

**BECKLEY AND STOWOOD PARISH COUNCIL**  
**MINUTES FOR THE MONTHLY PARISH COUNCIL MEETING**  
**ON WEDNESDAY 29<sup>TH</sup> JULY 2020 AT 8.00 PM**  
**AT BECKLEY VILLAGE HALL, WOODPERRY ROAD, OX3 9UZ**  
**MEETING NUMBER 29.07.2020**

**Present:** Cllr David Scott (Chair)  
Cllr Chris Cox (Vice Chair)  
Cllr Michael Soanes  
Cllr Ginette Camps-Walsh  
Cllr Vivienne Rust  
County Cllr Tim Bearder  
District Cllr Sarah Gray  
Clerk – Sue Cox

1. **Apologies for Absence:** None received.
2. **Declarations of Interest:** None declared.
3. **Matters raised by Members of the Public:** No members of the public were present.
4. **Minutes from previous meeting:** held on Monday 9th March 2020 and Friday 27<sup>th</sup> March 2020 were approved and signed by the Chairman.
5. **Matters arising from previous minutes:** RSPB car parking letter and emergency vehicle access – Clerk and Chairman to draft for September meeting.
6. **To receive a report from County Councillor Tim Bearder:** Cllr Bearder gave updates on how to protect open spaces by the use of earthworks. Peter Gammond at OCC is available to advise on securing public spaces against traveller incursions. The Thame to Haddenham cycle route now won't happen due to a reduction in funding from the Oxford Growth Deal.
7. **To receive a written report from District Councillor Sarah Gray:** Cllr Gray had sent a report to the PC before the meeting. Cllr Gray also updated the PC on planning changes regarding emergency rules and call in procedures for 1-10 new homes. If a PC did not agree with the Planning Officer's recommendations the planning application would no longer automatically be referred to the Planning Committee as previously. The Planning Officer would consult the PC if there are concerns, which the PC agreed was a welcome improvement. SODC may revert back to the old system in the autumn. From 5<sup>th</sup> August parish councils can address virtually the Planning Committees. Minor applications deal with objections through a negotiating procedure. Cllr Gray can still call them in to address concerns of PCs and neighbours. A lot of PCs feel their views are being ignored. A review is due in October. The Planning Officer should try to resolve the issue and then call in the

application if it is not resolved. The planning application at New Inn Court will be discussed at the Planning Committee meeting in August taking into account the views of Beckley and Stanton St John PCs.

8. **Planning Correspondence Received (April to July):**

Planning Applications:

**P20/S2077/HH**

**Cornerways, Horton Road, Stanton St John, OX33 1AG**

Extend the existing Summer House to be used as an ancillary residential use for the family in connection with the main house.

**PC agreed to support this application with the proviso that the Planning Officer recommends a Section 106 legal agreement as part of the approval not to sell off the Summer House separately.**

**P20/S1876/FUL      The Garage, Horton Road, Beckley, OX33 1AG**

Relocation of Consented Permission P19/S4512/FUL and the demolition of the garage and reinstatement to former use with minor amendments to the consented Elevations & Floor Plans

**P20/S1799/HH      Red Lion Cottage and Royal Oak Cottage, Beckley, OX3 9UP**

Formation of four new rooflights to front, new roof dormer to rear, and extension of storage space to side of existing outbuilding.

**P20/S1041/FUL      Abingdon Arms, High Street, Beckley, OX3 9UU**

Demolition of dilapidated storage shed and in its place the erection of a wood fired pizza oven and associated preparation area. Erection of new storage shed. (As amplified by email from agent confirming the colour of the flue as black received on the 1 July 2020).

**P20/S1590/LDP      The Grange, Woodperry Road, Beckley, OX3 9UY**

Certificate of Lawful use for a mobile home within the residential curtilage of a dwelling house for purposes ancillary to the main use of the host dwelling house.

**P20/S1255/AG      Folly Farm, Common Road, Beckley, OX3 9UR**

Proposed straw barn.

**P20/S1555/FUL      Sandy Acre, Woodperry Road, Beckley, OX3 9UY**

Variation of conditions 2 (approved plans - minor material amendment to permitted development) and 3 (amendment to wording of condition to allow works to proceed in accordance with submitted archaeological written scheme of investigation

without need for submission of further details on application ref. P19/S2951/FUL (as amended by revised Archaeological Written Scheme of Investigation received 26 May 2020) Demolition of existing dwelling house and erection of replacement dwelling house to provide family home with detached garage with parking, amenity space, landscaping, and associated works

**P20/S1410/DIS          Park Wall, Otmoor Lane, Beckley, OX3 9TB**

Discharge of conditions 4 - tree protection and 5 - landscaping scheme on application ref. P20/S0174/HH Construction of garage and workshop

**P20/S1035/HH          Park Wall, Otmoor Lane, Beckley, OX3 9TB**

Single storey rear extension. Alterations to external finishes.

**P20/S0845/HH          1 Church Street, Beckley, Oxfordshire, OX3 9UT**

Add a porch and a porch canopy at the rear and south side of the building.

Planning Decisions:

**P20/S1590/LDP          The Grange, Woodperry Road, Beckley, OX3 9UY**

Certificate of Lawful use for a mobile home within the residential curtilage of a dwelling house for purposes ancillary to the main use of the host dwelling house.

***Refusal of Lawful Use or Development***

**P20/S1041/FUL          Abingdon Arms, High Street, Beckley, OX3 9UU**

Demolition of dilapidated storage shed and in its place the erection of a wood fired pizza oven and associated preparation area. Erection of new storage shed. (As amplified by email from agent confirming the colour of the flue as black received on the 1 July 2020).

***Planning Permission***

**P19/S3339/HH          The Old Farmhouse, Lower Farm, Otmoor Lane, Beckley OX3 9TD**

Proposed two storey side and single storey extension and change of use of agricultural land to residential garden. (As amended by drawings accompanying letter from agent dated 26 November 2019 removing the proposed outbuilding and reducing the size of the extensions to the dwelling and amplified by drawing 17094-SKP112, Original Volume and Appendices accompanying letter from agent dated 30 January 2020).

***Planning Permission***

**P20/S1555/FUL Sandy Acre, Woodperry Road, Beckley, OX3 9UY**

Variation of conditions 2 (approved plans - minor material amendment to permitted development) and 3 (amendment to wording of condition to allow works to proceed in accordance with submitted archaeological written scheme of investigation without need for submission of further details on application ref. P19/S2951/FUL (as amended by revised Archaeological Written Scheme of Investigation received 26 May 2020) Demolition of existing dwelling house and erection of replacement dwelling house to provide family home with detached garage with parking, amenity space, landscaping, and associated works.

***Planning Permission***

**P20/S1255/AG Folly Farm, Common Road, Beckley, OX3 9UR**

Proposed straw barn.

***Agricultural Development - Application Not Required***

**P20/S1035/HH Park Wall, Otmoor Lane, Beckley, OX3 9TB**

Single storey rear extension. Alterations to external finishes.

***Planning Permission***

**P20/S0821/FUL Plot on Sand Path, Beckley, OX3 9UA**

Erection of dwelling with garden and parking area and associated works. (as amplified by Construction Traffic Management Plan received 20 April 2020).

***Planning Permission***

**P20/S0845/HH 1 Church Street, Beckley, Oxfordshire, OX3 9UT**

Add a porch and a porch canopy at the rear and south side of the building.

***Planning Permission***

**P20/S0618/LB 1 Church Street, Beckley, OX3 9UT**

Add a porch and a porch canopy at the rear and south side of the building.

***Listed Building Consent***

**P20/S0174/HH Park Wall, Otmoor Lane, Beckley, OX3 9TB**

Construction of garage and workshop - **Planning Permission**

**P20/S0407/HH Redways, New Inn Road, Beckley, OX3 9SS**

Proposed single storey rear extensions, alteration to existing front bays and cosmetic changes to external envelope.

***Planning Permission***

**P19/S4553/FUL      Four Winds, Woodperry Road, Beckley, OX3 9UZ**

Conversion of garden building into self-contained annex with potential for Airbnb use (as amplified by drawing no PA102C to show the proposed parking provision received on 13/03/2020)

***Planning Permission***

**9. Correspondence Received:**

**For Action/Response:**

**For Info:** OALC, NALC, SODC, OCC, Oxfordshire All In, CPRE, John Howell MP, Citizen's Advice, Healthwatch Oxfordshire, Police and Crime Commissioner

**10. Payments and Accounts:** cheques/DD to be considered for payment (April to July):

07.04.20	NEST Pension	£22.26	DD
04.05.20	NEST Pension	£21.70	DD
05.06.20	NEST Pension	£21.70	DD
09.07.20	NEST Pension	£21.70	DD
11.05.20	Public Works Loan Board – payment	£8,218.11	DD
08.06.20	ICO – annual subscription payment	£35.00	DD
04.04.20	Adrian Hampshire – refund website expenses	£59.94	chq
04.04.20	SLCC Full Membership 2020 – Clerk	£140.00	chq
04.04.20	ALCC Membership 2020 – Clerk	£40.00	chq
04.04.20	Oxford Green Belt Network subscription 2020	£15.00	chq
31.03.20	Chapman Worth – Payroll and Pension Service	£258.00	chq
04.04.20	OALC subscription 2020/21	£140.42	chq
04.04.20	OPFA subscription 2020/21	£42.00	chq
04.04.20	CFO Membership 2020/21	£55.00	chq
04.04.20	The Otmoor Flyer – Grant 2020/21	£750.00	chq
31.03.20	Parchment Print – Spring Newsletter	£377.00	chq
31.03.20	Bluestone Planning Consultants – NP	£3668.40	chq
31.03.20	HMRC PAYE – NIC due 19 <sup>th</sup> April 2020	£13.32	chq
31.03.20	Beckley Village Hall CIO – hire 2019 to 2020	£358.00	chq
28.04.20	Clerk – April wages and expenses	£853.66	chq
12.05.20	Zurich Insurance – annual payment	£499.99	chq
12.05.20	HMRC PAYE – NIC due 19 <sup>th</sup> May 2020	£18.08	chq
12.05.20	BGG Garden and Tree Care – April grass cutting	£234.00	chq
28.05.20	Clerk – May wages and expenses	£829.36	chq
05.06.20	Adrian Hampshire – refund website expenses	£11.94	chq

05.06.20	BGG Garden and Tree Care – May grass cutting	£234.00	chq
05.06.20	L C Hyatt – compost bin for BVH	£420.00	chq
05.06.20	Parchments Print – Summer Newsletter	£301.86	chq
05.06.20	HMRC PAYE – NIC due 19 <sup>th</sup> June 2020	£18.08	chq
28.06.20	Clerk – June wages and expenses	£882.78	chq
01.07.20	Arrow Accounting – Internal Audit 2019/20	£342.00	chq
01.07.20	S Etheridge Planning Consultant – SODC Local Plan 2034	£310.00	chq
01.07.20	BGG Garden and Tree Care – June grass cutting	£234.00	chq
01.07.20	HMRC PAYE – NIC due 19 <sup>th</sup> July 2020	£18.08	chq
01.07.20	Bluestone Planning Consultants – NP and Local Plan	£195.00	chq
02.07.20	Mr R Lang – repairs/painting in BVH	£195.49	chq
28.07.20	Clerk – July wages	£812.96	chq
29.07.20	HMRC PAYE – NIC due 19 <sup>th</sup> August 2020	£18.08	chq

#### 11. Receipts:

- HMRC VAT £2,708.21
- SODC Precept £18,742.50

12. **To receive the Internal Audit Final Report for 2019/20 and agree action for any recommendations:** Agreed with no recommendations to action.

13. **To review the Risk Assessment for May 2020 for the Audit:** The Risk Assessment was reviewed and signed in May 2020 by the Chairman.

14. **To consider approval of the Annual Governance and Accountability Return 2019/20 (AGAR) – Sections 1 and 2 to be signed:** Approved and signed by Chairman and Clerk/RFO.

15. **To receive an update on The Otmoor Flyer Bus Service:** The service re-started on Monday 27<sup>th</sup> July 2020. Bus tickets available from the Abingdon Arms. More information on posters on the website and notice boards.

16. **To receive a Village Hall Update from Cllr Scott to include additional works:**

- Gravel for village hall car park – to be done in August. BVHMC are planning a light re-opening of the hall and village activities to start again soon.

17. **To receive an update from Cllr Ginette Camps-Walsh on:**

- SODC Local Plan Examination in Public – This started on 14<sup>th</sup> July. There were a number of significant issues that the local Group of parishes, working together were speaking on. Cllr Camps-Walsh spoke on housing numbers. These are too high with headroom (excess homes above demand) of 5,600 houses. The Oxford Local Plan has plans to build 2,680 houses in Oxford, nearly 8,000 houses above what is needed (this figure included ‘headroom’ and a reduction in Oxford’s unmet housing made as the Inspector said Oxford should build more houses within Oxford). The Inspector asked SODC to draw up an analysis of the impact if they left each strategic site out and Bayswater Brook would have no impact on the 5-year land supply and least on housing delivery if it were removed as a site. Cllr Camps-Walsh spoke in the Green Belt and spatial strategy hearing sessions. Six out of the seven sites are in the Green Belt. All

the local PCs are working together. Lincoln and New Colleges want to extend the site at Bayswater Brook to build 4,500 houses along A40, near Sandhills in SSJ and Forest Hill parishes. The end of the examination is on 7<sup>th</sup> August. The transport infrastructure will likely not be sufficient for those approaching Oxford via Barton or Elsfield if it goes ahead. Cllr Gray advised that the Plan has to be agreed before Christmas. The Chairman thanked Cllr Camps-Walsh on behalf of the PC for all the work on the Local Plan.

- The Neighbourhood Development Plan for Beckley and Stowood – work will recommence after the Local Plan examination has ended. NP has mitigation policies in case LnBB doesn't get thrown out.

**18. To consider a date/time for the Clerk's Annual Appraisal (postponed from March):**

Thursday 20<sup>th</sup> August 2020 at 7.15 pm.

**19. To receive and discuss:**

- Visual Playground Inspection Report – done.
- Playground Risk Assessment and signage – Clerk to put four signs on the playground fence.
- Grounds maintenance – BGG mowed the grass today.
- Tennis Court surface – the court has re-opened as the surface has been repaired.
- Compost Bin – the compost bin has been installed to the side of the hall with a lockable lid.
- Annual Inspection Report from RoSPA – Clerk to chase date of inspection.
- Bonfire and Firework Night – Saturday 7<sup>th</sup> November 2020 – **CANCELLED FOR 2020**

**20. Date of Next Meeting:**

- No meeting in August
- Thursday 3<sup>rd</sup> September 2020 at 8.00 pm at Beckley Village Hall

**21. Meeting closed:** at 9.30 pm.

**22. Circulation:** Parish Cllrs, County and District Cllrs and village website

[www.beckley-and-stowood-pc.gov.uk](http://www.beckley-and-stowood-pc.gov.uk)