

SWALCLIFFE PARISH COUNCIL

MINUTES OF AN EXTRAORDINARY PARISH COUNCIL MEETING HELD 2ND MAY 2012 AT 7.00PM IN SWALCLIFFE VILLAGE HALL

Councillors Present

Julie Carpenter (JC)

Mike Taylor (MT)

Mike Stanley (MS)

Mick Foley (MF)

Dan Parish (DP)

Christine Coles, Parish Clerk (CC), and four members of the public

1. Apologies

Cllr Gallick

2. To discuss, as a group, the following planning applications:-

- a) 12/00345/F, for The Mount in response to a request from Cllr's Foley & Parish
- b) 12/00425/F for The Stablings, Swalcliffe Lea
- c) 12/00387/F, for Fairview Cottage, Main Road

The meeting began by the Chair explaining why the meeting had been called. It was to look at three planning applications that had been received recently. Although the Chair and Cllr Stanley had looked at the applications, Cllr Gallick had not and therefore it was agreed that all the councillors should meet to discuss the plans. The matter had been discussed briefly at the Annual Parish Meeting but at the time the Parish Council were not in possession of any plans and it was unclear whether they would receive any to comment on.

a) 12/00345/F, for The Mount

Cllr Foley noted he felt it was important to hear everyone's view and look at the material presented to them. It was unfair to ask one person to make a decision on behalf of the Parish Council.

The Chair stated that if objections are to be made, the Parish Council must quote specific policy references from the Cherwell Adopted local plan 1996. The Parish Council should represent the views of the village but CDC do not expect the Parish Council to be planning officers.

Cllr Parish first stated that the planning application for the stables at The Mount was approved on the condition that access was from Green Lane and this was based on not interfering with neighbours and for safety reasons.

To lift condition 10 would be to the convenience of the Bradshaws and inconvenience to those living at Gullivers Cottages. The change would inconvenience one party.

Cllr Taylor noted that he has lived in the village the longest. This gateway has been in existence for at least thirty years and used for agricultural reasons. Nobody can stop the use of it for those reasons. The situation has changed as some use is not agricultural now.

Cllr Parish asked why condition 10 has to be lifted if the use is going to be occasional. The Chair replied that it has to be lifted to allow traffic other than construction vehicles to use the access. The access in Green Lane can be very difficult and dangerous to drive in and out of.

Cllr Stanley advised that the setting back of a gateway from the boundary line is not uncommon. A lot of properties along the road from Banbury have gateways which are set back. CDC recommended to the applicant to move the gate back to make access in and out safer.

Cllr Parish felt that the amenity of the neighbours should be considered but that depended on the usage of the gate. The councillors felt it was important to know how much the access would be used, whether every day or for occasional use. It was then agreed to allow both parties speak for three minutes.

Mrs Bradshaw first gave a brief overview of the history of the planning application to build stables in 2009. She noted that they never originally applied to use Green Lane. The stables were built for personal/private use and were not to be used as livery stables. Both accesses were to be for private use only. When the stables were being built, access was allowed from the Main Road because of the weight limit on Green Lane. CDC Planning then advised the applicant to ask for removal of Condition 10 and to move the gate back further to make it safer. The Bradshaws have kept a diary of movement via that gate and it has been used once a week since January.

Mrs Kinnaird was invited to present to the council but had nothing to say.

Letters from a neighbour and a parishioner have already been sent to CDC about this application and highways are submitting their response on 3rd May.

The Chair advised that she was not aware that CDC no longer notify neighbours of pending planning applications. Notices are pinned to lampposts.

The Chair asked each councillor if they wished to make any more observations about the application. Cllr Parish asked that the Parish Council acknowledge that the neighbours are unhappy about the proposals in the application.

The Chair advised that they had already made their feeling known to CDC. The other councillors had nothing more to add.

The councillors then voted:-

One voted against the application, four voted for the observation already submitted to remain, one abstained.

It was therefore agreed the observation, which had already been submitted, was to remain in place and that we had nothing further to add.

b) 12/00425/F for The Stablings, Swalcliffe Lea

The councillors looked at the plans and agreed no objections would be raised as the work will not overlook anyone.

c) 12/00387/F, for Fairview Cottage, Main Road

The councillors looked at the proposed plans and it was felt by all that the plans were inadequate to be able to make a valid decision.

Action: The Parish Clerk to speak to CDC to ask if there are better plans available. Cllr Stanley to speak to Lou Bates (the other neighbour) to check if he knows about the application.

A brief discussion with regard to the purchase of Silver Jubilee mugs for the children of the parish took place. The information submitted by Cllr Foley was approved with regard to going ahead and ordering approx 50 Porcelain Mugs with the official Blue Peter logo and personalised on the back.

Meeting closed 8pm