideration given to the recent planning permission for 160 houses in New Road so this cannot be described as ‘appropriate housing growth’. Nor are we convinced that adequate research has been undertaken, not only because of the errors above and the admission that reports have not been updated to take into account the additional 160 houses in New Road, but also because they cite a ‘Crescent off Aston Road’ (on junction of Aston and Buckland road) as a good example of development in Aston Road. Yet this floods and parking is so stretched that residents have to park in the road right up to a busy corner!</p>
14/1010/P/FP	Alterations and erection of single and two storey extensions. Rosebank Care Home High Street.
	<p>OBJECTION for the following reasons:</p> <ol style="list-style-type: none"> 1. Overdevelopment of the site 2. Insufficient parking for additional staff and visitors. <p>The Planning Authority may wish to note that we received a letter to say that the land mentioned in the application as a possible extension of parking is <u>not</u> for sale.</p>
14/1036/P/FP	Erection of detached dwelling. Greychott House, High Street.
	<p>OBJECTION for the following reasons:</p> <ol style="list-style-type: none"> 1. It is Back-land development. 2. The design is not in keeping with the adjacent properties in the conservation area, including Greychott House which is a Grade II listed building.
14/1042/P/AC	Erection of fascia signs (Retrospective). Bampton Town Hall, Market Square.
	<i>This item is for information only and is not for discussion as the application was made by the Parish Council.</i>

14/1087/P/FP	General refurbishment to include conversion of attic to provide additional living space with 2 dormer windows in south elevation. Sandford House, Church view.
	NO OBJECTION

Section 106 funding from Weald Manor

It was RESOLVED to send the same list of Section 106 monies that was recently agreed for the New Road Development.

14/108 Mercury Court Playing field Report

- The annual RoSPA inspection has been completed. Cllr Downing to send list of repairs to Cllr Wilkins.
- More dog/cat fouling was reported this month.
- There was a suggestion made to install a gate which would prevent dogs from entering the playground when off the lead. Cllr Downing to get quotes.

ACTION JD

ACTION JD

14/109 To approve Emergency Response Plan amendments

The amendments to the ERP document were approved and replacement A4 sheets were handed out to all councillors present and are to be added to their ERP folders.

14/110 Change of Councillor for Bush Club representative

Cllr Wilkins volunteered for this role.

14/115 Correspondence

The following correspondence was received:

- Mercury Court Playpark RoSPA report.
- Letters from Mr Wythes re. Eucalyptus tree on his allotment. Clerk to check old minutes giving details of any permission granted.
- Signed allotment agreement from Mr Wildman.
- Letters & emails of objection to above Planning Applications were email to all councillors prior to this meeting.

**ACTION
CLERK**

14/116 Any other matters for consideration

- There was a request for the Charter Fair be moved from the Market Square. This location is held in Charter and is not the responsibility of the Parish Council.
- Large tourist coaches are parking by the church. The main tour companies have been advised of where to park but this information is not being passed onto the coach drivers.

With no further business to discuss the meeting finished at 9pm.

Signed.....

Dated.....

Bampton Parish Council comments on Planning Application 14/0993/P/OP

The Parish Council object to this application as it is considered unsustainable due to the following, all of which are expanded up on below.

1. Extends developments into the open countryside in an urban manner
 2. Threatens protected species
 3. Sets a precedent for further urban density developments
 4. Lack of employment, transport services and infrastructure
 5. Increases the likelihood of flooding to those nearby
 6. Substantially exceeds any proven need for housing, including social housing
 7. The development offers little or no social benefit to the community
 8. The development increases the risk to humans and the environment
 9. The reports included do not take into account the recently approved development of 160 houses at New Road in Bampton
-
1. Contrary to the core principle of the Framework this development is beyond the limits of the built up area of Bampton into open countryside, extending the boundary of the village in a prominent and obtrusive way. The introduction of houses, access roads and associated domestic paraphernalia will urbanise the site and erode the rural character and environment of this part of Bampton which currently finishes at the edge of the conservation area.

 2. It could cause harm to the countryside because, although not identified in the ecological survey, it is understood from a local conservation group that several protected species live in this area including water voles and protected bats. This development would be detrimental to their habitat and affect their ability to survive and thrive.

 3. If allowed it would set a precedent for further development of a similar density which would lead to a level of housing far in excess of what is needed or can be supported in Bampton.

 4. Although the Local Plan for West Oxfordshire expired in 2012 and the new one has not yet been adopted, Bampton remains as described - a rural service centre *considered one of the least sustainable in West Oxfordshire in terms of employment opportunities, accessibility and amenities*. There are significant limitations to local employment, bus services (none in or out of the village on Sundays or in the evenings and none running late enough to allow workers from Oxford to get back to the village and none except those provided by the local

education authority to or from the local catchment secondary school), train services etc. This development adds nothing to these services except a footpath leading away from the centre of the community. Based on the developer's figures it will bring some 280 additional vehicles which will increase carbon emissions and put significant additional pressure on the existing road services, particularly those leading to Witney (through Aston) and Oxford (Buckland Road) which, like the Thames crossings at Tadpole and Radcot Bridges where there are 7.5 tonne weight limits, are already extremely busy.

In addition the infrastructure and services available in Bampton have been detailed but the capacity and sustainability of maintaining these services has not. The school is almost at capacity but there is no funding for development mentioned in this submission. This is also true for the sewerage and water systems and people in Bampton are already aware of the consequences of shortcomings in those having seen the queue of tankers waiting to take away human waste at the overloaded sewerage plant at Brize Norton over the last year. In addition there is no funding mentioned for the retention of the current services e.g. due to a reduction of support from the County Council, to retain the current limited bus service or add buses to link Bampton to major work centres such as Oxford at the normal start and finish of the working day etc. funding would be needed and the provision of things like the Library and Post Office are not assured. This means that sustainability will be reduced and carbon emissions increase as people have to travel by car to other local or remote centres for school, work and services.

5. The developer states that this development will not increase the likelihood of flooding anywhere else but it also states that it will increase run off and surface water which will flow with the topography and surface drains towards Buckland Road. As water already stands in this area and Buckland Road has a history of flooding this has meant that residents have been unable to get flood insurance and are constantly in fear when it rains, regularly receiving flood alerts from the Environment Agency (the last being in January 2013). Therefore it seems naïve to say that no effect will be felt. In addition we understand that there is some confusion about the Environment Agency's stance on this matter and that although the developer may feel they have addressed all the issues relating to flooding this is not the case and local residents have reports that demonstrate this.
6. Although West Oxfordshire District Council's housing figures suggest a large requirement for housing in Bampton, it is understood that the number with an association with Bampton is limited. The recently approved development of 160 houses at New Road will provide some 80 houses and the Parish Council believe that this will not only meet the needs of those requiring low cost housing in Bampton but far exceed it.

7. The LAP, being at the end of the development next to water attenuation ponds is not accessible to the majority of the village so adds little social benefit to the community tending to isolate the development from the community. There is only mention that the District Council may want to take this on but no provision has been made for maintenance etc. should this not happen meaning it would be unsustainable and surplus to requirements.
8. The route to the local primary school is extensive and the footpaths do not extend along it. It is therefore likely that parents will drive to the school which is embedded in a residential area that is already under pressure at school opening and closing times. This will increase traffic problems as well as carbon emissions.
9. The archaeological study still does not appear to reflect local knowledge e.g. that a roman goddess, probably part of an altar, was discovered in this area by local farmers.
10. Further planning permission has now been granted for 160 houses just up the road from this one so when sustainability is considered this must be taken into account. With close on 60 per annum being built this far exceeds proven need and equates to an increase of some 30% in total. This will completely change the nature of the area and is not economically or environmentally sustainable when you take into account that Bampton does not have local jobs, that the MoD agents are building their own houses for RAF Brize Norton personnel and that the infrastructure is already under pressure e.g. the sewerage works is at capacity and Thames Water have stated that there are no plans for it to be extended, the doctor's surgery has stated it is at full capacity and cannot be extended, the bus services are likely to reduce due to lack of funding and other services such as the Library and Post Office are not self-supporting.

Summary

Although this development is planned to be phased in over five years, the quantity of houses per year would still be substantial and the issues of short term and long term drainage and flooding issues, construction traffic and noise and infrastructure shortcomings will affect people throughout Bampton and the surrounding villages.