

FULBROOK PARISH COUNCIL

MINUTES OF MEETING

Date: **23rd November 2023**

7.00pm

Venue The Parish Church of St James

Present: Councillors Mr Malcolm Taylor (Chair) MT
Dr Filipa Hinton FH
Dr Peter Burns PB
Mr Toby Staveley
Mr Robert Warner RW

Parish Clerk Mrs Sarah Ebeling

Parishioners attending: 23 Parishioners.

Apologies: OCC Councillor Mr N Field-Johnson NFJ
WODC Councillor Hugo Ashton HA

For convenience the following abbreviations may be used in some instances in these Minutes.

FPC	Fulbrook Parish Council
OCC	Oxfordshire County Council
POF	Parishioners Open Forum
WODC	West Oxfordshire District Council
OALC	Oxfordshire Association of Local Councils
NALC	National Association of Local Councils
CHA	Cottsway Housing Association
TVP	Thames Valley Police

1 Public Participation

No public participation

2 Declaration of Interests

Nothing new to declare.

3 Minutes of the meeting held on the 21st September 2023

Minutes of the last meeting were signed by the Chairman.

4 Matters arising

4.1) Summary of objections and questions from parishioners regarding proposal to add 4 additional houses to an existing application for 4 houses.

- Ecological assessment – no mention of the pond/natural spring which was relocated and the pipe for this runs underground across the field.
- Disturbance to wildlife
- Health and safety measures with regards to the play park being next door to the potential development will need to be developed and monitored.
- Site management plans to keep the area safe during development will be needed and traffic/parking management strategies will be needed to cope with the extra traffic driving past the play park
- The plans should mention the lane is accessed by large commercial vehicles going to the farm buildings and The Thames Water Treatment Works. Has a traffic survey has been done; what were the results?
- Who owns the lane?
- 75 approx vehicles were counted down Meadow End in one day. These house would potentially mean around 16 more cars.
- Where will their visitors park? On the side of the road down the narrow lane? Both these options are unsuitable.
- Pictures 5 & 6 in the application were taken 6 years ago and not in 2022.
- The road is already dangerous for the children who play outside with the existing number of cars; many near accidents have happened. These extra houses will be right next to the play park making this part of the road much more dangerous for them.
- 20 years ago an application for houses was rejected due to concerns about vehicles joining the A361 from Meadow End/Walnut Row. This danger remains.
- A village hall was also denied due to unsafe access.
- The first 4 houses should not have been approved – not enough need for new houses in Fulbrook and the wrong location.
- Eight houses in this site is overdevelopment
- Opens up possibilities of more developments on adjoining land.
- AONB should be protected.

Summary of response from the applicants

- With regards to the junction and access – this was taken to appeal in 2014 and was approved on appeal. Therefore, previous concerns have been addressed.
- Construction – Temp hard standing on adjacent land. This is part of the reserved matters we have to put in place when completing a construction plan with a professional.
- Ecology/Newts – Survey carried out details all wildlife. It was deemed a highly suitable environment for Newts so the application was paused and a survey was carried out. You cannot test for newt DNA until after the 15th of April and these tests were carried out in

the lake and pond but no traces were found. Tests were also carried out in the pond at the top of Westhall Hill and showed no signs either.

- Housing needs – the applicants believe as smaller housing in Fulbrook has been taken up by holiday homes/lets it takes away from ordinary people being able to buy smaller homes.
- Affordable housing – these houses will be priced affordably at a proposed price of £330,000 for a two-bedroom home which is around £200,000 cheaper than the current average prices in Burford and Fulbrook.

The Councillors discussed that even though the majority of Councillors supported the original plans for the 4 houses this development had now doubled in size. FH expressed that this was her concern with the original plans as you could see that there were already plans in place for these next 4. The access was discussed with the fact that Meadow End cannot address current concerns with the access onto the A361 and this would make matters worse. Could having the 20mph limit through the village help this?

MT suggested that Fulbrook Parish Council ask for this application to be taken to committee to be reviewed and discussed properly. All Councillors agreed that a comment should be added to the application with a neutral response.

4.2) Church donation

The clerk has been contacted by Angela Weller on behalf on the Church to ask if the Parish Council is able to make a donation towards new tables for the Church.

All Councillors agreed on the donation amount of £300 towards the tables.

5 **Reports from County and District Councillors**

See reports from Hugo Ashton at the end of the minutes.

6 **Finance**

6.1 The Financial Statement for August, September and October has been agreed.

6.2 Budget 2024/25

Play park – It was agreed that £1,000 should be set aside for the play park each year for when improvements/upgrades need to be made in the future.

Donations – It was agreed that our main donation should again be for the Church with a donation of £500 again this year. The idea to look into donating to local charities rather than the charities that we usually send donations out to. Could this also be a donation towards subsidizing tickets to parish events for those who might need it and could this then link to Amenities?

The budget was distributed and agreed at the meeting.

Clerk to complete the precept and send over to WODC.

6.3 TSB – PB has received a letter of authorization to set up online banking

NS&I – PB and Clerk to arrange a meeting in order to complete the relevant forms in order to transfer the money from the NS&I account into our TSB account.

7 **Amenities**

Village Clean-up – this has been another success however we need to explore how we can get more people involved and coming along to help.

WhatsApp Groups to cover specific areas – Westhall Hill currently have a very successful WhatsApp group, could the rest of the village benefit from a group WhatsApp too?

TS to talk to parishioners to find out if this is something they would be interested in.

Carol Singing – Last years carol singing became over complicated when trying to tie it in with the Carpenters Arms festivities. It was decided that the Carol Singing should go back to how it has been in previous years and kept separate. A provisional date of the 23rd of December was suggested.

TS to speak to Jack to check date and arrange

8 Planning and Estates

The question was asked as to whether a Landscape Gardener should be hired to trim the hedges along the pathways, an amount of £500 should be added to the budget to cover this cost.

9 Road Safety

The batteries for the speed sign have now been replaced and it is back working again. It has been agreed that after a few months of the sign collecting speed data PB will look at gathering the data and working through it with FH.

PB and FH to analyse speed data and create reports

Burford Bridge – More discussions have been going on with regards to making this safer for pedestrians to cross and ongoing discussions will be had to find something that will work best. Unfortunately, there is still no date for when the work to fix the bridge will take place and highways need to give at least 3 months' notice before the work can start.

10 Play Park

The £10,000 grant has been received into our account and we have 12 months to use the grant. They have also asked for updates to be sent to them so they can keep up with our progress.

Final plans have been sent to us from Sovereign Play and all Councillors have agreed to go forward with these.

BW has also displayed a disabled parking sign just outside the gate.

Clerk to speak with Richard from Sovereign Play and confirm we are happy to start construction of the play park upgrades.

11 Climate Change

Nothing new to report

12 Future Meeting Dates

The next meeting will take place on Thursday the 25th of January at 7pm.

Provisional dates for future meetings are:

14th of March & 9th of May

Report for Fulbrook from District Councillor – November 2023

HGV restrictions

Worked with Ken Gray on a presentation for OCC Executive Member Judy Roberts, at a meeting organised by Nicholas. The presentation explained the background to HGV restrictions and the lessons learned from the Burford ETRO. Malcolm Taylor attended also. I will leave Nicholas to report on next steps.

Car parking

Following data collection earlier in the year, the District has agreed that Guildenford car park is under pressure but that further usage data is needed to develop a strategy for expansion. Together with Peter Higgs and Derek Cotterill, we met District Executive Member Tim Sumner and the responsible official on Thursday 2nd November on site at the car park. We outlined our proposals for making the car park more flood resistant, areas where EV charging points should be possible, improved lighting and expanding the car park towards the east.

Pedestrian protection on the Bridge

Attended a meeting with OCC's Mike Wasley and design contractors. (Malcolm Taylor and Peter Burns also attended.) I followed up by asking the design contractors to consider recommending a supplementary length restriction.

Local Plan

I am a member of the Local Plan Working Group which will review emerging inputs for the Local Plan, including housing needs, economic needs, infrastructure delivery, health impact assessment, gypsy and traveller accommodation needs and a sustainability appraisal.

Consultation on objectives and broad spatial scenarios has now closed and a summary of feedback is being prepared. In addition, there has been a call for suggestions for sites, resulting in two in Fulbrook and I have advised on responding.

Other WODC matters

Despite Labour withdrawing from the Lib Dem-led alliance at OCC, our alliance at WODC seems to be in good fettle, with parties having many more shared common objectives than differences.

The role of Publica which serves WODC and three other authorities has been reviewed in the light of changing priorities since Publica was set up. The councils are recommended to return the majority of services (and staff) to be managed directly by the councils, with selected services to be retained within the Publica model on a case-by-case basis. This process will take 18 months to complete.

Hugo Ashton