

Minutes of an Extra Ordinary Meeting of Tackley Parish Council held on 24th March 2015 at 6.45 p.m in Tackley Village Hall

Present:

Councillor June Collier (Chairman) (JC)
 Councillors Les Summers (LS), John Cook (JcK), Elizabeth Marshall (EM), Neil Wilson (NW)
 District Councillor Charles Cottrell-Dormer (CCD)

<p>Councillor June Collier welcomed all to the meeting and explained what an Extra Ordinary meeting was.</p> <p>15/021– APOLOGIES Councillors Paul Joslin and Robin Gibbons</p>	<p>ACTION</p>
<p>15/022- DECLARATIONS OF INTEREST</p> <p>None</p>	
<p>15/023 - PLANNING APPLICATIONS</p> <p>95 Medcroft Road – As not all Councillors had seen this application it was agreed no comments could be made and a further discussions would be held.</p> <p>Street Farm - JC explained to all in attendance that the application was an outline application and the asked JcK to give a brief outline of the application.</p> <p>JcK explained that generally West Oxfordshire District Council (WODC) do not accept outline applications for development in a Conservation Area. In this instance, however, they have accepted an outline application.</p> <p>In 2008, the site was considered by WODC to be suitable site for 15 houses. LS asked if the Parish Council were consulted about the Local Plan and was informed that it went through a consultation period, and the Parish Council were consulted.</p> <p>The Council can comment on the outline application but it is generally indicative and much of the information submitted is “illustrative only.</p> <p>JC explained that the Council have concerns with regard to the infrastructure of the Village.</p> <p>Thames Water have stated that the existing waste water is unable to deal with the development. They have requested that a Grampian Condition is imposed. They will not accept discharge of foul or surface water from this development until an impact assessment has been prepared and approved.</p> <p>The main concern for the Parish Council is the road and sewerage system which is completely outdate and not able to cope.</p>	

JC explained that the Council had been working with Thames Water since last January to get them to remodel the sewage system in the village.

JCk advised that Thames Water consider the system to be adequate for the village and it is hoped that the remedial works carried out have solved the problems that the village have experienced in the past when heavy rain fall has taken place.

A Parishioner asked whether there were any restrictions on the gas/electric supplies. JC stated that the Parish Council could enquire whether the current gas/electric supplies were adequate to deal with the additional development.

The Parish Council have completed their own traffic survey, as have the Applicants. John Perkins explained how the Parish Council survey was undertaken and the timescales involved and days. There was a difference of 10% between the two surveys, the Parish Council's being higher. Differences in the level of information recorded were noted, with the Parish Council's being more in-depth.

It was felt that the demographic of the development would be different from that of the rest of the village and that car usage would therefore be higher than that suggested by the applicant. There is likely, therefore, to be a severe impact in relation to traffic. It was felt that this view needed to be strongly expressed when Parish put in comments.

JC expressed how important it was for individuals to send their comments on the application to WODC.

JC informed those present that another application will shortly be submitted on the Balliol Farm land and at this point it may be worth considering the applications together.

The Parish Council will consider developing a Neighbourhood Plan for Tackley.

CCD explained it was important that the traffic survey be forwarded to the Highways Department. That individuals write to District Council Members' of the Uplands Planning Committee just before the application goes to the Planning meeting. The Council should have a representative at the meeting, who will be allowed to speak for 3 minutes.

CCD to advise JC when the next planning committee meeting will be held.

John Perkins has carried out a housing questionnaire and 165 responses were received, which covered interest in affordable/part purchase housing

JC summed up that the Council will put forward a response to WODC expressing their concerns about the need for adequate infrastructure to be put in place before any development in the village is considered. The current sewage system is no longer fit for purpose something which Thames Water have highlighted to the District Council. The Applicant has not presented a true reflection on the amount of traffic that will be using Nethercote Road during the peak period, causing severe disruption and traffic flow on an already busy stretch of village highway. The

development as outlined is not a good mix of housing and appears to be high end rather than affordable. The proposed 26 houses should be reduced to no more than 15 as previously stated by WODC so that the village character is preserved. As the development is within the conservation area it needs to enhance the village, which this proposal does not.

It is up to individuals to put in their own comments as well. The Council will consider producing a Neighbourhood plan.

Meeting closed 20:00

Signed

Date