

**MINUTES OF THE MEETING OF ASTON TIRROLD AND ASTON UPTHORPE PARISH  
COUNCIL  
HELD ON MONDAY 21<sup>st</sup> JANUARY 2019 IN THE VILLAGE HALL**

**12/165 Apologies for absence**

Justin Keeble (JK),

**12/166 Present**

Joanna Hart (JH), - Chair, Simon Young (SY), Nicole West (NW), Jane Knight (JBK), Nigel Hawkey (NH), Jane Imbush (JI), David Brimacombe (DB),

**Parish Clerk:** Denes Marffy (DM)

**OCC:** Simon Clark (SC)

**Public:** 22 Members

**12/167 Declaration of any relevant interests .**

JH regarding P18/S4099/FUL as a neighbour to the property. To resolve to accept JH's dispensation request to listen to the discussion on the matter (not the vote). Approved.

JH regarding OxCam Expressway, due to working at Harwell Campus.

SY regarding P18/S4099/FUL as having an interest in a neighbouring property.

**12/168 Minutes of the 10<sup>th</sup> December 2018**

Minutes of the previous meeting were agreed by all and signed off by the Chair (JH).

**12/169 Public Questions, Comments.** None

**12/170 SODC and OCC Reports to Parish Council**

SODC No report received..

OCC: SC informed the PC that pot holes had been filled in the villages, however the PC were concerned about the quality of the work. SC noted that roadside drains are normally the responsibility of SODC. NH reported that the paintwork on the road barriers was very poorly done. NH will supply photos and SC will follow this up.

The PC would like to thank SC for all his support, in particular funding the the salt spreader, funding for Downlands Village Transport Group (weekly bus to Wallingford) and the introduction of the 20mph speed limit within the villages.

**12/171 Planning**

To decide on the following planning application:

**P18/S3947/HH** Demolition of existing porch and replacement with a porch containing a WC. 23 Moreton Road Aston Tirrold OX11 9EW. The PC **Fully Supports** this application as it has no material impact on the aesthetics of the house.

**P18/S4124/O:** 1. Demolition of existing buildings and removal of hardsurfaces; Residential redevelopment by 9 dwellings with associated works at Lower Ham Buildings and 2. Provision of land for cemetery extension/area of community open space and footpath link at land northeast of The Croft. 1 Lower Ham Buildings Moreton Road Aston Tirrold OX11 9EW. The PC **Objects** to this application the full text of the letter sent to SODC can be seen below.

The PC heard from the agent acting on behalf of the applicant and a number of members of the public. A show of hands of the members of the public was also taken: 21 were against the proposed

application versus 1 for.

**P18/S4099/FUL** Erection of a detached chalet-style dwelling with parking and amenity space. Ashbrook The Croft Aston Tirrold OX11 9DL.

NH replaced JH as Chair of the meeting. JH had dispensation to remain in the room for the discussion, retired for the vote. SY left the room during the discussion and vote.)

The PC **Objects** to this application for the following reasons;

- i) The height and scale of the proposed building on a small site
- ii) The impact of views from the Conservation Area.
- iii) It creates a precedent in the village.
- iv) The artificial light pollution that will be produced.

**P18/S4227/FUL** Variation of condition 2 (approved plans) of application P18/S1654/FUL Demolition of existing building and erection of a single dwelling with associated parking and works. Carrimers Farm Off A417 Aston Tirrold OX11 9DP. The PC has **No Objections** to this application.

**ON345359** (Title number) Registry of land at Uphorpe Farm. The PC agreed to inform the PCC. The PC saw no reason to object to this.

**12/172 ARC.** For information, ARC does not hold a meeting in January

**12/173 Multi-use bins in the village.** Following the item in the Village News in December and from comments received concerning the bins, the proposal is being updated to:

- i) Replace the existing bins at the War Memorial and Hagbourne Road bench with lidded multi-purpose bins.
- ii) Keep the bin on Baker Street in its current position but an application would be made to replace the bin with a lidded bin so that it is more visible. An option to install signage on the footpath beside The Manse to indicate the location of the bin should be explored.
- iii) Keep the bin on Aston Street by Manor Barn in-situ but request an additional bin close to the bench by the cemetery.
- iv) Apply for a lidded bin to be put in on the concrete track passed Mizpah by the gate leading to the Stud
- v) Request an additional bin on Spring Lane on the verge by the footpath to Blewburton, opposite Copse Stile House.

This will be discussed with SODC and at the next PC meeting.

#### **12/174 Finance**

- i. Approve payments below. **Approved**

|                                      |         |
|--------------------------------------|---------|
| Clerk fees (£54.00 to HMRC)          | £216.00 |
| Village Hall (Hall hire)             | £58.50  |
| Justin Keeble (Jansen Salt spreader) | £510.98 |

- ii. Approve December Financial Statement . **Approved**

**12/175 Roads and Footpaths.** NH to send photos of the poor paint work done to road barriers to SC.

**12/176 Introduction of 20 mph speed limit within the villages**

- i) Proposed speed limit approved by OCC at their meeting on 20 December 2018
- ii) OCC Highways are currently preparing costings for the implementation, to be approved by the PC after receipt

**12/177 Reports from CLP working groups**

- i. Review overall progress of CLP Groups. DB & SY to provide update at the next meeting.
- ii. Roads and Traffic group update. SC continues to try and get broken road signs fixed.
- iii. Housing & Development.
- iv. Environment Group. Update as per CLP pages on Astons website.

**12/178 Oxford to Cambridge Corridor.** SC reported that there is no new information at present. JI will draft a letter to our MP for discussion at next meeting.

**12/179 Discuss process for reviewing where risk assessments should be in place and completing them.** This is an ongoing agenda item, and is important for insurance purposes. Discuss at the next meeting.

**12/180 Budget.** Resolve to accept:

- i. Budget for 2019 – 2020: Overall spend forecast to be £43 585.00. **Approved.**
- ii. Precept to be unchanged on 2018 – 2019 levels at £17 200.00. **Approved**

**12/181 Donation Policy. Approved** DM to upload it to the website.

**12/182 Discuss encouraging more village events e.g. Apple pressing at the Rec, Village Fete.** Discuss at the next meeting

**12/183 Items for the Next Agenda**

- i. Training Courses
- ii. Approve PC meeting dates for 2019

Meeting closed at 09.58 pm.

The next meeting will be on Monday 18<sup>th</sup> January 2019 in the Village Hall at 8.00pm.

SIGNED FOR ASTON TIRROLD AND ASTON UPTHORPE PARISH COUNCIL

NAME.....

DATE.....

| Month    | Health & Safety     | Process                  | Social |
|----------|---------------------|--------------------------|--------|
| January  | Defibrillator check | Send Precept application |        |
| February |                     |                          |        |

|           |                     |   |                 |
|-----------|---------------------|---|-----------------|
| March     |                     | Ensure payments up to date<br>Final VAT return before mid-March | Spring Work Day |
| April     | Defibrillator check | Prepare FY accounts   |                 |
| May       |                     | Internal Audit  |                 |
| June      |                     | AGM<br>Review Emergency Plan                                    | Astonbury       |
| July      | Defibrillator check |   |                 |
| August    |                     |   |                 |
| September |                     | Prepare budget for next year                                    | Autumn Work Day |
| October   | Defibrillator check | Present budget to PC  | Safari Supper   |
| November  |                     | Review Risk register  | Bonfire Night   |
| December  |                     |   |                 |

David Millinship  
 Planning Service  
 South Oxfordshire District Council,  
 135 Eastern Avenue,  
 Milton Park, Abingdon,  
 Oxfordshire. OX14 4SB

28<sup>th</sup> January 2019

Dear Mr Millinship,

**Re: Planning application P18/S4124/O**

**Lower Ham Buildings (former Upthorpe Farm), Moreton Road, Aston Upthorpe, OX11 9EW**

The above planning application was debated at the Aston Tirrold and Aston Upthorpe Parish Council ('PC') meeting on 21<sup>st</sup> January 2019. Due to the scale and complexity of the issues surrounding this application, the PC has sought professional advice from Bluestone Planning Partnership LLP and Railton TPC Ltd. Their reports are appended to this letter.

After hearing from the applicant, the public and debating the issues, the unanimous decision by the seven Councillors was to **OBJECT** to the proposed application for the following reasons:

- 1) **Principle of Development** and compatibility with SODC Core Strategy policy CSR1 and Policies H8 and H16 from the emerging Local Plan 2034 when considering development in smaller villages:

- Adopted Core Strategy Policy CSR1 indicates that small villages (which include Aston Tirrold & Aston Upthorpe) will not take allocations, but will be able to accommodate infill sites of up to 0.2 hectares or 5-6 dwellings as well as rural exception sites where needed;
  - Draft Local Plan 2034 Policy H8 identifies a requirement for neighbourhood plans to provide for a level of growth in smaller villages of between 5-10% between the 2011 census and the end of the plan period (2034), which for the combined villages equates to between 11 and 22 dwellings up to 2034. Draft policy H16 indicates that infill development in small villages will typically be on sites of up to 0.2 hectares or 5 to 6 dwellings maximum;
  - As at today, 18 dwellings (including: Frimley Yard, Brambleberry cottage, 1 & 2 Races Farm, Lower Ham Phases 1-3) have been erected or approved in the villages since 2011, exceeding the expectation of the 5% target and leaving only 4 dwellings 'left' of the 10% target to 2033;
  - There is an acknowledgement that this is not an absolute target but applies to the definition of 'small villages' in SODC planning policy documents;
  - SODC's pre-planning advice in 2017 to the Cook Family Trust questions whether the area proposed for development is within the settlement boundary of the village. It is the PC's view that due to restrictive AONB policy this proposal falls outside of the village settlement;
  - The recent appeal decisions at the Hagbournes (Loyd Road Fields and land west of Park Road and adjoining Great Western Park) are material considerations to this application, questioning the appropriateness of the development, in the PC's view;
  - Emerging policies H8 and H16 explicitly seek to minimise development in unsustainable areas, which the PC view this to be.
- 2) **Sustainability:** The relevant planning policies are from the NPPF (Paras 8, 10, 78 and 103) and the adopted Local Plan 2006 Policies T1 (provision of safe pedestrian and cycle routes) G3 (increase in traffic in rural and relatively isolated areas) and S5 (safe walking access to the nearest bus stop).
- The site is not sustainable from a transport and access perspective and therefore fails tests under the NPPF (para 8 and 78);
  - There are no school, medical facilities and shops within the villages. Very limited employment opportunities exist making travel by car a necessity;
  - Walking and cycling are not deemed to be safe or sustainable means of transport within the villages due to the nature of the roads, the lack of footways and the lack of street lighting and distances to amenities in Cholsey or Blewbury;
  - The review of public transport and access to Didcot, Cholsey or Wallingford shows the service to be negligible, except for primary and secondary age school children for whom there is public transport to local schools in South Moreton and Didcot;

- Train services at Cholsey (nearest train station) and Didcot are only accessible by car, with limited parking at Cholsey meaning that drop off and pick up mean double the journeys, and this has a further negative impact on sustainability;
- In 2003, the first planning application for Upthorpe Farm (P03/W1062/O) was refused and subsequently dismissed on appeal (APP/Q3115/A/1145828). One of the Inspector's key conclusions was the proposal did not represent sustainable development, and in our view, nothing has changed since then. In fact, public transport accessibility has deteriorated, as at that time there was a bus service 5 times a day, Monday to Friday, whereas buses now provide negligible opportunity to undertake almost all journeys types to and from the site.

### **3) AONB – draft policies H8 and 16; adopted Core Strategy policy CSR1**

- Information has not been provided by the Applicant of the site as viewed from public footpaths to the east (Lollingdon Hill and Cholsey for example) where the development would be visible from the AONB;
- Draft Policies H8 and H16 seek to manage and set targets for growth in small villages. This proposal, when combined with adjacent development phases 1-3 at Lower Ham Farm constitutes a 'Major Development' in the AONB. Such Major Development would detract from the distinctiveness and character of this part of the AONB;
- The site is not previously developed (brownfield) land ('PDL') since agricultural land and buildings are excluded from the NPPF definition of PDL. Therefore, if not within the settlement boundary, the redundant buildings should be razed and agricultural land reinstated;
- As the buildings are agricultural, Vacant Building Credit does not apply in this case.

### **4) Affordable Housing Core Strategy policy CSH3**

- Phase 4 when added to Phases 1-3 means that 19 dwellings (including the conversion of 2 barns) are proposed in total;
- The village is not against affordable housing as part of any proposal (contrary to the Applicant's assertion in the submitted Planning Statement); indeed, 61% of villagers acknowledged a need for affordable housing within The Astons Community Led Plan (April 2017) ('the CLP');
- 80% of respondents to the CLP agreed to a total figure of no more than a total of 20 houses by 2033.

### **5) Contamination**

- There is no contamination report included in the application, and the PC cannot therefore form a view at this time. The PC is concerned about the potential of contamination present and request that SODC ensure it is acceptable in this regard.

### **6) Ecology**

- The proposals will alter the ecology and biodiversity of the site as it currently exists with little mention other than Owl and Bat Survey. Opportunities for conservation and enhancement appear to have been missed.

## 7) Donation of Land

- The Applicant has offered to donate land next to the Church of England Burial Ground for use as a non-denominational cemetery. However, to date no contact has been made with the Parochial Church Council to discuss the principle and detail of this arrangement;
- The PC is not convinced that this land is in the best location to enable it to be used as a village amenity;
- The Parish Council has not received specific details about how this land would be managed and maintained, without this it is unclear how this is of benefit to the villages. It is also unclear how this offer of land meets the tests for planning obligations (NPPF para 56) or conditions (NPPF para 55).

## Summary

In summary, Aston Tirrold and Aston Upton Parish Council objects to the planning applications for the following reasons:

- Sustainability:
  - Lack of village amenities (shops, schools, employment opportunities, public transport, need for additional car journeys);
  - The position in 2018 is worse than it was in 2003 when the first application was made with even less access to public transport now than then.
- The site lies in an AONB
  - The proposed development would likely constitute a Major Development in the AONB when taking phases 1-3 at Lower Ham Farm into consideration as well;
  - The impact of the proposed development hasn't been considered in views from public vantage points and its effects on views from the east at Lollington and Cholsey;
  - The site lies outside the village settlement and it is debatable whether this development is appropriate as a result;
  - Affordable housing has not been included within Phases 1-4 of the Lower Ham Farm proposals which constitute a major housing development when taken together (because they will deliver 10+ dwellings) and therefore affordable housing is a requirement;
  - No assessment has been undertaken for the presence of on-site contamination;
  - The existing biodiversity and ecological impacts of the development have not been considered. Whilst accepting that bat and barn owl surveys have been completed, the ecology and biodiversity of the site has developed over the years and opportunities for conservation and enhancement appear to have been missed

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Denes Marffy', is centered within a light gray rectangular box.

**Denes Marffy**  
**Clerk to Aston Tirrold & Aston Upthorpe Parish Council**

Cc

Cllr Jane Murphy, SODC Ward Member / Simon Clark, OCC Ward Member

Enclosures:

Advice to the PC from

1. Bluestone Planning Partnership LLP
2. Railton TPC Ltd.