

## MINUTES FOR THE PYRTON PARISH COUNCIL MEETING

Held at Village Hall at 8:00 pm on Tuesday 12 February 2019

Present: Michael Crawford (Chairman), Lucy Brittain, Ben Schofield, Colin Ludlow, Kirsten Evans, Genevieve Young (Clerk)

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1. Apologies: None.
2. Minutes of the last meeting 12 February 2019 were approved and signed.
3. Matters arising
  - 3.1. Pocket Parks Plus Support for Community Groups: This may provide support for maintenance of the section of PYR2 remaining undeveloped north of the edge road and it was agreed that it is worth pursuing. Lucy wrote a letter about artefacts and will talk to Annette about wilding the charity trust land.
  - 3.2. Pyrton Spring Clean 23 March: Genevieve has organized 10 litter picker kits delivered to the Village Hall for spring clean. Kirsten will prepare a leaflet announcing the event and deliver early March.
  - 3.3. Parish Council Elections 2 May: Genevieve needs to review SODC material and advise parish council next steps.
4. Finances
  - 4.1. Precept for 2019-20
    - 4.1.1. A request for GBP 750 was submitted for the 2019-20.
    - 4.1.2. The precept should be added to the December 2019 agenda to improve financial planning for the following year.
  - 4.2. The checking balance for Pyrton Parish Council is 5,618.26 GBP and savings is 1,800.00 GBP for a total balance of 7,418.26 GBP.
5. Council Business
  - 5.1. Assets of community value
    - 5.1.1. Village Hall
      - 5.1.1.1. Lucy provided update on village hall lease.
      - 5.1.1.2. ACV form was submitted and parish council is waiting SODC decision.
    - 5.1.2. St Mary's Church
      - 5.1.2.1. No update.
  - 5.2. Traffic
    - 5.2.1. Kirsten has drafted a mailchimp summarizing the results of traffic surveys thus far. Once approved by the parish council, this will be distributed to the village to let the residents know what is being done to address traffic issues.

- 5.3. Conservation Area next steps
  - 5.3.1. No update.
  
- 5.4. Update on area planning
  - 5.4.1. Watlington edge road
    - 5.4.1.1. Michael has organized a meeting with SODC (Anna Badcok, Emma Bowerman), OCC (Jason Sherwood) and Steve Harrod to discuss issues related to the edge road such as road design and placement, potential move of Watlington school to Chalgrove, development of sports field and related facilities.
  - 5.4.2. Chalgrove Airfield / Harrington
    - 5.4.2.1. No update.
  - 5.4.3. Oxford-Cambridge Expressway
    - 5.4.3.1. No update.
  - 5.4.4. SODC LP 2034
    - 5.4.4.1. Colin drafted a response for parish council review. Comments need to be submitted no later than end of business 18 February.
    - 5.4.4.2. Genevieve provided a summary of the Atkins transport report for SODC LP 2034 which proved to be largely unintelligible and very unhelpful for assessing traffic impact on Pyrton village.
  - 5.4.5. PYR1 planning application P18/S0002/O
    - 5.4.5.1. Emma Bowerman (SODC) has issued a report including a map in the appendix. The proposed development is dense which if approved, will result in a very overdeveloped site with a negative impact on the AONB.
    - 5.4.5.2. The parish council views approval of this planning application as premature in that it preempts decisions regarding design and placement of the edge road.
    - 5.4.5.3. The application will go before the planning committee on 20 February which Ben or Colin will attend to present on behalf of the parish council.
  
- 5.5. Pyrton website
  - 5.5.1. No update on website.
  - 5.5.2. Ben setup [info@pyrton.org](mailto:info@pyrton.org) email account.
  - 5.5.3. Genevieve notified SODC of the new email address for the parish council.
  
- 5.6. Planning applications
  - 5.6.1. Genevieve's updated summary table attached.
  
- 6. Correspondence and Consultations
  
- 7. Confirm date for next meeting on Tuesday 12 March.

<b>PLANNING APPLICATIONS IN PYRTON PARISH</b>						
<b>Planning Application</b>	<b>Location</b>	<b>Description</b>	<b>Start Consultation Period</b>	<b>End Consultation Period</b>	<b>PPC Response Date</b>	<b>SODC Decision Date</b>
<u>P16/S2576/O</u>	Land off Pyrton Lane Watlington (PYR2)	Outline application for the erection of up to 100 residential dwellings including vehicular access, public open space, car parking, landscaping and drainage.(As amended by drawings and additional information accompanying agents letter received 24 August 2017).	25-Aug-2016	30-Sep-2016	15 Sep 2016; 30 Sep 2016; 22 Sep 2017	No decision Issued
<u>P16/S2576/O</u>	Land off Pyrton Lane Watlington (PYR2)	Outline application for the erection of up to 100 residential dwellings including vehicular access, public open space, car parking, landscaping and drainage. (As amended by drawings and additional information received 20 September 2016, 27 October 2016, 24 August 2017 and 13 June 2018).	25-Aug-2016	2-Jul-2018	4-Jul-2018 (MC/GY)	
<u>P16/S4045/FUL</u>	Land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton	Demolition of existing buildings. Erection of two semi-detached cottages with associated hard-standing (Site A).	14-Dec-2016	21-Apr-2017	21-Apr-2017	19-Jul-2017
<u>P16/S4046/FUL</u>	Land adjacent to New Farm Bungalow, Track to West Lodge, Pyrton	Demolition of existing buildings. Erection of a detached barn style house with detached carport and associated hard-standing (Site B).	14-Dec-2016	21-Apr-2017	21-Apr-2017	19-Jul-2017
<u>P17/S0942/FUL</u>	Bristows Section of Road Running North Past Bristows Christmas Common OX49 5HR	Demolition of existing house and annex, erection of new house and garage	5-Apr-2017	26-Apr-2017	None	31-May-2017
<u>P17/S1764/HH</u>	The Old Vicarage Road Running Through Pyrton Pyrton OX49 5AN	Garage outbuilding	17-May-2017	16-Jun-2017	None	4-Jul-2017
<u>P17/S2428/HH</u>	Pyrton Manor Knightsbridge Lane Pyrton OX49 5AN	Construction of single-storey extension to form laundry room (as amended by plans and additional information received 07 November 2017 and 07 December 2017).	12-Jul-2017	11-Aug-2017	None	15-Jan-2018
<u>P17/S2707/FUL</u>	Pyrton Manor Knightsbridge Lane Pyrton OX49 5AN	New ancillary building to provide garage facilities, store room, stabling for three horses, staff welfare facilities and two flats for staff accommodation.	30-Aug-2017	29-Sep-2017	None	No decision Issued
<u>P17/S3082/FUL</u>	Land between Old Vicarage Cottage and The Lodge House Pyrton OX49 5AN	Proposed erection of a single detached dwelling with garage/annexe, parking and landscaped amenity areas.	6-Sep-2017	6-Oct-2017	27-Sep-2017	Withdrawn prior to determination on 25 Oct 2017
<u>P17/S3990/HH</u>	Pyrton Manor Knightsbridge Lane Pyrton OX49 5AN	Conversion of the old stables to form a games room ancillary to the main house	17-Nov-2017	15-Dec-2017	20-Dec-2017	No decision Issued
<u>P17/S3990/HH</u>	Pyrton Manor Knightsbridge Lane Pyrton OX49 5AN	Conversion of the old stables to form a games room ancillary to the main house (as amended by plans received 06/09/2018). Amendment 1	6-Sep-2018	25-Sep-2018	24 Sep 2018 (MC/GY)	28-Sep-2018

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Planning Application	Location	Description	Start Consultation Period	End Consultation Period	PPC Response Date	SODC Decision Date
<u>P17/S4039/FUL</u>	Land between Old Vicarage Cottage and The Lodge House Pyrton OX49 5AN	Proposed erection of two detached dwellings with parking/garaging, access and garden areas.	21-Nov-2017	22-Dec-2017	20-Dec-2017	8-Jan-2018
<u>P18/S0002/O</u>	Shirburn Road Watlington OX49 5BZ (PYR1)	Outline application for up to 37 Assisted Living Units, and provision of a Care Home (All C2 Use), 4 staff accommodation units and site access (all other matters reserved for future consideration). <b>Amended description (11 Mar 2019):</b> <i>Outline application for up to 37 Retirement Units for people aged 55 and over, provision of a Care Home and 4 staff accommodation units (all matters reserved for future consideration with the exception of access).</i>	17-Jan-2018	18-Jul-2018	16 Jul 2018 (CL/GY)	Progressing to the District Council's Planning Committee 20 Feb 2019
<u>P18/S0425/HH</u>	Court House Knightsbridge Lane Pyrton OX49 5AP	Demolition of modern timber conservatory and construction of new single-storey rear extension. Repairs to and replacement of existing fabric including new roof coverings and repairs to stabilise roof and wall structures. Replacement of some modern materials with more sympathetic components. Minor alterations to internal layout	20-Feb-2018	23-Mar-2018	23-Mar-2018	12-Apr-2018
<u>P18/S0569/FUL</u>	Manor Farm Clare Thame OX9 7HQ	Proposed erection of barn to replace arson-damaged hay barn	22-Feb-2018	15-Mar-2018	15-Mar-2018	6-Apr-2018
<u>P18/S0744/FUL</u>	Haseley Brook Farm Standhill Lane near Little Haseley (in the Parish of Pyrton) OX44 7LW	Variation of Condition 2 of P16/S1057/FUL to alter the position of the proposed building. Erection of building to store hay/bedding/tractor.	13-Mar-2018	3-Apr-2018	13-Apr-2018	15-May-2018
<u>P18/S0754/HH</u>	Orchard House Knightsbridge Lane Pyrton OX49 5AP	Altered access onto the site from a private lane, and modifications to existing first floor en-suite bathroom (as amended by revised plans received 1st May 2018, removing the garage initially proposed)	15-Mar-2018	13-Apr-2018	15-Apr-2018	2-May-2018
<u>P18/S0866/HH</u>	Christmas Cottage 7 Road Running Through Pyrton Pyrton OX49 5AP	Small rear extension to existing extension	20-Mar-2018	20-Apr-2018	5-Apr-2018	27-Apr-2018
<u>P18/S1196/FUL</u>	Land at Corner of Standhill Lane and Stoney Lane Little Haseley	Variation and/or removal of conditions 2(use),3(lightning),4 (landscape maintenance),5(planting scheme) of planning permission P06/E0717. To revoke/remove conditions 2,4,5, and revise condition 3. Alteration to orientation of manege. Amendment to planning permission P05/E0690 (erection of 4 stables, tackroom and feedstore and a manege area)	24-Apr-2018	15-May-2018	None	25-Jun-2018

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<u>P18/S1292/HH</u>	Christmas Cottage 7 Pyrton OX49 5AP	Erection of a powder coated aluminium free standing glasshouse sited on a dwarf brick wall in keeping with existing brick work with in the property	20-Apr-2018	18-May-2018	None	7-Jun-2018
<u>P18/S1315/FUL</u>	Land north of Christmas Common near Christmas Common	Addition of a new parabolic dish and antenna on existing mast	27-Apr-2018	18-May-2018	None	12-Jun-2018
<u>P18/S1624/HH</u>	The Gate House Pyrton OX49 5AN	Single storey extensions and alterations to existing house. New detached Pool House.	23-May-2018	13-Jun-2018	13-Jun-2018	9-Jul-2018
<u>P18/S1839/FUL</u>	Haseley Brook Farm Standhill Lane Little Haseley OX44 7LW	Proposed use of one bay of existing building by gunsmith	12-Jun-2018	3-Jul-2018	None (KE/GY)	30-Aug-2018
<u>P18/S1902/O</u>	The Bungalow Shirburn Road Watlington OX49 5BZ	Amendment No 1. Demolition of existing house and erection of up to five starter units plus associated infrastructure. All matters reserved. (Trip report received 23 July 2018).	27-Jul-2018	10-Aug-2018	15 Aug 2018 (CL/GY)	Withdrawn prior to determination on 24th October 2018
<u>P18/S1902/O</u>	The Bungalow Shirburn Road Watlington OX49 5BZ	Demolition of existing house and erection of up to four starter units plus associated infrastructure. All matters reserved. (Trip report received 23 July 2018 & Contaminated Land Questionnaire received 28 August 2018). (Amended indicative site layout submitted for up to 4 dwellings and description changed to reflect that. A plan showing vision splays has also been submitted on 6 September 2018). Amendment 3	6-Sep-2018	25-Sep-2018	24 Sep 2018 (CL/GY)	Withdrawn prior to determination on 24th October 2018
<u>P18/S1902/O</u>	The Bungalow Shirburn Road Watlington OX49 5BZ	Demolition of existing house and erection of up to five starter units plus associated infrastructure. All matters reserved.	15-Jun-2018	6-Jul-2018	6 Jul 2018 (CL/GY)	Withdrawn prior to determination on 24th October 2018
<u>P18/S2365/DIS</u>	Court House Knightsbridge Lane Pyrton OX49 5AP	Discharge of Condition 4 - submission of details on application ref. P18/S0426/LB Demolition of modern timber conservatory and construction of new single-storey rear extension. Repairs to and replacement of existing fabric including new roof coverings and repairs to stabilise roof and wall structures. Replacement of some modern materials with more sympathetic components. Minor alterations to internal layout.	N/A	N/A	N/A	23-Aug-2018
<u>P18/S2676/N4B</u>	Store at Home Farm Pyrton Oxfordshire OX49 5AP	Change of use and associated operations to convert existing agricultural building to a dwelling house	10-Aug-2018	N/A	N/A	2-Oct-2018

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<u>P18/S3934/SCR</u>	Land to the North-East Cuxham Rd & West of Pyrton Lane Watlington	EIA screening opinion request in relation to up to 130 dwellings with associated open space, car parking and sustainable drainage.	N/A	N/A	N/A	17-Jan-2019
<u>P18/S3969/AG</u>	Field off Knightsbridge lane Knightsbridge Lane Pyrton	New agricultural barn near Manor Farm House	N/A	N/A	N/A	19-Dec-2018
<u>P18/S3983/HH</u>	Orchard House Knightsbridge Lane Pyrton OX49 5AP	New single-storey detached garage building.	6-Dec-2018	15-Jan-2019	11 Jan 2019 (KE/GY)	Refusal of Planning Permission on 28th January 2019
<u>P18/S4127/HH</u>	The Gate House Road Running Through Pyrton Pyrton OX49 5AN	Single storey extensions and alterations to existing house. New detached Pool House. Demolition of existing out building.	17-Dec-2018	18-Jan-2019	17 Jan 2019 (CL/GY)	8-Feb-2019
<u>P18/S4258/HH</u>	Home Farm Cottage Church Lane Pyrton OX49 5AW	Extension to existing garage outbuilding	31-Jan-2019	22-Feb-2019	13-Feb-2019 (CL/GY)	Target 15 Mar 2019
<u>P19/S0303/LB</u>	South Lodge Watlington Road Shirburn OX49 5DQ	1. The breakout of concrete over an area of 27 m2 which incorporates the hall, W/C and partial excavation of the lounge. 2. The removal of kerosene contaminated fill and soils over an area of 27 m2 to the depth of the building foundations. 3. The brick wall dividing the lounge from the W/C will require demolition and replacement along the approximate 5 m length from foundation to ceiling level. 4. A provision should be made for the removal of sub floor brickwork and/or blockwork from the external walls of the W/C over approximately 8 m, given the kerosene contamination noted within the adjacent soils and VOCs recorded from the exposed building structure	7-Feb-2019	8-Mar-2019	13-Feb-2019 (MC/GY)	Target 1-Apr-2019
<u>P19/S0391/AG</u>	Field off Knightsbridge Lane Pyrton Watlington	Agricultural building for storage and cattle handling.	N/A	N/A	12-Feb-2019 (PPC/GY)	6-Mar-2019
	Decisions since the last PPC meeting					
	Responses submitted since last PPC meeting; decision pending					