

Minutes of the Chilton Parish Council Meeting held in the Community Room on Wednesday 19th July 2023 at 8.00 pm.

Present	Mr C Broad Dr J A Berry Mr F Dumbleton Mr R Girling Dr M Hansard Mr M Urso-Cale	Chairman
	Dr D Dewhurst Mrs M E Morris	District Councillor from 8.30pm Parish Clerk

1. **Apologies for Absence** None
2. **Declarations of Interest** Mr Dumbleton declared an interest in item 8(i) Planning (Lavender Cottage) as he is a neighbour, the Register was signed.
3. **Minutes of the last Parish Council Meeting** were signed as a true record.
4. **Area Beat Officers' Report**
PCSO Deane emailed a report that there had been an accident between a cyclist and a car at Newbury Road/A4187 junction.
5. **Open Forum**
None
6. **County Council Report**
The monthly report was circulated and put on the website. Ms Povolotsky was thanked for her work in getting Hagbourne Hill gullies repaired.
7. **Planning**
 - (i) **Applications considered by the Parish Council**
Application for erection of eight semi-detached dwellings with associated landscaping, parking and access Land of Upper Farm Road P23/V1422/O
Comments
Chilton Parish Council object to this application for the following reasons:-
This site has a lengthy planning history and it is noted that an application for five houses was approved and the applicant claims that work has started to keep the application live. However, this is a new application unrelated to previous applications.
NPPF
This development lies outside the existing village settlement areas in an area of open countryside. However for the purposes of paragraphs 176 and 177 it may not be considered to be a "Major Development".
VWHDC Local Plan 2031 Part 1
Core Policy 3
Chilton is classified as a "Smaller Village" within in the South-East Vale sub area. Chilton Parish Council do not consider that the proposed development is required to meet local needs.
Core Policy 4
Chilton Parish Council consider the proposed development is not infill and is outside the existing built area. 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 is not supported by other relevant policies. Chilton Parish Council think it is inconsistent with CP4.
Core Policy CP15
CP15 classifies Chilton as a "Smaller Village" and does not include any housing allocations for Chilton. Chilton Parish Council considers that the application is not consistent with CP15. In addition, Chilton Parish Council

considers that the proposed development will not conserve or enhance the AONB and therefore is not supported.

VWHDC Local Plan 2031 Part 2

Part 2 confirms that no housing sites covering Chilton Village were allotted in the update to the Local Plan Part 1, so the application is not supported by Part 2.

Chilton Neighbourhood Development Plan

The proposed development is outside the settlement areas as defined in Figure 3.7 of the Neighbourhood Plan. It is within open countryside and would not enhance the downland character of the AONB. Chilton Parish Council therefore considers that the application is not consistent with Local Plan CP4 or Visions and Policies P1 and P2 of the Chilton Neighbourhood Development Plan.

Other

Access onto Upper Farm Road, which is a single track rural road adjacent to Chilton Primary School and heavily used by the School children, is inadequate and would create a hazard for pedestrians. The road is also regularly used by horse riders.

Application for single Storey Extension and Replacement garage. 2 Lavender Cottages,
Main Street P23/V1544/HH

Comments

No objections.

Application for upgrade and improvements to existing play area, to include replacement and re-siting of some play equipment, and the installation of five new pieces of play equipment, all with associated ground works and resurfacing works. Refurbishment of existing tarmac ball games / play area (MUGA) including an upgrade of existing games wall, and installation of a new netting games wall for ball sports. Land Adjoining Village Hall Church Hill. P23/V1203/FUL *Parish Council did not comment on own application.*

Application for removal of Condition 2 (for the retention of the mobile home for a further three-year period) of Planning Permission P20/V1162/FUL (Change of use of 8 acres (3.23 Ha) from equestrian for domestic/leisure purposes to equestrian for commercial use (rehabilitation of race horses). Construction of 9 further stables, timber entrance gates. wash box, wc and tack room. Provision of mechanical exercise enclosure (horse walker). Provision of new timber entrance gates. Temporary mobile home accommodation (As amended description 15.6.2020) Skippets Stables Mobile Home Dene Hollow P23/V1540/S73

Comments

No objections

(ii) Applications determined by the Vale

Permission for proposed loft conversion with roof windows. 55 Chilton Field Way, P23/V1153/LDP

Application for proposed loft conversion 55 Chilton Field Way withdrawn, presumably because they got permission under an LDP.

Permission for a freestanding Garden Room within the boundaries of the garden of Tolkien Cottage. Tolkien Cottage, Townsend. P23/V0917/ HH. The Vale confirmed that Listed Building consent was not needed as room was not attached to the property.

(iii) Amendments to the application for a single storey house new build on a brownfield site. Bay Tree House, Orchard Mews, Newbury Road P23/V1326/FUL

Comments

The original comments to this application still stand, the Parish Council continues to object to the application.

8. Matters Arising

(i) County Council Report

The gullies on Hagbourne Hill have been filled in. The Clerk still has to contact Mr. Francis regarding the Upper Farm Road signs. The Clerk contacted OCC regarding a 20mph limit for Newbury Road to be included when Lower Road is being considered in October. OCC replied that Newbury Road (from Garden Centre entrance to Garden Centre exit) will be considered next February. Mr. Broad noted that at the top of South Row there is no sign to cancel the 20mph where it becomes the Bargeway. The Clerk to notify OCC.

- (ii) Play Equipment Working Group
Mr. Urso-Cale reported that the planning application is being considered by the Vale and the Vale visited the Site.
- (iii) New Website
No further progress
- (iv) Spa Street Trees
Arboriculturists still to be contacted.
- (v) Possible new Councillor
The Clerk sent an invitation to attend the Council meeting.

9. District Council Report

Prior to the meeting the monthly report had been circulated and put on the website. Dr Dewhurst said that she could not give any up to date information regarding GWP surgery as the report was heard in confidence as it contained sensitive commercial information. The surgery at Valley Park will be part of a central building with shops and a health centre. The science bridge plan has been rejected by the OCC planning committee; this decision will have a considerable effect on Didcot developments. Dr Dewhurst noted that the Bay Tree House application had been re-opened as the application had not been advertised correctly.

10. Finance

- (i) Expenditure
Cheques

94. Mrs. Morris – May salary and stamps	405.59
95. Mr. C Broad - Lawful Development application , play equipment	205.89
97. Tactical Facilities Management Ltd – removal of fly tipping	216.00
99. Tactical Facilities Management Ltd. – litter bin emptying	96.66
00. Landscape Group Oxford - May grass cutting	409.56
01. Nurture Landscapes Ltd – May POS	2216.30
02. Mrs. Morris - Chronicle 500	240.12
03. Spanglefish – website renewal	39.95
Total	3830.07

Petty Cash

Nil	
(ii) <u>Income</u>	
SA Clothing Bank	40.78
 <u>Balances</u>	
Treasurers Account	500.00
Instant Access	89120.50
Business Account	162932.41
Petty Cash	50.00

- (iii) The Annual Return has been sent to the External Auditor.
- (iv) The Clerk emailed VHMC re acceptance of the new rates.
- (v) Online Playground have been notified re the slope and pull up rope, they will notify me of a start date.
- (vi) Nurture say they will cut and collect the grass from the Church Path land every couple of months at no extra cost. The Clerk accepted the offer.
- (vii) The Insurers have written to say that an offer should be made to the child who slipped in the mud in January 2021. The Council discussed the letter and are unhappy with the recommendation but want to know what figure is being recommended for compensation. Also, what effect will it have on the insurance premium and can there be an NDA so that the parents cannot discuss the claim with other parents. The Clerk will reply to the Insurers.

11. VHMC Report

Balances: Main a/c 4730.79; Savings a/c 51,700; Social a/c 215.03 Mr. Dumbleton reported that CCTV options are to be examined. There has been a successful application for a fully funded energy assessment by Low Carbon Hub for the Village Hall and Community Room. The boiler in the Community Room needs replacing as it is unreliable. The cooker and fridge/freezer in Village Hall are to be replaced. Advice still needed re keypad for Village Hall door.

12. Play Equipment Inspection

Mr. Girling carried out the Chilton Field inspection, nothing to report. Mr. Dumbleton carried out the Playing Field inspection, the grass round the Rockers needs strimming and one of the small oak trees is dead. The Clerk to contact The Landscape Group Oxford re removal.

13. Correspondence

From the circulated list it was noted:-

- (i) A letter was received regarding the dangerous parking of a large commercial vehicle on Roman Fields. The Clerk contacted PCSO Deane, but it is not a Police matter. The Council will check if it is still parked and then write to the company.
- (ii) An email had been received from the Campus reporting a dead tree by the entrance to Chilton Field Way, the Clerk and Mr. Broad checked but the tree is on Campus land.
- (iii) Dr Hansard reported he had been given a walk round the Campus looking at the diversity of the flora and fauna on Site. There is a bike hire scheme on Site, is it something the Parish Council would be interested in. Nurture are now the Campus grounds contractors and Kew Gardens are interested in looking at the trees as there are some unusual species.
- (iv) Mr. Broad said there are four planning applications on Campus which have permission to go ahead and will be built but other applications are being held up until a new traffic survey is carried out. A cycle path to Ilsley is being looked into.

The Chairman closed the meeting at 9.25pm