

MINUTES FOR THE PYRTON PARISH COUNCIL MEETING

Held at Village Hall at 7:00 pm on Tuesday 12 March 2019

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

1. Apologies: None.
2. Minutes of the last meeting 12 February 2019 were approved and signed.
3. Matters arising
 - 3.1. Parish Council Elections 2 May
 - 3.1.1. Nomination forms must be hand delivered to SODC no later than 4pm on 3 April.
 - 3.1.2. ACTION: Genevieve to email nomination forms to all parish councillors as soon as possible. Also need to research additional election requirements and convey to parish council.
 - 3.2. Parish council representation on the village hall committee (required under the village hall lease).
 - 3.2.1. Kirsten volunteered to be the Parish Council representative.
4. Finances
 - 4.1. The checking balance for is 5,618.26 GBP and savings is 1,800.00 GBP for a total balance of 7,418.26 GBP.
 - 4.2. Council taxes went down on recent SODC statement in response to lower precept request for 2019-20.
 - 4.3. ACTION: Genevieve to follow up with Kirsten to ensure traffic-related invoices have all been paid.
5. Council Business
 - 5.1. Assets of community value
 - 5.1.1. St Mary's Church status
 - 5.1.1.1. Put on hold for now.
 - 5.2. Traffic update
 - 5.2.1. Kirsten's mailchimp went out with only one follow up question from John Curtis.
 - 5.2.2. ACTION: Kirsten / Ben to add the traffic surveys to the Pyrton website.
 - 5.3. Conservation Area next steps
 - 5.3.1. No update.
 - 5.4. Update on area planning
 - 5.4.1. Watlington edge road meeting with SODC and OCC

- 5.4.1.1. This meeting on 28 February was intended to give Pyrton, as a key stakeholder, a place at the decision table before it was too late.
- 5.4.1.2. A follow up workshop was scheduled for 2pm Tuesday 7 May during which discussions will focus on further details related to the design and routing of the edge road.
- 5.4.1.3. OCC agreed to provide a narrative justifying the route of the edge road including the size of the 'bulge' for the school and shape of the route (diagonal vs s-shaped).
- 5.4.1.4. OCC also agreed to research the objections to the junction with the B4009 being on the Watlington side of the PYR1 site.
- 5.4.2. PYR1 speaking note for SODC planning committee meeting 20 March
 - 5.4.2.1. Colin continues to work on a draft speaking note that focuses on sustainability and compliance with PNP policies.
 - 5.4.2.2. ACTION: Colin to register with SODC to ensure speaking slot on the planning committee agenda.
 - 5.4.2.3. A meeting has been organized with Chris Thompson (Beechcroft) for 6pm Monday 18 March to discuss the routing of the edge road.
- 5.4.3. PYR2 - Consider longer-term management of land triangular bit of residual PYR2 land (positive land use, focus group, hire a consultant)
 - 5.4.3.1. The parish council needs to respond to Emma Bowerman (SODC) with a proactive management / financing plan within a month or so.
 - 5.4.3.2. ACTION: Lucy will draft an outline for a longer-term management plan that will emphasize positive sustainable land use, minimisation of light / air pollution and flood potential, and maximizing amenity value particularly as this land will form a green gap between the Pyrton and Watlington communities.
 - 5.4.3.3. ACTION: Lucy to reach out to some area residents that may have potential interest in volunteering for a focus group; e.g., Annette Venters, Helen Marshall, Andrew Ingram
 - 5.4.3.4. ACTION: Ben will locate the early site maps prepared by Providence that showed a lake, trails and open landscaping.
 - 5.4.3.5. ACTION: Ben will also try to find a consultant with specialty experience in sustainable land management.
 - 5.4.3.6. Pocket Parks Plus Support for Community Groups may be a source of guidance and / or funding.
- 5.4.4. Chalgrove Airfield / Harrington
 - 5.4.4.1. Chalgrove Airfield: bypass proposals for Cuxham and Stadhampton / Chiselhampton – invite to preview drop-in session for elected members
 - 5.4.4.2. ACTION: Lucy plans on attending the drop-in session on 14 March and will get back to the Parish Council.
- 5.4.5. Oxford-Cambridge Expressway
 - 5.4.5.1. No update.

- 5.4.6. SODC LP
 - 5.4.6.1. Consultation ended 18 February. SODC now engaged in re-working document before submission to Cabinet.
 - 5.4.6.2. The SODC LP will safeguard land for the edge road.
- 5.5. Realignment of interests with WPC
 - 5.5.1. Ben updated the Parish Council on discussion with Matt Reid (WPC) on edge road issues.
- 5.6. Pyrton website
 - 5.6.1. Kirsten volunteered her husband, Chris to help out with the website.
- 5.7. Planning applications
 - 5.7.1. Genevieve's updated summary table attached.
- 6. Correspondence and Consultations
- 7. Confirm date for next meeting on Tuesday 9 April.

PLANNING APPLICATIONS IN PYRTON PARISH						
Planning Application	Location	Description	Start Consultation Period	End Consultation Period	PPC Response Date	SODC Decision Date
<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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<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). Amended description (11 Mar 2019): <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					