

**Minutes of the Ordinary meeting of
EPWELL PARISH COUNCIL
Held on 28th July 2021 at 8 pm in the Pavilion**

Present

Chair. Cllr. Lloyd Thomas

Cllr. Hurst

Cllr. Neal

Cllr. Rudge

Cllr. White

Clerk J Harris

Members of the Public 8

54/21 Apologies – Cllr Reynolds, Mr Tustain

55/21 Approval of minutes of --

- a. EPC meeting held on Tuesday 4th May 2021
- b. Planning meeting 17th May 2021 Rectory Farm
- c. Planning meeting 24th June 2021 Sands Farm

56/21 Registration of interest – None

57/21 Formal announcements from the Chair - Announced that Jacqui Harris the Clerk is leaving and the PC thanks her for her hard work over the past 4 years

58/21 Public participation

Mr Peter Koch de Gooreynd spoke to the Council about his pre planning application re Yarn Hill House and building consent. He outlined the history of the building. Described the house as was and the changes to come, reinstating original layout. He requested to hear any comments from the council members.

Mr Stephen Rutledge spoke to the Council about the Back Lane application, 21/02019/F Mr Rutledge outlined his rationale supporting his objection to this application and his views which included the impact on the amenity and privacy of his own home.

Mr Hook also spoke about the Back Lane application, 21/02019/F. He claims there is no significant change to the previous application. He went on to outline his rationale as to why he objects, such as loss of light and amenity. He pointed out that there has been no ecological review of the site.

Mrs Sheila Hoy outlined the history of the properties that are now known as College Farm, College Barn and the land applicable in this application. Mrs Hoy highlighted the possibility of the 'Calf Shed' being curtilage listed. Mrs Hoy Outlined the history of the footpath and associated gate and access. Mrs Hoy has requested a definitive map modification order to record the path in its current position and happy to share this information with the Council when she receives it.

59/21 Planning

a. Pre planning application: a response to Mr Peter Koch de Gooreynd's proposal to re-establish Yarn Hill House and Yarn Hill Cottage as one residence. RESOLVED no objections at this time and look forward to the formal application

b. 21/02019/F Mr J Tustain Construction of new 4-bedroom infill dwelling in village using existing vehicular access (revised submission following withdrawal of 20/03588/F Back Lane. RESOLVED – Object

Reasons for Objection

The original application 20/03588/F was withdrawn after objection from the Parish Council on 02/02/21

The revised plan has minimal revisions and the same reasons exist for Objecting.

The size and position of the proposed dwelling, close to the boundary (2.1m at its closest) of Bay Tree House would seriously affect the residential amenity, privacy and overshadowing of Bay Tree House.

The size, orientation, and window position would adversely affect the Privacy of Hovefields.

C.264 of the Cherwell Local Plan recognises that not all infill gaps will be suitable for development.

Many spaces in villages streets are important and cannot be filled without detriment to their character. We believe this to be the case here.

The applicants architect claims there is no standing advice that provides any supporting evidence that the infill space on Back Lane is an important gap nor has any substantive information been provided to suggest that it constitutes an important space or that it represents a unique or character contribution to the village. We suggest the best people suited to give advice and evidence that a space is an important gap are the people who live and work here and appreciate the amenity that the space contributes to the streetscape.

60/21 Finance

a. Cashbook and bank reconciliation. RESOLVED to accept

b. Annual accounts are available for inspection on epwell.com or on request from the Clerk, or in the absence of the Clerk, Cllr Hurst

61/21 Correspondence

a. NALC/DCMS Mobile coverage. The Chair has responded to a questionnaire about mobile reception in the village.

RESOLVED to include the detail and a link on the new Parish Website

b. NALC/OALC Levelling up. Chair outlined that there may be some funding opportunities that he will follow up.

c. OALC Transport connectivity -Communications Manager - *England's Economic*

Heartland/ East West Rail – RESOLVED not relevant to the village

Big Clean up – update from Chair. Initiative to involve the community in litter picking. RESOLVED defer until later in the year after grass verges have been mown.

62/21 Road and highways update

a. 20 is plenty – Discussed perceived versus actual speeds, the possible forthcoming changes to legislation, making all residential areas 20mph. That would be welcome and make enforcement of lower speeds possible.

b. Costs and siting of digital speed signs. The signs cost £ 2675:00+vat each. The effectiveness of digital signs for vehicles already doing less than 30mph was not universally accepted by the council. If the speed limit is reduced to 20mph in the future

the signs may be more effective. RESOLVED to research the possibility of leasing the signs. Further discussions in future meetings.

c. The purchase and siting of 20 is Plenty signs. RESOLVED to buy the signs and fit to existing 30mph signs.

d. Investigate the possibility of having a request bus stop. Best place may be the junction of the Tysoe and Shipston Road. Chair to ask the interested party to do feasibility study, and this will be explored further.

e. Support for District Councillor McHugh's and CDC's initiative to provide bicycles to those in need. RESOLVED to support the project. To include details in the Echo and on the new Parish website

f. Support for the Epwell Event on Sun 19th Sept, run by the Village Hall and Echo. EPC have been asked to be responsible for road closures. Chair shared details about the village event. Details are in the Echo. RESOLVED. PC has asked CDC for a road closure order and agreed to pay the charge of £87.00

63/21 Footpaths update given by Cllr Rudge – no change or update today

64/21 Verges and areas accessible to public

Repair or replacement of Village Hall bench outside Village Hall. RESOLVED to repair the bench. Cllr White will deal with the arrangements to fix the bench

65/21 Wildlife habitats group. Update – It was raised that the initiative of minimised verge cutting to encourage wild flowers and foster good environmental practice has not worked well. Any attempt in the future to promote areas of wild flowers needs closer planning and coordination.

RESOLVED to re-establish a minimum of 3 cuts per year and focus on small areas to encourage flowers. Cllr Rudge to explore further

66/21 Playing Field

a. Playground inspection due in July. – Report will be forwarded to councillors for remedial action.

b. Approval of the purchase of swing set for the playground. RESOLVED order and accept delivery

67/21 Community Emergency Plan and EVA news

a. Outline of framework Emergency Plan has been submitted to OCC

b. Forms have been sent to OCC allocating primary contact details.

c. EVA update by Chair –WhatsApp group will be kept in place and will be ongoing.

68/21 Village communication

a. EPC email network – The new epwell.com when active will constitute an important way of communicating with residents.

b. Council email - RESOLVED new emails for each councillor. Cllr Neal to action the work of having the PC emails linked with the PC website.

c. Village website – Brief update given by Cllr Hurst. Hoping to finalise details and go live within a few weeks.

69/21 First Aid in the village.

Annual defibrillator maintenance. EPC will take responsibility for annual maintenance of defibrillator.

No response to Echo article asking for initial interest in defibrillator training. Will try another article in the Echo and await the response.

70/21 Traffic through the village. No update

71/21 Epwell Parish Council meetings. Discussed the pros and cons of reducing EPC meetings to quarterly, due to the likelihood of increased planning meetings. RESOLVED not to change the 6 annual EPC meetings.

Suggested dates of next few meetings: Tuesday 14th September, Monday 8th November

Meeting closed 2150 hrs