

Present	Mr C Broad	Chairman
	Dr J A Berry	
	Mr F Dumbleton	
	Dr S Druce	
	Mr R Girling	
	Dr M Hansard	
	Mr M Urso-Cale	
	Ms S Medley	District Councillor
	Ms S Povolotsky	County Councillor
	Mrs M E Morris	Parish Clerk
	5 members of the public	

1. **Apologies for Absence** were received from Mrs L Amstead.
2. **Declarations of Interest** None
3. **Minutes of the last Meeting and last Planning Meeting** were signed as a true record.
4. **Area Beat Officer's Report**

PC Merritt had emailed to say that there had been a report of a traffic collision on the roundabout; mini moto's were being driven at Downs Lane; a burglary at a landscaping business and a report of smoking cannabis in the Village. PC Merritt also noted that hare coursing was increasing as most of the harvest is in and asked that any incidents are reported.
5. **Open Forum**
 - (i) Concern was raised that when the houses by Alma Barn Lodge, Harwell are built it will make it even more difficult to exit Chilton Village with the increase of traffic over Hagbourne Hill. Ms Povolotsky noted the concerns and said that she has already raised concerns regarding Hagbourne Hill.
 - (ii) Mr Wells, who helps run Cubs, would like to help improve the new area of land alongside Church Path with something like hedging. He will investigate what grants are available and has volunteered the Cubs to help with any planting.
 - (iii) Mr Maughan backed up the earlier comments re Hagbourne Hill.
 - (iv) Mrs Woods reported that the person responsible for the fly tipping opposite Layton Cottage earlier in the year had been fined a £1,000. A note to go in the Chronicle.
 - (v) Mr Woods asked about the 20mph speed limit in the Village, Chilton are in the first tranche of villages. He noted that bin day was changing.
The pump on The Green was being dipped the other day – yes the Environment Agency do it regularly.
6. **District Council Report**

Prior to the meeting the Monthly report was circulated and put on the website. Mr Girling said he was still disappointed that the new health facilities are not moving quickly enough. There is a public meeting on 12 September with all the Didcot GP's and there will be an update at the October Great Western Park Residents Meeting.
7. **County Council Report**

Ms Povolotsky said the Hagbourne Hill problems have been referred to the Scrutiny Committee. The HGV Strategy has not yet been completed but may make a difference. A new road system is to be put in place when the Valley Park houses are built. It was noted that the traffic will still increase over Hagbourne Hill and make it difficult to exit the Village.
The 20mph consultation may start in September. There is no news re the adoption of Chilton Field roads as the land ownership is still not resolved.

Mr Broad said that there have been concerns re the bank and trees outside Middleton/Old Post Office, the Clerk to forward the photos to Ms Povolotsky. The Parish Council was happy with the suggestion of signs on Upper Farm Road, the Clerk will email Ms Povolotsky.

Mr Girling reported that there will be no progress on the possible Chilton Field Way footpath until the roads are adopted.

8. **Planning**

(i) Applications to be considered by the Parish Council

Application for Section 73 application to continue development permitted by P21/V1597/21 (MW.0072/21) (Proposed extension to MRF and waste transfer station), without complying with conditions 1 and 6 of to allow for the relocation of a soil storage stockpile and tree removal and replacement. Chilton Waste Transfer Station MW.0098/22

Comments

Chilton Parish Council do not like retrospective applications and hope there won't be any more.

Application for Retrospective installation of picking station and integrated screener. Chilton Waste Transfer Station MW.0099/22

Comments

Chilton Parish Council do not like retrospective applications and hope there won't be any more.

Application for Section 73 application to continue the development permitted by permission MW.0022/14 (retrospective planning permission for the installation of a water storage tank at Chilton Waste Transfer Station) to extend the end date to 31 December 2032. Chilton Waste Transfer Station MW.00101/22

Comments

Chilton Parish Council do not approve of retrospective applications and hope there won't be any more.

Application for erection of up to 31 dwellings with associated means of access, car parking, new footpath links, public amenity space and landscaping. Land off Hagbourne Hill P22/V1847/O

Comments

Attached to the end of the minutes.

(ii) Applications determined by the Vale

Permission for below ground swimming pool. The Manor House Townsend P22/V1044/HH

Permission for 2 storey side/front extension Single-storey rear extension. Additional parking to frontage. 7 Crafts End P22/V1268/HH

Permission for single storey extension, The Yews, Main Street. P22/V1536/HH

9. **Matters Arising from last Meeting**

(i) Play Equipment Working Group

Mr Urso-Cale reported that there had been a very successful consultation with approximately 106 responses. Jupiter are still to send the data analysis, they will then do some designs based on the feedback, followed by a further consultation. The Clerk noted that the sum of money carried forward from the first stage is £7292.04.

(ii) The Clerk replied to the letter querying the need for a sign in the play area.

(iii) Sec 106 Invoices

The Clerk has sent the Equipped Activity Area invoices, the Village Hall ones still to be done.

(iv) Code of Conduct Training

Clerk was unable to attend online meeting. There are 2 training evenings for councillors, 15th September and 28th September, the Clerk will re-circulate the information.

(v) The Clerk replied to Mr Birkett-Jones and suggested he report it to Fix-my-Street.

10. **Finance**

(i) Expenditure

Cheques

16. Landscape Group Oxford - June grass cutting	160.98
17. Mrs M Morris - July salary	360.75
18. Mrs Morris - Chronicle 491	99.36
19. Parish on Line renewal	45.00

20. Nurture Landscapes - July POS	2216.30
Total	<u>2882.39</u>

Petty Cash

Litter clearing – 8 weeks 80.00

(ii) Income

SA Clothing Bank 50.40

SA Clothing Bank 39.13

89.53

Balances

Treasurers Account 500.00

Instant Access 120647.56

Business Account 155242.90

Petty Cash 30.00

- (iii) Church Path land – 2 quotes have been received, a third one still to come in. It was agreed to wait for the third quote.
- (iv) My Vision Oxfordshire (used to be Oxfordshire Association for the Blind) have asked for a donation, they support two people in Chilton, 1 more than last year. It was agreed to donate £50.00
- (v) The insurance renewal has been received, the Clerk has checked the documents. The renewal is for £6125.04, this included a reduction for a 3 year agreement. The Parish Council accepted the renewal figure.

11. Village Hall Management Committee Report

Dr Berry reported that the next VHMC meeting is in September. Concerns were expressed regarding the Oxfordshire Wildlife Rescue event on 27th August; the main concern was proper car parking, the need for marshals and for churchgoers to be able to leave the car park. Dr Berry will pass on these concerns.

12. Play Equipment Inspection

RoSPA have carried out the Annual Inspection, the Clerk has circulated the reports. Mr Dumbleton to do the next inspection.

13. Correspondence

From the previously circulated list and not already acted on, it was noted:-

- (i) It was agreed the Parish Council would not opt out of the SAAA central external auditor appointment.
- (ii) The defibrillators were recalled for an upgrade.
- (iii) Black Rock Charity fund required an authorised signatures check. Mr Broad, Dr Druce, Dr Berry and Mrs Morris to provide copies of necessary documents, Dr Hansard to countersign the copies.

The Chairman closed the Meeting at 9.35pm

Comments on Planning application P22/V1847/O

Application for erection of up to 31 dwellings with associated means of access, car parking, new footpath links, public amenity space and landscaping. Land off Hagbourne Hill P22/V1847/O

Chilton Parish Council note the similarities of this application with two previous applications P15/V0325/O and P15/V2199/O for housing at the same location. Both these applications were refused.

Since 2015 there have been changes to the National Planning Policy Framework, the VWHDC Local Plan Parts 1 and 2 and a newly adopted Chilton Neighbourhood Plan.

The views of Chilton Parish Council as they pertain to these planning control documents released since the earlier planning applications on this land are outlined in the following.

1. National Planning Policy Framework 2021

Paras 176 and 177 are most relevant to applications in Areas of Outstanding Natural Beauty:

176. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

177. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. For the purposes of paragraphs 176 and 177, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

Chilton Parish Council consider the proposed development is a major development in the AONB as it lies outside the existing village settlement areas in an area of open countryside that enhances the approach to and views of the village from the northeast, and would constitute an increase in the number of existing houses in the Chilton Village settlement area east of the A34 by approximately 10%.

2. VWHDC Local Plan 2031 Part 1

2.1 Core Policy 3 Settlement Hierarchy

Chilton is classified as a "Smaller Village" within the South-East Vale Sub-Area.

CP 3 States "Smaller Villages have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily to meet local needs"

The proposed development of 31 houses is more than 10% of the number of houses in settlement area east of the A34 in Chilton Village

Chilton Parish Council consider that the proposed development is neither modest or proportionate and is not required to meet local needs.

2.2 Core Policy 4 Meeting our Housing Needs

CP 4 States

"Development in Smaller Villages

At the Smaller Villages, limited infill development may be appropriate within the existing built areas of these settlements, or if it is allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031."

Open Countryside

Development in open countryside will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or national policy."

Chilton Parish Council notes that the proposed development is not infill but outwith the existing built area.

Furthermore, it is not within the adopted Neighbourhood Development Plan or future parts of the Local Plan 2031.

The proposed development is in open countryside and not supported by other relevant policies or national policy.

The view of Chilton Parish Council is that the application is not consistent with Policy CP4.

2.3 Core Policy 15 Spatial Strategy for South-East Vale Sub-Area

CP 15 again classifies Chilton as a 'smaller village' and Part 1 of CP does not include any housing allocations for Chilton.

Chilton Parish Council considers that the proposed development is therefore not consistent with Policy CP 15.

2.4 Section 5 Sub-Area Strategies – South East Vale

Para 5.108 States

"The conservation and enhancement of the North Wessex Downs AONB (as identified in Figure 5.4) together with its Management Plan will be supported (as required by the Countryside and Rights of Way (CROW) Act 2000)".

Chilton Parish Council considers that the proposed development would neither conserve nor enhance the AONB and is therefore not supported.

3. VWHDC Local Plan 2031 Part 2

Part 2 of the Local Plan further reinforces that no additional housing sites encompassing Chilton Village were allotted in the update to Local Plan Part 1.

Chilton Parish Council Considers that there are no additional sites or policies supporting the application within Part 2 of extant Local Plan.

4. Chilton Village Neighbourhood Plan

Neighbourhood Plans are intended to contribute to planning decisions by supplementing the Local Plan. As detailed above the VWHDC Local Plan already has policies limiting the scale and location of developments to be permitted within 'smaller villages' and within the AONB.

The Vision Statement for the Neighbourhood Plan is:

"The vision is for Chilton to be a small, primarily residential village, within the North Wessex Downs Area of Outstanding Natural Beauty safeguarding its historic downland character whilst promoting sustainable development and improving local facilities to meet the needs of its residents throughout their lives."

Policies P1 and P2 provide further supplementary guidance to the VWHDC Local Plan.

Policy P1 Location of Development

Development proposals within the existing three settlement areas, as defined in Figure 3.7, will be supported where they are in keeping with local character and are proportionate.

Policy P2 Design Styles for Development

1. New development or alterations to existing buildings within the existing Chilton settlement areas should be in keeping with the existing design style of buildings in those areas. Appendix 1 provides guidance on specific architectural styles characteristic of different areas within the village.

2. Development, or other land use proposals, in open countryside locations outside of the Chilton settlement areas should have regard to the downland character of the North Wessex Downs AONB. The North Wessex Downs Management Plan Chapter 2 gives details of the downland Character of the landscape.

The proposed development is outwith the settlement areas as defined in Figure 3.7 of the Neighbourhood Plan within open countryside and would not enhance the downland character of the North Wessex Downs AONB.

Chilton Parish Council therefore considers the application not to be consistent with CP4 of the Local Plan or the vision and policies P1 and P2 of Chilton Neighbourhood Plan.

Since the previous applications were submitted there have been changes to Hagbourne Hill with a significant increase in heavy fast moving traffic which has given rise to ongoing safety concerns. The proposed access to the development from Hagbourne Hill is in a hidden dip giving restricted visibility of approaching fast moving traffic.

Chilton Parish Council unanimously object to this application and wish to see it refused.