

Minutes
Berrick Salome Parish Council
9th Mar, 2017

The Meeting of the Berrick Salome Parish Council was held in the Village Hall, Berrick Salome, on Thursday 9th Mar, 2017. Present:

Ian Glyn [IG] (Chair)
Hannah Bradley [HB] (Vice-chair)
David Turner [DT] (District Councillor),
Craig Tribe [CT] (Treasurer)
Steve Rhodes [SR] (Councillor)
David Bridgland [DB] (Councillor)
Chris Cussens [CC] (Clerk)

1. Apologies for absence
Steve Harrod [SH] (County Councillor), Ellie Cross
2. Declarations of interest as regards items on the Agenda
None
3. To approve and sign the Minutes of the meeting of 12th Jan 2017
The minutes were approved.
4. Matters arising from the Minutes
From the meeting of 7 Jul 2016
Ref 8 Oxfordshire Together: See under agenda item 13
Ref 13.1 Neighbourhood Plans: See under agenda item 12
From the meeting of 1 Sep 2016
Ref 9 Thames Water have now issued questionnaires on the public sewerage systems to all in the Parish and parishioners are completing them. DB agreed to obtain the feedback from this. ACTION
DB

DT stated that Chalgrove PC has quarterly meetings with TW and he agreed to provide to us with the names of the key contacts of the four agencies they deal with. We are due to receive this from the Chalgrove Clerk. ACTION
DT

Ref 13 Permission for the second village defibrillator has been agreed by the brewery. The Quarry Charity is not currently in a position to provide funding, as they have already made a big contribution towards the village hall refurbishment, so this project is on hold.
5. County and District Councillors' reports are available via the following links:-
 - 5.1. [OCC](#)
 - 5.2. [SODC](#)
6. Treasurer's Report (See Appendix 1 for full report)
The schedule of payments was ratified by the Council.
7. Review of planning applications (see Appendix 2 for details)
The application for Rose Bank, having been rejected by SODC, remains on appeal to the Secretary of State.
Erection of a stable building and concrete apron on land lying to the South-East of Chapel Lane has been approved by SODC.

The PC agreed to support applications for Kimbars and The Cottage Chapel Lane. For Kimbars, we will be making a very strong comment relating to the impact of this development on the highway adjacent to the property.

8. Extra houses/housing developments

8.1. The Parish Council position regarding the two local development areas was supplied at the end of the agenda and is as follows:-

8.1.1.Chalgrove

- a) We believe the suggested development is not in a suitable place, as one of the main purposes is to provide housing for Oxford city. Chalgrove doesn't have the necessary infrastructure and to provide it, would destroy attractive countryside and change the nature of the rural communities affected.
- b) We strongly object to the suggested development.
- c) We believe that there are more suitable locations such as Grenoble Road.
- d) We will participate in a unified approach with other affected parishes and encourage them to obtain high level legal and professional advice to ensure representation at any enquiry.
- e) Notwithstanding the above, we will engage with HCA, on a without-prejudice basis, to best protect the interest of the parish, in particular with a view to directing traffic along an improved Hollandtide Lane rather than through the parish.

8.1.2.Benson

- a) We strongly object to the suggested development.
- f) We will resist the merger of Benson and Rokemarsh, which would result from this development and which would change the rural nature of where we have chosen to live.
- g) We believe that the development needs to be considered in the context of significant developments elsewhere and there should be joined up thinking.
- h) We have a great concern as to the ability of local facilities to cope with the additional housing. Such facilities are schools, shops, doctors, parking.
- i) We have great concern about the ability of the drainage and sewer network being able to cope with the additional housing. It struggles with current demand.
- j) We have great concern about the additional traffic that will be generated through the parish and surrounding areas, with the village roads becoming a route of choice connecting to Stadhampton, Oxford and the M40 going north.
- k) We are concerned that Benson's desire for a bypass may influence their decision on whether to support the development.

8.2. What approach should the Parish Council take if some or all of these developments are agreed?

Brian Tracey, Rob Marsh and IG (the group charged by the Parish Council to consider ways of protecting us from the sandwich effect of what's going on in Benson and Chalgrove) have met and have formed the following view.

On Chalgrove, they believe we've done all we can do to protect our interests, being quite a long way away from the main thrust of the proposed development. Nevertheless, we will continue to promote the points in section 8.1.1, especially the last one.

IG proposed that the main thrust of our activity should be on Benson.

- 8.2.1. The Benson Neighbourhood Plan is clear in its support of the developments on our side of the Benson/Watlington road if (and only if) they bring with it an edge road.
- 8.2.2. Assuming an Edge Road can be delivered, this makes the Planning Consent for the David Wilson homes scheme more likely, with the consequent effect on Rokemarsh.
- 8.2.3. We should continue to forcefully resist the David Wilson scheme.
- 8.2.4. BUT we must also use the process of the application to protect ourselves from the road through Berrick to Newington being the route of choice for all those living on that side of

Benson to the M40 (going north) and to the Oxford ring Road (going east from Cowley).

- 8.2.5. We have a short window of opportunity to engage during the planning process with OCC Highways so as to put conditions on any planning consent granted and obtain financial contributions via S 106 agreements to cover any physical work needed to the road. Once Planning Consent is granted we lose that leverage. So we need a presentable proposal in place by the time the Benson scheme hits the planners.

8.3. Traffic Mitigation

- 8.3.1. The subgroup took the view that we should start work urgently to produce a scheme of traffic mitigation, particularly for the road through Rokemarsh, past the Village Hall, via the Chequers to the Newington turn. The road through the HSH was considered less of a problem as the traffic from Benson would be expected to take the first turn left rather than the second.

- 8.3.2. Initial ideas for mitigation, to make it difficult for any extra traffic to use the road were
- a) Speed limit – 20mph
 - b) Chicane
 - c) Changes to street furniture, markings, improved street parking, change of priorities
 - d) Return to single track road (suggested later in the meeting)
 - e) Re-assignment of road as a “Quiet Lane” (suggested later in the meeting)
 - f) Re-assignment of road as “Access Only” (suggested later in the meeting)

- 8.3.3. To secure effective mitigation, we need to involve a specialist consultancy, which will carry some weight. We have spoken to a pre-eminent consultancy (Ben Hamilton Bailey), who would require the Parish to do some preliminary research work under their guidance. Their specialist would then be prepared to come down to the parish and spend a day with us, meeting representatives of the local interests, such as dog walkers, horse riders etc.. At the end of the day, he'd like to meet representatives from OCC highways, SODC (planners and councillor) so we can produce a proposal which carries the weight of this organisation. This would be done for £1000.

- 8.3.4. For the preliminary work, IG requested volunteers to measure road width and angles of bends throughout the village, within the next 2 weeks. The following kindly offered their services:-
- Ray Perfect - Rokemarsh to Village Hall
 - Steve Rhodes and David Langston - Village Hall to Newington turn
 - Brian Tracey - Road through HSH to Millennium stone

- 8.3.5. The PC agreed on the expenditure of £1000 to fund this consultancy.

9. Gigaclear

HB reported that this installation is well under way, with first availability expected around late summer.

10. Parish Council Risk Assessment

The PC have agreed the draft prepared by CT. The Chairman was authorised by the council to sign the revised risk assessment.

11. Bridleway Maintenance

Quotes for maintenance from private companies have been obtained. It was suggested that we ask Azalea Landscapes to do an initial clearance of Hollandtide Bottom for £325. This expenditure was agreed by the PC. Provided Azalea Landscapes do a good job, we will consider using them for regular maintenance where OCC do not provide a sufficient service.

12. Neighbourhood Plan

Brian Tracey reported that we've had our first meeting and agreed on the area to be covered; this would be the parish itself plus (pending agreements) land from Berrick Prior to the north in Newington parish extending almost half way to Lane End Farm and land to the east in Ewelme parish which would encompass Hollandtide Lane. Although this would be ideal in safeguarding our parish, it does raise some risk, in that the neighbouring parishes would be entitled to object at the last minute, thereby rendering our work invalid.

We have now obtained the necessary mapping software, so should very shortly be in a position to prepare maps for discussing with the two neighbouring parishes.

Following agreement on the NP area, we can submit forms to secure formal registration.

13. Oxfordshire Together

We've decided to put this activity on hold this year.

14. Next Meeting

May 11th 2017

Appendix 1: Responsible Financial Officer's Report

To Parish Council meeting Thursday 9 March 2017

1. Bank balances as at 28 February 2017 totalled £24,539. There were no unpresented cheques. The total reserves of the Parish were therefore £24,539.
2. At 28 February 2017 the accounts show a surplus of income over expenditure of £16,526.
3. **Schedule of payments**

The following cheque has been issued since the last meeting:

Date	Chq. no.	Payee	Amount (£)	Purpose
01/02/17	100690	SODC	62.80	Dog bin emptying

There have been no bank transfers since the last meeting.

Date	Transfer from	Transfer to	Amount £

Appendix 2: Planning Application Summary as at 10.03.17

Click on link in Planning ID Column for SODC document

Cllr Abbreviations: CT – Craig Tribe; DB – David Bridgland; HB – Hannah Bradley; IG – Ian Glyn; SR – Steve Rhodes

Date Abbreviations: PC – PC notification; EC – End of consultation; TD – Target Decision

Planning ID	Cllr	Location	Description	Dates	Status
P16/S2318/FUL	HB	Rose Bank Roke	Amendment to the previously approved application P15/S3823/FUL to amend the design of the garage building	PC: 16 Aug EC: 08 Sep TD: 02 Sep (sic)	PC supports (01 Sep) though has some concerns about planning creep SODC refused Oct 5
P16/S2318/FUL	HB	Rose Bank Roke	Variation of condition 2 of planning permission P15/S3823/FUL		Appeal lodged to Secretary of State (15 Dec)
P17/S0315/LB	DB	West Cottage Berrick Salome	Removal of existing modern stair and infilling of floor	PC: 26 Jan EC: 10 Mar TS: 24 Mar	PC supports (22 Feb)
P17/S0102/HH	CT	Kimbars Roke Marsh	Side extension, two storey with pitched roof	PC: 09 Jan EC: 17 Mar TD: 03 Apr	PC supports (9 Mar)
P17/S0490/HH	HB	The Cottage Chapel Lane Roke	Demolition of existing garage and erection of replacement garage/carport.	PC: 08 Feb EC: 23 Mar TD: 5 Apr	PC supports (9 Mar)
P17/S0065/FUL	HB	Land lying to the South-East of Chapel Lane	Erection of stable building and concrete apron	PC: 05 Jan EC: 17 Feb TD: 20 Mar	PC supports (18 Feb) SODC approves (7 Mar)
P17/S0218/FUL	IG	The Chequers Inn	Re-organisation of parking area New freestanding store / office to back garden New pergola and paving to north-east elevation	PC: 18 Jan EC: 03 Mar TD: 21 Mar	PC supports (11 Feb)