

DRAFT MINUTES

ENSTONE PARISH COUNCIL

A Meeting of the Council was held in Enstone Parish Hall on
Monday 17th December 2018 at 6.30 pm

PRESENT: Parish Councillors N. Knott (Chair), P. Butler, C. Glendinning, P. Shaw, A. Lee, M. Ivings, D. Robottom, T. Gilbert, District Cllr. Andrew Beaney, County Cllr. Hilary Hibbert-Biles and 43 members of the public. Cllrs. Johnson & Parker attended meeting at 7.00 pm and 7.15 pm respectively

IN ATTENDANCE: Mrs Beth Sinclair – Parish Clerk

Cllr. Knott welcomed everyone to the meeting.

122. **DECLARATIONS OF INTEREST:-**

- Cllrs. Ivings & Gilbert declared an interest in Item 10, Planning Applications (The Driving Centre, Enstone).

123. **MINUTES OF THE PREVIOUS MEETING:-**

- The minutes of the Parish Council Meetings held on Monday 12th November and Thursday 29th November 2018, having been previously circulated were taken as read, agreed and signed.

PLANNING APPLICATION:-

- **The Driving Centre, Enstone, 18/03319/OUT** – The Mullin Project –
Construction of museum building, show lane building. Corporate hospitality Building, energy centre/store building, workshop building. Formation of car exercise road. Construction of 28 holiday lodges. Formation of landscaped grounds. Associated site services and external works.
- District Cllr. Andrew Beaney explained that S106 monies will be put towards improving the area but that **no** S106 monies will be put towards renovating Great Tew House. DC Andrew Beaney also explained that Oxfordshire County Council will make the decision regarding traffic.
- Cllr. Knott invited residents to make their comments regarding the project and below summarises the points made:-
 - It will be good environmentally and economically. It will be a great opportunity for local engineers and to be able to develop a relationship with Bicester Heritage.
 - It is a tremendous opportunity with £150 million being invested in the area. The project is a great creation of opportunity.
 - A breakdown of the S106 monies is required as the current balance is deemed to be incorrect.
 - The site will be on more brownfield site and less greenfield site compared with the original application.
 - The only access is off the Green Lane, with no access down Tracey Lane or through the industrial estate. The bridleway between Cuckholds Holt and the Green Lane will

be joined up. The Green Lane is also used by Soho Farmhouse for deliveries. The Green Lane will need to be upgraded and a pedestrian access made.

- The site will attract a large number of visitors and so the infrastructure needs to be extensively considered. The increase in traffic will have a serious impact around Enstone and the view from Oxfordshire County Council is required. Cllr. Butler summarised the County Council's traffic assessment which states that the development is unlikely to have a significant impact in terms of traffic volume – use versus capacity is likely to be no greater than 20 per cent.
- The increase in traffic will also be a cumulative problem with other sites such as Soho Farmhouse, Heythrop Park (to be taken over by Warner Leisure) and Renault Motorsport. Particular concern is traffic through Gagingwell, Enstone and local lanes.
- Decontamination around the site needs to be investigated.
- The visual impact of the lodges needs to be considered.
- The Local Plan – how does this project fit in with the Local Plan regarding housing needs? There needs to be affordable housing for young people in Great Tew and Enstone.
- The Environment Report survey still needs to be carried out during spring. The current report was carried out in November. There are many orchid beds.
- This may not be the best location for the project as it should be near to road and railway networks.
- The plans include holiday lodges and, as such, no S106 monies towards the community will be given from these.

Cllr. Knott asked residents of the parish to vote:-

Those in favour = 6

Those against = 23

Cllr. Knott thanked everyone for attending and this item finished at 7.15 pm. A draft report will be produced, for discussion at the next meeting, on Thursday 24th January.

Parish Council's Comments:-

- A breakdown of the S106 monies is required – the current breakdown of £1.7 million is insufficient for local community needs.
- The Parish Council needs to draw up a list of requirements towards S106 monies within Enstone Parish and send these to WODC and OCC.
- Concerns regarding safety of traffic using The Green Lane – it would need to be widened.
- Traffic – the impact of local infrastructure is a concern, particularly speeding through the community. Appropriate measures must be taken regarding speeding vehicles passing through the villages around the area.
- Enstone needs starter homes for young people to buy or rent. Could monies from this project help with this?
- A further ecology report is required to be undertaken in Spring.
- DC Andrew Beaney explained the current NPPF policy with regards to the restoration of Great Tew Manor House - the National Planning Policy Framework, produced by the Ministry of Housing, Communities & Local Government (July 2018) details proposals affecting heritage assets as follows:-
- *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution*

made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

- Enstone PC will draw this to the attention of the planning department with regards to the proposed restoration of Great Tew Manor.

124. **MATTERS ARISING:-**

- **Breach of planning at Enstone Airfield** – WODC has confirmed that it has been unable to establish any residential use on the site, but the owners are claiming a lawful use of the building for commercial purposes and will be submitting a Lawful development certificate in an attempt to regularise the breach of planning control. Once received, WODC will arrange a further site visit to ensure that no part of the building is in residential use.
- **Litter Bins** – Ongoing, DC Andrew Beaney
- **ABN Health & Safety Report** – The Chair had contacted ABN to chase up the H & S report. It has been agreed that Cllr. Shaw will contact Mr. Wood at ABN concerning the excessive noise from the fans, should this occur.
- **Renault** – A site visit has been arranged for the end of January. Noted.
- **Noticeboards** – The clerk now has all the keys but the right hand side of the noticeboard is still in need of repair and Cllr. Gilbert will pursue this further.
- **New entrance at site of old quarry** – DC Andrew Beaney investigating this further.
- **Remembrance Tree** – The Chair has bought a Liquid Amber Tree, to be planted on The Green.
- **GDPR** – Cllr. Robottom will redraft the Privacy Notice into a smaller amount of text.
- **Overgrown Leylandii at Zuhela Mansion** – the Clerk had sent a letter to the residents.

125. **PUBLIC DISCUSSION**

- A resident has requested that the Parish Council purchases “30 mph” signs to be placed on bins. It was agreed not to do this, but to continue with the traffic calming campaign.
- A resident along Chapel Lane attended the meeting with three concerns – the first relating to the soakway which is totally blocked up with silt, mulch and leaves. CC Hibbert-Biles will contact Highways regarding this. Secondly, damage to cottages from large delivery lorries. CC Hibbert-Biles will look into two signs at each end of Chapel Lane displaying the width of Chapel Lane. Thirdly, difficulty putting out bins as the owner of the field keeps the gate locked and the Council-owned gate is a kissing gate which the bins cannot fit through. The three residents will speak to the farmer concerning a solution.
- Cllr. Ivings reported a further burst water main at Enstone’s pumping station – it was 24 hours before Thames Water attended to repair this. The clerk has previously sent emails to Thames Water and the Environment Agency at WODC, with no response. DC Andrew Beaney will chase this further with WODC. The Chair reported that as a result of the leakage of sewerage, two pieces of stone from the bridge at Church Enstone had fallen off. CC Hibbert-Biles will report this to Highways.
- Cllr. Ivings reported that along the B4022 (Banbury Road) between the Chicken Farm and the Green Lane, there is a deep well on the right hand side of the road and the safety barrier needs repair. CC Hibbert-Biles will report this to Highways.

126. **COUNTY COUNCILLOR’S REPORT**

- There were no additional updates to report.

127. **DISTRICT COUNCILLOR’S REPORT**

- There were no additional updates to report.

128. **PARISH HALL MATTERS:-**

- One Planet Consultants Ltd has gone into liquidation. The grant monies from WODC will only be honoured once the invoice has been received. DC Andrew Beaney will explain the situation to WODC as it is over six months since the grant was approved.

129. **CORRESPONDENCE:-**

West Oxfordshire District Council:-

- *Digging deep for flood prevention* – Work has started to clear ditches in West Oxfordshire in a bid to prevent flooding. More than five kilometres of ditches will be cleared of vegetation, silt and litter which have built up over the last year.
- *West Oxfordshire Water Day* – Plans will be put in place to unblock blocked sewers around the District.
- *Public consultation on the Oxfordshire Plan Statement of Community Involvement* – The consultation had been circulated regarding the Oxford/Cambridge Expressway.
- *Grant applications open for community projects* – All information had been circulated to members. Noted.

Oxfordshire County Council:-

- *Traffic Calming* – The report from Mr. James Wright is awaited.
- *Notice of Order T6129 & T6130 Enstone* – road from and through Cleveley. The details had been circulated to all members.
- *Parish Transport Representative Meeting* – The minutes had been circulated to all members. Noted.
- *Have your say on plans to close consultant-led Maternity Services at The Horton* – A meeting had been arranged for mid-December. Noted.

- *Highways Maintenance* – County Cllr. Hibbert-Biles has requested a list of all Highway’s works that were required around the Parish and the clerk would email these to her.

Other:-

- **Sports Club** – Following advice from the OALC, it was agreed that the Parish Council will not undertake a rent review until 2023, when the current lease expires. The clerk will inform the sports club regarding this. Noted.
- **OALC, November Update** – This had been circulated to all members. It included important dates regarding the Parish Council Elections in May 2019. Noted.
- **Enstone Parish Facebook Page** – The Chair confirmed that the Parish Council can over-rule items put onto the Facebook Page that are not deemed to be unsuitable. Noted.
- **Citizens Advice West Oxfordshire** – A thank you letter had been received following the £100.00 donation.
- **Heythrop Park** – The Chair confirmed that Warner Leisure had purchased Heythrop Park which will cause a significant increase in traffic along The Drive.
- **Meeting Dates for 2019** – These were circulated and confirmed by all members. Noted.

130. **Planning Application:-**

- **The Driving Centre, Enstone, 18/03319/OUT** – The Mullin Project – *Construction of museum building, show lane building. Corporate hospitality building, energy centre/ store building, workshop building. Formation of car exercise road. Construction of 28 holiday lodges. Formation of landscaped grounds. Associated site services and external works.* Discussed at the beginning of the meeting.

Decisions Received:-

- **The Knoll, Oxford Road, Enstone** – Removal of existing garages and erection of new two storey dwelling with associated parking. *Approved*

131. **Finance:-**

- a. *To agree the following accounts for payment:-
Santander Account (normal parish account):-*

• Mrs Beth Sinclair	£626.93
• NEST Pension Scheme (er)	£11.63
• NEST Pension Scheme (ee)	£13.95
• St. Kenelm’s Appeal Fund	£275.00
• WODC, loan repayment	£5,000.00

- b) *Internet Banking* – The Chair and Clerk will arrange a meeting with Santander Bank in the New Year. Noted.

132. **Dates of Next Meetings:-**

- Thursday 24th January 7.15 pm
- Thursday 28th February 7.15 pm

There being no further business the meeting ended at 8.30 pm.