

**Minutes of a Meeting of Fringford Parish Council, held on  
Monday 18<sup>th</sup> March 2019, in the Chinnery Room of Fringford Village Hall at 7.45 pm**

**Present:** Jan Maciejewski (Vice Chairman), John Fargin, John Reader and Les Harris.

**Apologies:** Cllr Ian Corkin (CDC and OCC) and Cllrs Adrian Thwaites and Mick Cowland

**In Attendance :** 6 members of the public.

**Also in Attendance:** Nick Bowden and Laura Robinson (Punch Taverns)

**135. Requests for Dispensations and Declarations of Interest, gifts and hospitality**

There were no requests for dispensations or declarations of pecuniary interest.

**Public Participation**

Nick Bowden, planning agent for Punch Taverns distributed plans showing the proposed development at the Butcher's Arms and explained that Punch Taverns were applying to CDC to construct 1 dwelling with a detached garage in a perceived underused part of the car park of the Butcher's Arms. There would be a separate access constructed on the corner of the Stratton Audley road as highway design advice indicated that this would give the best available sight lines, and the proposal would maintain as much of the current landscaping on site as possible.

The Highway authority comments are still awaited, and the proposed access would be adjusted subject to these comments.

The plans attempted to provide a building in keeping with other buildings in the village, but changes could be made if necessary. He confirmed that the proposals make provision to maintain 22 car parking spaces at the public house, with the car park being laid out in an orderly fashion to achieve this.

He then took questions and comments from residents and Councillors:

Q. There can be poor parking practice in the carpark at the pub- any car park layout will require defined spaces.

A. Yes

Q. No 5 Stratton Audley Road residents value the tree line between no 5 and the public house. Can this be maintained?

A. The development will retain as much of current tree line as possible

Q. Could this be enforced by a covenant placed on the new property?

A. We will look into this.

Q. What is the proposed width of car parking spaces?

A. The spaces will be 2.5mx5m – in line with CDC's Policy

Q. Will there be provision for disabled parking?

A. Provision will need to be made.

Q. Parking with the dimensions quoted will not accommodate larger cars?

A. Parking provision accords with CDC's policy

Q. The Village would not like to see an increase in parking on the road. The bend is already very tight and there are regularly near misses. Would the Developer be prepared to widen the road at the proposed access point?

A. Work on the road would significantly increase the costs of the project.

Q. Could the Developer put in some traffic calming measures to reduce the speed of traffic at the bend?

A. We could consider options.

Q. Could a visit be made on a Saturday or Sunday when traffic is parked down the road and into the village?

Q. Originally the car park at the Butcher's Arms encompassed no 5 Stratton Audley Road – which was built in the grounds some 20 years ago. Was there a condition requiring the remainder to the car park to be available for the public house parking?

Q. If the surface of the car park is to be gravel, how will spaces be marked?

A. Demarcation will be by wooden beams or brick insets.

Q. What will you be proposing for the gas tank, which is located in the car park in the middle of a proposed parking space?

A. This will need to be moved.

Q. How will cars using the car park manoeuvre in or out?

A. The design complies with CDC's standards and there is sufficient width.

Q. Currently some trees are in the middle of proposed parking spaces?

A. They may need to be lopped.

Q. As the carpark will not accommodate large cars, they are more likely to be parked on the road or on the Village Green.

Q. Would you withdraw the application to look again at some of the issues?

A. No but we could consider making an amendment.

Q. Did you receive any pre planning advice from CDC?

A. No

Q. What would be the construction process? Would the car park be constructed first, and where would contractors' vehicles be parked and materials be stored?


A. The car park would be built first, and we would not expect contractors vehicles to be parked on the road, although they could be in the carpark during th day. Materials would be on site.

Q What is the effect of the development on the viability of the Butcher's Arms?

A. If the pub was not viable Punch Taverns would be looking the redevelop the whole site.

Following this discussion Cllr Fargin explained to members of the public that the Parish's role was as consultee in the process and it was not the decision maker.

## 136. Planning

[Erection of one dwelling with internal bin and cycle storage, reconfiguration of the pub car park, new vehicle access off Main Street and new pedestrian access off Stratton Audley Road, erection of 1.8-metre-high close board timber fencing and associated landscaping following demolition of outbuildings](#) 

**The Butchers Arms Main Street Fringford Bicester OX27 8EB**

Ref. No: 19/00300/F

Following the discussion in the public session the Parish Council agreed that the Butcher's Arms is a significant and highly valued asset to the village of Fringford. Having consulted with neighbours and residents there were no objections to the principle of additional development in the car park and no objections to the design of the proposed dwelling but the following concerns about the current proposal had been expressed:

1. The proposed access is onto the apex of an already very tight bend on the Stratton Audley Road, which can be much used at morning and evening school drop off times. There are already regular "near misses" on the bend, and an access at this point could exacerbate the situation. If the development is to proceed with the access as currently proposed, the Parish Council would like to see some road improvements – either by a road widening scheme or traffic calming proposals to reduce the risk of accidents at the proposed access point.
2. The car parking proposals are inadequate. Although the plans suggest that 22 car parking spaces will be retained, this number is likely to be reduced when 2 disabled spaces are created, and reduced further when the gas tank is moved from its current location. Also, two of the spaces are shown under the trees bordering the site and if these are protected then these spaces may not be usable. There is considerable concern that the current proposals do not make adequate provision both for the size of cars likely to be visiting the Public House, for all vehicles to manoeuvre in and out of spaces. Residents would not like to see vehicles reversing from the car park onto the road because they could not turn around on site.
3. Linked with 2 above, a lack of car parking spaces could increase the number of vehicles parking on village roads, or on the Cricket Pitch and particularly on or near to the two bends in front of the Public House.
4. Whilst a commitment to retain as much of the current landscaping as possible is to be welcomed, this would be strengthened by a commitment to impose a covenant on the newly constructed property to retain at their current height the line of trees between the new property and 5 Stratton Audley Road.
5. Should this scheme be approved a condition would be required to compel the developer to create the revised car park with clearly delineated spaces before the commencement of the building works and ensure that the car park would remain free from construction vehicles and materials.

**137. Reports from District and County Councillors and Police**

The OCC monthly update has been circulated.

**138. To receive a report from Cllr Wood (CDC) regarding any newly registered sites within the village.**

None.

**139. Minutes of the Parish Council Meeting held on 18<sup>th</sup> February 2019.**

It was **RESOLVED** that the minutes be accepted as a true record of the meeting.

**140. Matters Arising from the Minutes**

CDC have confirmed that the Parish can proceed to fill its vacancy by co-option.

**141. Finance**

- a. To receive the monthly financial report and bank reconciliation – which is attached to these Minutes and shown as “Appendix A”
- b. To consider invoices for payment itemised on the payment schedule

The Council **RESOLVED** to approve the following invoices for payment:

<b>Cheque no:</b>	<b>Payee and reason</b>	<b>Budget</b>	<b>Minute Ref</b>	<b>Amount</b>
400366	OCC	COMEt bus		£64.62
400367	Tree solutions	Crab apple		£180.00
400368	Green Scythe	grass		£181.80
400369	Richard Wise	gritter		£168.00
400370	Anne Davies Clerk salary	salaries	CI salary	£185.18
400371	HMRC	Clerk Tax	CI ts and cs	£43.20
400372	OPFA	subscriptions		42.00
400373	CFO	subscriptions		£55.00
Total				£919.80

**142. Parish Matters – to discuss where necessary**

**a. Village groups.**

The Village Hall will be holding a fundraising evening on 21<sup>st</sup> September with Rick Kemp ( formerly of Steeleye Span).

The Village is looking to recognise the forthcoming retirement of the village postman.

The History Group will be meeting to review work on the Parish Records. They currently have 15 kilos of material to be shredded. The Clerk agreed to ask CDC if they provide this service.

**b. Tree overhanging the road across the Green**

This will be cut back on 19<sup>th</sup> March.

**c. Village Green**

Cllr Reader confirmed that, following the TVPA Rural Resilience Group meeting, police from the Force had visited the village and spoken to parents of children at the school who had parked on the Green. Cllrs will check to see if there is any improvement in the situation.

**d. Thatch on the Village Pump**

The thatcher has indicated that he no longer lives in the Village, but he would be able to re thatch the ridge for £400. The Clerk was authorized to accept this quote and enquire when the work would start.

**e. Stone Wall**

Adam Butler has been asked to carry out the work, which should be completed in April.

**f. Maintenance of Village Grass**

Cllr Maciejewski agreed to advise the Clerk when the Village grass and verges need cutting, and she will liaise with the contractors.

- 143. Correspondence Received** – to note correspondence received not otherwise on the agenda where decisions are not required  
The Council noted the monthly reports from OALC and OCC, which have been circulated.

- 144. Reports from meetings**  
Cllr Reader reported he had attended the TVPA meeting on 20<sup>th</sup> February in Fringford Village Hall. There were 8 villages represented and most had similar issues of speeding cars and inconsiderate parking. Some villages had VAS signs that could record speed, and TVPA advised that they would write to cars observed to be speeding if there was sufficient evidence to do so.  
The next meeting will be in Chesterton in June.

- 145. Items for information or next Agenda only**

**Agenda Items**

The Clerk requested that all items for the next agenda should be submitted by 5<sup>th</sup> April 2019.

- 146. Date of next meeting**

The Council **RESOLVED** to agree the date of the next meeting as Monday 15<sup>th</sup> April 2019 at 7.45pm.

The meeting closed at 9.15 pm

Signed ..... Dated.....

Fringford Parish Council			Monthly Financial Report	
			Parish Council Meeting	18 March 2019
Payments processed since last meeting				£803.21
18-Feb-19	one direct/devil ltd	400362		£435.86
18-Feb-19	Mrs A Davies	400363		£185.18
18-Feb-19	HMRC	400364		£43.20
18-Feb-19	OALC	400365		£138.97
Receipts processed since previous report				£0.00
Bank Reconciliation			Statement dated	01 March 2019
			Savings Account	£16,102.43
			Current account	£17,684.76
Items not yet cleared:				
Receipts	None			
Payments	cancelled			£0.00
	cancelled			£0.00
			Net Total	<b>£33,787.19</b>