

**MINUTES OF THE MEETING OF ASTON TIRROLD AND ASTON UPTHORPE PARISH  
COUNCIL,  
HELD ON MONDAY 20<sup>th</sup> MARCH 2017 IN THE VILLAGE HALL**

**12/124 Apologies for absence**

None

**12/125 Present**

Joanna Hart (JH) Chair, Tim Vallings (TV), Susanna Brunskill (SB), Jane Knight (JBK), Simon Young (SY), Nigel Hawkey (NH) Anna Dillon (AD) Justin Keeble (JK)

**Clerk:** Denes Marffy (DM)

**Public:** Ted Betts, Jane Murphy(SODC), Patrick & Mrs Greene (OCC), Brian Bateman, Charlotte Thomas, Andy McLellan & Janet Evans, Vivienne Biggs, Emma Lewins, Guy Liverton, Lizzie Thornton-Allan, Lucy Henman, Dave Machin, Emma Shuttleworth, Greg Locke

**12/126 Declaration of any relevant interests**

Anna Dillon noted that The Studio was once her home.

**12/127 Minutes of the 20<sup>th</sup> February 2017 meeting**

Agreed by all and signed off by the Chair (JH)

**12/128 Public Questions, Comments None**

**12/129 SODC and OCC Reports to Parish Council**

Patrick Greene reported that the process of implementing a Combined Unitary Council was on going, he thought that the end result would be beneficial as it would give more power to local residents. It will take approximately 2 years to complete.

**12/130 Planning**

To decide on the following planning applications:

**P17/S0531/LB** (Listed Building Consent) Replace parts of the timber frame, and apply pebble dash rendering, in order to revert the facade to the Listed condition. Blacksmiths Cottage Aston Street Aston Tirrold OX11 9DQ **Approved** Subject to Conservation Officer's comments.

**P17/S0680/HH**, First floor rear extension above existing ground extension, 4 The Croft Aston Tirrold OX11 9DL **Approved**. Sympathetic and completes the pair with the neighbour's.

**P16/S3384/HH** Creation of a basement party room together with a small extension to an existing conservatory to the rear of the existing dwelling (as amplified by tree mitigation information received 2 December 2016, and as amplified by arbicultural survey and report and construction traffic management plan received 16 February 2017)

The Studio Aston Street Aston Tirrold OX11 9DJ **Refused** See attached

**P17/S0844/HH** 2 storey extension to side elevation Manor Farm House Aston Street Aston Tirrold OX11 9DJ **No Strong Views**. Sympathetic extension but concerns about special architectural significance as it is a Clough Williams-Ellis house.

**12/131ARC Approve March minutes. Approved**

ARC recommends that it conducts a tree survey on behalf of the PC using Sarah Venners MICFor M.Arbor.A MSc For. (Oxon), Chartered Arboriculturist from Wallingford for £750 plus expenses. PC will cover the cost as part of its Health & Safety obligation under the Terms of Reference. **Approved**

To approve ARC to underwrite the costs of Astonbury, maximum loss in the case of complete last minute cancellation would be £5,000. **Approved**

**12/132 Finance**

- i. To approve an 8% increase (£240 / year) for the Parish Clerk, effective 1<sup>st</sup>April from current £3,000.
- ii. The PC approved the payments as below:

Denes Marffy clerk fees	£275.40
ARC (Health and safety costs for 2016/17)	£384.28
OALC (Subscription)	£133.07
Bostock Bookkeeping (Payroll)	£45.00
Denes Marffy (Stationary)	£19.08

Total VAT redemption applied for is £1473.04. JH to pay ARC its portion (£1118.71) as soon as it reaches the PC account.

**12/133 Approve March Financial Statement.** Approved.

**12/134 Roads and Footpath.**

Draft letter re motocross noise approved and to be sent to Mr Backhouse and cc to Anthony Allen and Helen Monson.

JK to order 1 more load of gravel for footpaths.

It was reported that a villager had been injured tripping over a sapling on one of the footpaths. JK had organized for the sapling to be removed.

The PC would like to thank Jeremy Imbush for all his hard work clearing up after storm Doris.

**12/135 Reports from CLP working groups** SY reported that the draft plan has been approved by SODC and OCC. The Steering Group will be standing down. Discussions are in progress about how the 6 working parties will be coordinated and how they will report to the PC.

**12/136 North Wessex Downs AONB presentation.** It was decided that this will be on the 19<sup>th</sup> June from 6.30pm to 8.00pm.

**12/137 Light pollution in villages.** To be discussed at the next meeting.

**12/138 Items for the Next Agenda**

Discuss Chalk Hill mirror, Croft Corner junction, 20mph Village speed limit, Pensions Regulator Wallingford bus, Traffic Management re buildings, Light pollution.

The next meeting will be on Monday 24<sup>th</sup> April 2017 in the Village Hall at 8.0pm.

Meeting closed at 9.50 pm.

SIGNED FOR ASTON TIRROLD AND ASTON UPTHORPE PARISH COUNCIL

NAME.....

DATE.....

RE: P16/S3384/HH – The Studio, Aston Tirrold

Aston Tirrold & Aston Upthorpe Parish Council voted unanimously at its Parish Council Meeting on Monday 20<sup>th</sup> March to recommend the application be refused. We note that 19 households that have posted (in some cases multiple) objections to the development on the SODC website versus 3 supportive comments.

There were 13 objectors at the Parish Council meeting and no supporters (other than the Applicants). OCC's Patrick Greene explained that he does not agree with the Highways Officer's 'no objection' following the Construction Traffic Management Plan and has sought to get further details on the reasons for this. SODC Councillor Jane Murphy was also present.

The reasons for the Parish Council recommendation to refuse are:

- The scale of the proposed garden basement is excessive (21 meters by 11 meters (231sqm)) and disproportionate to the existing house. Concern was raised that the basement could be a separate dwelling as it has its own entrance and living accommodation. [Layout and density of building (Policy H13)]
- Road safety concerns: The scale of the development means a high frequency of traffic movements for a prolonged period as detailed in the Construction Traffic Management Plan. These vehicles will travel along Aston Street to Chalk Hill then onto A417.
  - o The junction of Chalk Hill and A417 has been noted as dangerous by villagers, our Community Led Plan and OCC Highways Officer in his first response to the Planning Application. The number and frequency of trips by dumper trucks to the staging area along the A417 will increase the risk of accidents, particularly as they are rear drive vehicles, so will have limited visibility before turning left on to the A417.
  - o Due to the volume of traffic on the narrow village roads, there is increased significant risk of physical damage to roadside verges, trees and houses, including many listed buildings next to the road.
  - o As the village lacks footpaths there will be increased risk to pedestrians, particularly children, and other road users, including cyclists and horse riders.
- Constrained site access: The restricted access, particularly due to the necessary tree protection measures is leading to an increased number of smaller vehicles, adding to the potential congestion on Aston Street. Immediate neighbours and those living on Rectory Lane are concerned that they will not be able to access their driveways during the intense phases of the build.

Other points noted:

- Surface Rain Water/Design (policy EP6): Recommended best practice in regards to designing subterranean basements that extend beyond the footprint of a building state that a sustainable urban drainage scheme, including 1.0 metre of permeable soil depth above any part of the basement beneath a garden, is designed to mitigate infiltration

capacity. The plans (section B.B) show the roof of the basement is almost the same level as the ground.

- Onsite parking for vehicles: concern was raised that there may not be sufficient parking on site for all construction and tradesmen vehicles, so there could be additional vehicles parked on Aston Street adding to congestion issues.