

Begbroke Parish Council

Website: <https://www.begbrokepc.org.uk>

Clerk to the Council: Jeffrey Wright, 27 Willow Way, Begbroke, Kidlington, Oxon. OX5 1SD.

e-mail at: clerk@begbrokepc.org.uk

MINUTES OF MEETING OF BEGBROKE PARISH COUNCIL ON MONDAY SEPTEMBER 4TH 2023 @ 06:00 PM.

1 Present:

1.1 Cllr Malcolm Ryder (Chair); Cllr David Wintersgill (Vice Chair); Cllr Lindsay Gregory; Cllr Leslie Allen; Cllr Peter Finbow; Cllr Lesley McLain (CDC) Jeffrey Wright – Clerk.

Apologies:

1.2 Cllr Beverly Appleton; Cllr Ian Middleton (OCC);

2 Minutes

2.1 The minutes of the parish council meeting on Monday August 7th 2023 were unanimously confirmed as a true record.

3 Declaration of Disclosable Pecuniary Interests, Gifts or Hospitality

3.1

4 Matters Arising

4.1 Vacancy for a parish councillor – no candidates.

5 A44, Highways & Begbroke Science Park

5.1 North Oxford Corridor Improvements Cassington Rd to Peartree Interchange – ongoing with no sign of conclusion.

5.2 Pedestrian Crossing – Mike Wasley. Awaits the consultation outcome, may need some parking restrictions and some trees/bushes will have to be removed. The design of the crossing is proceeding and the stage 2 safety audit was satisfactory.

5.3. Sandy Lane – update to Cllr Ryder from Network Rail was discussed – similar to previous responses.

5.4 Bus issues were discussed namely the intransigence of the bus company to include Begbroke and Yarnton on the S7 route. A councillor thought Yarnton may be too far off route. However, Stagecoach has no difficulty diverting the Witney Oxford route to Woodstock and the Airport.

5.5 Cllr Allen introduced an amended parking restriction plan. It proposed double yellow lines to prevent parking by the crossing, near Begbroke lane and outside the van sales for further consideration. The committee also unanimously agreed that measures should be taken to prevent the yellow van parking near the main A44 entrance. However, there is a substantial cost – over £3k to apply for yellow lines. It was thought better to discuss with Mike Wasley in conjunction with crossing scheme. A new police officer has been appointed who could enforce regulations.

6 Reports from County/District Councillors/Other contributors

6.1 Ian Middleton (OCC & CDC) and Fiona Mawson (CDC) Councillor reports to parishes August 2023

OCC – Ian Middleton

Begbroke crossing

This is still progressing with the consultation currently under way. There is some mention of removing trees and hedgerows as part of the works which I think we need to be careful of. I have asked for further explanation from the officers concerned.

PR8 (Begbroke Science Park) outline planning

This has now been submitted for consideration by the planning committee. There are a huge number of documents associated with it and I have asked for an extension to the deadline for submissions. This has been partially granted, but I still don't think we've been given enough time to read well over 200 documents. The planning officer (Andrew Thompson) has said that he will consider further applications for extensions from parish councils.

PR8 paths

This has yet to be officially reopened but it is being unofficially used quite extensively now, mainly by means of a small cut through the hedgerow on the original approach to the science park end. That has now been blocked. I have asked Tom Clarke from OUD to commit to a date for the full reopening. He has promised to come back to me ASAP and says he is waiting for legal sign-off to reopen the path. I will continue to press him and OCC to expedite.

A44 Layby

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I'm still awaiting confirmation of when we will get more permanent and less messy looking barriers on this site. I also discussed with Stagecoach about if it would ever be reinstated as a bus stop but that seems unlikely.

PR9 (Spring Hill & Yarnton) flooding concerns

A further meeting has been convened with the Yarnton Flood Defence Group and various stakeholders including OCC on the 12th September. I won't be able to attend as I have OCC full council all day but Fiona will be there. I have also had an informal meeting with one of the Lead Local Flood Authority officers to impress on him how we expect OCC to take a lead on this. He is reverting to colleagues to see what can be done. I understand that Layla Moran has also been intervening.

A44 works

No further official updates on when these works are likely to be completed, but they do seem to be winding down a bit. As far as I understand the completion target is still October although there is likely to be some snagging works going on afterwards.

Cassington Road Bridge

I've had an update from Network Rail that they hope to get these works completed sometime in October as well. There have been regular breakdowns of the traffic lights, but once I am aware I report and get the situation corrected fairly quickly.

Kidlington Roundabout

I've asked for a target date for when these works will commence. I've been told it will be some time in November but it remains to be seen if this is a reliable date.

Rising Bollard/ANPR Kidlington High Street

I have now written twice more to the Keith Stenning, who I originally spoke to about this. I've had no response although my initial contact with him was positive. I've tried to call him with no response. I've now emailed him again and copied in Andrew Gant as the relevant Cabinet member along with the relevant OCC director. I'll keep pressing

Local bus services

I've had a meeting with Stagecoach to discuss the idea of diverting the S7 to stop at Begbroke and the top of Sandy Lane. This would provide connectivity for people in Yarnton and Begbroke into Kidlington and beyond. Stagecoach is not committing to the idea as they say it would have too much of an impact on the schedules for too little gain. They suggested it would require an additional bus to make the schedules work which would cost up to £200K per annum. I'm not convinced about that but have suggested we keep the discussion open and maybe put it out to consultation for existing users of the S7 service. I'm going to feed back to county colleagues and officers to see if there would be any scope for financially supporting a revision of the route.

We also spoke about improvements to the bus services between Kidlington, Begbroke and Yarnton as part of the works surrounding the Begbroke Science Park, but these are likely to be a way off. I'm advocating for a loop service to encompass, Woodstock, Begbroke, Yarnton and Kidlington.

I also asked about the changes to the S3 schedule. They said this was reduced due to lack of demand, but that demand then rose after they reduced the service! I understand they have added back one bus on that route now to improve things. This still leaves the service reduced but I've asked for this to be monitored.

I at least now have a direct line of communication to Stagecoach so I'm hoping we can keep the conversation going now with a view to feeding back on any future changes to services.

They it would add 5 minutes to the route (although I think it would actually add a lot more than that) and I said we should maybe ask people if they'd be happy with an additional 5-minute wait on timetable to provide Yarnton and Begbroke with some connectivity to Kidlington. I'm trying to keep the proposals live and will speak to Andrew Gant about it. I had hoped they'd be a bit more prepared to think outside the envelope.

CDC – Ian Middleton and Fiona Mawson

Local plan 2040

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This was discussed at a special meeting of the Overview & Scrutiny Committee which lasted nearly 4 hours. Ian attended as a member of the committee. Fiona watched online. We went through many of the details of the proposals, although the housing figures being proposed as part of the Housing and Economic Needs assessment (HENA) were largely glossed over.

Proposals to take more greenbelt out of protection behind the Moors in Kidlington are still included in the plan as well as a review of other greenbelt boundaries particularly around the airport and the Langford Lane Science Park.

The original PR10 site near the Woodstock Roundabout is also being reintroduced by Blenheim Estates.

The plan is being discussed at the CDC executive meeting on the 4th September and will likely be rubber stamped and put through to full consultation later in the month for a period of 6 weeks.

OUFC (District and County)

The survey on the council's strategic priority has now been completed and the results are due to be published on the 5th September. Meanwhile OUFC have lodged a 'Scoping Opinion' application with CDC to ascertain the extent or otherwise of any Environmental Impact Assessment (EIA) that may be necessary on the site.

Glebe House

It's now been confirmed that OCC wish to dispose of the Glebe House site. It's unlikely that this will mean it's reinstatement as a care home. It's most probably going to be sold for redevelopment. Local councillors are pressing for it to be used for affordable/social housing but apparently CDC has shown no interest in that. Local District councillors will re-engage with officers to see if there is any scope for a better outcome.

Langford Lane works (not in our division but report from Fiona as a member of the planning committee)

At June 16th CDC planning meeting, buildings 8-11 on Oxford Technology Park (Langford Lane) were passed and these are the final ones. This is the update on the site's completion -

Delivery of approved development on Plots 1, 3, and 5 of the Oxford Technology Park development are substantially complete and partially occupied and a hotel on Plot 2 (now known as Premier Inn Oxford Kidlington Airport) is open and trading. Development on Plots 4, 6 and 7 have also been approved and are nearing completion.

Kings Garage (1 Bicester Road)

Fiona has been in contact with Tom Webster who is the planning officer in charge of this development about any updates on the affordable section of this development. It was originally supposed to be 30% (i.e., 5 out of the 15 dwellings). The developer put in a viability report explaining why this was impossible with the current economic situation. It was decided at CDC planning meeting to allow the planning officers to negotiate what was feasible with the developers. Kidlington councillors on the planning committee voted against this as we want to see the affordable section put back in. To date Kidlington has had about 3 affordable units out of nearly 90 built (or in the planning process).

This is the reply that Fiona received from Tom which outlines the situation.

At planning committee, where it was proposed that a viability review mechanism should be included in the s106 agreement, members requested that the viability review take place as late in the process as is possible - to ensure that up-to-date build costs and sales prices were included in the viability assessment (and independent review). To this end, the Council and the applicant (after lengthy discussions) have agreed that the viability review should take place after the occupation of the 11th unit and before the occupation of the 12th unit. A s106 agreement is currently being drafted and will be sent across to the applicant's solicitor before the end of this week.

Fiona hasn't received any further updates yet, but will continue to monitor this situation.

6.2 District Councillors' Report to Begbroke Parish Council meeting 4th September 23

1.Sandy Lane

Cross-party motion at last Council Meeting asking CDC Executive to support retention of a vehicular link between Yarnton/Begbroke and Kidlington was passed unanimously. We are still waiting on a response from CDC.

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2.Thames Valley Police. New Strategic Plan to focus on; Serving Victims Fighting Crime Valuing of our People. Focus on knife crime, violence against females and dealing with internal cultural issues. Pilot for SVRO Serious Violence Reduction Order, one issue so far out of seven nationally. Discussions have been had with the Home Office in relation to Campsfield regarding concerns about having to close Langford Lane if big demonstrations occur.

3.Health & Wellbeing

JSNA – Joint Strategy Needs Assessment. UKSPF and REPF – These effectively replace European Structural Funds. Capital Grants available of up to £25k to increase local inclusion. Suggested to apply – community hubs/buildings, or other activities that will bring the community together. Could include net-zero upgrades, i.e.: solar and ASHP.

4.Local Plan Update Draft Plan to Council on 4th September. Six-week consultation from end of September. Regulation 19 Summer 2024. The Draft Cherwell Local Plan is under consideration at the O&S committee. Two questions in relation to it: Core Policy 6 Section 3.31 states:

'In 2019 ... (as part of the Local Plan review) CDC commissioned a study to identify areas of potential suitability for wind energy development within the district. The study involved two key tasks: firstly, an assessment of the technical potential for wind energy within the area, and secondly, an analysis of the sensitivity of the landscape within the district to wind turbines. The Study concluded that the potential for wind generation sites within the district was very limited. We therefore do not propose to identify specific sites for commercial wind generation in this Plan.'

At the last O&S meeting in August, I asked if an equivalent study was carried out into the viability/landscape sensitivity of potential sites for solar generation projects in Cherwell had been conducted. There has been no such study. Why this inconsistency? Given the possible prospect of the largest solar farm in Europe being partially sited in our district, it is important to know why a robust independent study into the suitability of Cherwell District terrain for solar generation project sites was not carried out as it was for wind energy projects. I will continue to ask for a clear response on this.

It seems likely that there will be an increase of up to 10% in the houses built on the six allocated PR sites. I asked how these additional homes would be calculated and allocated. The response was that they will be included in the calculation of homes provided in Kidlington but it's not yet clear whether they will be added to the Oxford's Unmet Need quota, or if they will be available for local people. Again, I hope to get a clearer answer before the next O&S meeting in mid-September.

5.SEND Reform Protest on 13th October at Bonn Square

6.ODD PR9 Planning application is now available to view at CDC - 23/02098/OUT.

7.Meeting with Layla Moran MP at Yarnton Village Hall. July '23

Flooding and drainage issues discussed. She to OCC raising concerns described by Steve Smith of YFDG, urging a holistic strategic approach by the Council in response to the evidence and queries put forward to the Council by the Group. She poses six key questions in relation to the information provided by the YFDG and to flood risk recommendations in relation to the PR8 and PR9 developments.

8.Stratfield Farm planning is in – 22/01756 / 22/01757

9.Sewer Capacity Issues at Garden City. Flooding issues identified in Lock Crescent and surrounding area, due to rain water run-off causing overflowing drains.

10. OCC Properties. Glebe House, The Bungalow and Stables. Will all be made available on the open market for sale.

11.Begbroke Glass Recycling. Have requested it be moved to the alternative location until a more suitable location on PR8 can be found. Waiting on response from CDC.

12. Stadium. Scoping document is now available under 23/02276. Lesley has queried the location description and is awaiting a response from planning.

Lesley McLean; Dorothy Walker

6.3 OALC Report – was studied for relevance.

7 Council Representatives

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7.1 BVHMC Report by Les Allen was brief. The date of the AGM was not publicised widely. No grants available for play equipment, Section 106 monies must come from new developments for play equipment. Stratfield Brake will have dedicated pitches for teams.

7.2 Oxford Airport Consultative Committee - no report.

8 New Business

8.1 Proposed additional seat – near pumping station. Not permitted by OU. land registry ownership for Sewage pumping station was shown. The chairman thought we should pursue an additional seat adjacent to the A44. Clerk to obtain quotes.

9 Planning

9.1 [Search Results - Planning register | Planning register | Cherwell District Council](#)

9.2 The committee discussed OUD Planning application 23/02098/OUT and the clerks presentation. It was unanimously decided to Object to the plans.

10 Correspondence None (See register for full details of postal correspondence)

10.1 Moore – external audit letter, report and account.

11 Financial Matters

11.1 Balances/Liabilities: £11,816.36 Money. Bank Statements : Current £8,975.18 Reserve £3,972.23

Transfer: £0.00 from reserve to current. Liabilities (listed below and outstanding cheques)

11.2 Income: Bank interest – £4.46

11.3 Expenditure

11.3.1 Play Safety Ltd – Annual Play Area inspection Inv. 73764 £106.80 CN: 1073

11.3.2 Jeffrey Wright – Expenses. Land Registry enquiry, straps and data sticks–£40.58 CN: 1074

11.3.3 Jeffrey Wright Clerks salary 2023 £616.67 CN: 1075

11.3.4 HMRC PAYE/NI Liability to 22/09/2023 £130.20 CN:1076

11.3.5 Moore – External Audit Invoice 319402 £252.00 CN: 1077

11.3.6 NR Prickett – grass cutting inv. No:2012 £548.40 CN: 1078

11.3.7 No other transactions. The above financial transactions were unanimously approved.

11.4 Quotations/Tenders/Grants

11.4.1 None

11.5 Bank Matters

11.5.1 None

11.6 Other Financial Matters

11.6.1 Audit Conclusion – external auditor report was shown and unanimously approved. The only items brought to attention were an unticked box 11b (additional to previous years) and a trivial rounding error.

11.6.2 Conclusion of audit notice posted on website and notice board.

12 Health and Safety Matters & Play Area

12.1 Playground inspection reports – all received for August

12.2 RoSPA report for 2023 received – discussed for items to be attention. Report forwarded to Mark Richardson to act on some recommendations The Waste bin move had been carried out as well as investigation of a wooden post on the climbing frame. Spare post in stock. Due to ground movement, it is almost impossible to continue filling tile gaps.

12.3 Rota: September Malcolm - October David

12.4 Goals – service visit to repair height adjusters had been carried out and three wheels and adjusters replaced.

13 Training

13.1 No Requests

14 Freedom of information requests/receipts

14.1. None

15 Footpaths, Bridleways and Restricted Byway (RUPP)

15.1 Footpath to Parkers Farm – route map - Begbroke FP8 to Kidlington FP33, Ref 03733 was unanimously confirmed, clerk to inform OCC.

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15.2 Cllr Ryder has forwarded images of a possible footpath route to the clerk in order to commence an application to the landowners of the Technology Park, to try and get a footpath from Begbroke Lane to Langford lane.

16 Village – Natural Environmental Matters

16.1 Woodland Trust – recording of ancient trees is ongoing as none recorded yet. [Ancient Tree Inventory - Woodland Trust](#)

16.2 Trees at junction of Begbroke Lane/Sandhill Rd – reported to Fix my street in June. However, it transpired that neither OCC or Begbroke parish council owned the land but the clerk, in order to provide a service to the residents, arranged for Mark Richardson to cut back some overhanging branches following a further complaint.

16.3 Hedge at corner of Begbroke Lane – No progress. (Since this meeting OCC have reported it will be a final warning letter (7 days to cut back) before they start the process of taking action to cut it back ourselves and claiming back the costs.

17 Website & Information

17.1 Website reviewed.

18 Proposed dates of the Next Meeting (s):

18.1 November 6th; December 4th 2023

Signed ____ Cllr Malcolm Ryder Chairman Begbroke Parish Council October 2nd 2023