

Stonesfield Parish Council

Minutes of the Parish Council meeting held at Stonesfield Primary School on Wednesday 10th January 2024 at 7pm

Meeting starts at 7pm

Attendees: Cllr Phil McArdell, Cllr Simon Powell, Cllr Simon Warr, Cllr Jim O'Brien, Cllr Mick Heduan, Cllr David Brown,

Other present: approx. 30 members of public

24/679 To receive and accept apologies for absence: The clerk (minutes taken from recording), Cllr Tim Sumner, Cllr Andy Graham, Cllr Eleanor Bailey

24/680 Declarations of interest: Declarations - G Soames has worked for Cllr David Brown in the past but DB not involved in this project, Cllr Phil McArdell is also a trustee of SCT.

24/681 Graham Soame Planning and Development Ltd: Graham Soame attended meeting to discuss: Proposed Combe Road housing development: regarding a suggested scheme for mixed housing and nature enhancement of part of field next to Combe Road, Stonesfield.

G Soames gave a presentation to the council – there were also plans of the potential proposal shared for people to look at (20 mins)

- G Soames is acting on behalf of executors and Eastwood/Oakshot extended family. He was asked to see if there was any chance of development,
- This is a "Concept" proposal for a small scale and efficient development
- The idea is that it is practical and enforceable. Everything on the plans shown can be adapted.
- G Soames first priority is to protect the setting of the listed building. It is recognised that the site is within the conservation area.
- The drawings show that the site will provide public access to currently private land through footpaths and green area.
- The proposal includes mixed scheme of public and private housing.
- Graham Soames listed suggested benefits to the village:
 1. Smaller housing, 1 bed homes and 2 houses given to the village (approx. value £700-800k)
 2. Opportunity to include the proposal in the NP since the land is not in the LAP
 3. 75% of respondents to NP survey wanted green spaces protected, however, very few younger respondents who might want access to smaller/lower cost housing
 4. Two thirds of usual expected return for sale of land

The Chair opened to the members of the public to ask questions to Graham Soames and the council:

- Jim Astle Qs (submitted in advance) Responses indicated Mr Soames hadn't read Norrington decision on CALA, acknowledged it would be regarded a major development, but thinks there would be exceptional circumstances and it's in the public interest, also location is very different from CALA case,

- Ursula Rice, shared view of her son, saving money to buy in the village, challenged enforceability of character/material requirements – response referred to conveying key assets in advance of development e.g. green footpaths with trees, such that they are definitely delivered
- Claire Renshaw, raised water supply and sewerage concerns for those on coombe road – response indicated additional costs for amenities if required, would likely render to project unviable
- Richard Morris also referenced sewerage into the river
- John Ashmore expressed concerns about additional cars, turning in and out of the development from coombe road and limitations of the war memorial junction

Questions from Councillors to Graham Soames:

- David Brown asked for confirmation about the volume of social housing, whether there was a housing need assessment for the settlement highlighting that subdistrict can meet its housing needs without ‘windfall’ and said he was sceptical about the enforceability of the environmental measures based on development phasing.
- Simon Powell asked about renewable energy installation

The Chair thanked Graham Soames for sharing information on this potential proposal with the council. It is reminded this application has not been submitted to WODC and this is just a scoping stage.

Discussion finished 7.50pm

24/682 Public Participation: None

24/683 To approve the minutes of the meeting on 6th December 2023. It was **RESOLVED** to approve the minutes of the meeting on 6th December 2023.

24/684 Matters arising from the minutes of the meeting on 6th December 2023.

Matter arising:

Cllr David Brown asked if the precept is enough if there was a prospect of new housing development proposals, Cllr Phil McArdell confirmed it should be and we do have reserve funds, he will CALA costs/time period for reference.

24/685 To receive reports from District, Parish, County Councillors and clerks report.

To receive reports from District & County Councillors.

Councillors’ reports – Andy Graham talked about the signage on Witney Lane having had a resident concern referred to him by Mick Heduan, lack of clarity over status of previous proposal for this signage and what the SAFER operating process is/should be. Agreed to reverse the previous decision not to have County put up new signage, Andy Graham recommended this should be trialled for 12 months. Agreement to have a follow up meeting with SAFER to confirm procedures

Questions arising from the clerk's report. None

To receive reports from Parish Councillors including SAFER & Neighbourhood plan updates.

Cllr Heduan SAFER report submitted in advance.

Cllr Warr & Cllr Powell Neighbourhood plan - last meeting focused a largely on Combe Road potential proposal but also that the NP policies are largely drafted, as is the Housing Needs Assessment, Landscape assessment is expected end of the month. Urgent work required to progress the character assessment as a number of people have dropped out and it has fallen behind. Cllr David Brown pointed out comments about Charity Farm as a bad example of character aligned development.

24/686 Financial Matters

a) To receive and acknowledge acceptance of the finance report.

The council *RESOLVED* to approve the finance report circulated by the clerk.

b) To consider and approve the payment list.

The council *RESOLVED* to approve the payment list detailed below:

£confidential	Clerk salary – FEB (1 ST FEB)	Clerk
£confidential	Pension – FEB (1 ST FEB)	Oxfordshire County Council Pension Fund
£6.83 – top up see note*	Clerk salary	Clerk
£336.00	website costs	Paul Bates
£534.55	Insurance	GALLAGHER INSURANCE - AJGIBL CLIENT
£39.60	Office expenses	Clerk

£confidential relates to PAYE figures – the councillors have visibility of these.

*Due to National Insurance rate change clerk needs to be paid £6.83 to balance payroll as too much deducted. This is on payments list but noting reason.

Standing orders for February statutory payments need to be set up to match figures in payment list.

. *The budget has already been approved.*

c) To receive an update on the banking mandate / additional signatories.

The banking mandate update is still in progress with Barclays Bank.

24/687 Planning Applications To consider all recent planning applications received from West Oxfordshire District Council.

No further applications discussed.

24/688 Parish Matters

To discuss the community orchard: Not discussed

To discuss Parish Transport Representative: Bus Report: Not discussed

Discuss the log on the common: A member of public raised a question and objection to the use of the log on the common as a memorial – the council discussed but need to discuss further. In previous discussions a plaque had been agreed by council.

24/689 Items for information or next agenda only

Discuss community orchard and bus reports in parish matters at next meeting.

24/690 Date of next council meeting

The date of the next meeting is 7th February 2024