**Minutes of the meeting of Fringford Parish Council,   
held on Monday 17th July 2023 at 7.45pm.**

**Present:** Councillors: Ginny Hope (Chair), Phil Davids-Austin, Hayley Ryder, Les Harris, Robert Gue, Ros MacKenzie

**Also present:** R. Damerell (Clerk) and 6 members of the public

1. **Apologies for absence**

* Apologies were received for Cllr McCullagh

1. **Requests for Dispensations and Declarations of interest, gifts and hospitality**

* No Interests were Declared

1. **Public participation**
   * + A resident raised a query regarding the dropped curb at the Junction between Church Lane and Church Close. Current vehicles are parking over the curb and therefore blocking the view of oncoming traffic and blocking the pavement for pedestrians. The resident asked if there was anything that could be done to make the dropped curb more visible and stop vehicles parking on it. The Councillors suggested the resident report the curb on Fix My Street to request markings be added to the road to show the dropped curb.
     + Mark Naylor an editor for The Village Voice, updated the Council that the main sponsor for The Voice has ended their sponsorship. The Voice is now actively looking for another sponsor. The Voice requested if the Parish Council would consider granting the funding in the interim while a new sponsor is found. The Council resolved to grant £250 to The Voice, whilst the exact figure is confirmed, for the interim period until a new sponsor is found. Funding will made available from the Community Action Fund.
     + The Council expressed its grateful thanks to Webmart for their sponsorship and support it has showed to The Voice over the past number of years.
2. **Updates from County & District Councillors –** 
   * + The Council note that the forward items for the District Council agenda was circulated to Parish Councils to check if there were any items of significant interest.
3. **To approve the Minutes** **of the last Parish Council Meeting**.
   * + The minutes were approved as a true record of the meeting.
4. **Finance**
   * + The Councillors received the monthly Reconciliation.
     + The Invoices were reviewed and approved by the Council. See attached
5. **Parish Matters**
6. **HS2 Grant Applications** 
   * + Lease: The lease has been drafted. Cllr McCullagh has reviewed it and sent it back to Parish Council solicitor. The only thing missing is the Specification of Works to be carried out. The question was asked if there is a way to continue without this, and whilst we could have a Lease and a License to carry out the works this wouldn’t be ideal. Cllr Hope has though spoken to the Land Agent, who stated that if necessary, he believed the Land Owner would support this.
     + The County Council has carried out the tender process and awarded contract to Greenford to carry out the improvement works to The Green. Greenford, though have not yet had a contract to sign, only confirmation as the preferred bidder. This has been escalated to Cllr Corkin, who has escalated it further. After numerous email chases, it was confirmed that David Rawson has replaced Wayne Barker on the project. Cllr McCullagh has attempted to contact David Rawson without success but will keep trying to contact Wayne Barker. Greenfords have also confirmed that work would not be able to carried out during the summer due to the fact that the award of contract is taking so long.
     + Cllr Hope has requested to Oxfordshire County Council that any shortfall that occurs in the project costs should be met by the County Council.
     + It is delays within the County Council that has meant that the project will no longer commence on the proposed start date during summer school holidays.
7. **20 is Plenty proposal in the village**
   * + No update to report
8. **New Vehicle Activated Sign for the village**
   * + Cllr Hope confirmed that the correct post will be delivered and the old one collected by the supplier and refunded.
     + We are awaiting approval from the OCC Highways officer for the location and position of the sign.
9. **Village Hall update** 
   * + Cllr Gue updated that the structural survey is being done on the village hall roof on 18 July 2023 and they will also carry out a survey of the bus shelter as well. Abbey Norton has been appointed as Chair of the Village Hall Committee, with Guy Schoales as Treasurer. A secretary has also been appointed, with the name to be confirmed.
10. **Trees**
    * + Cllr Hope confirmed that residents at Church End have received a copy of the report from Nicholson’s, done for the landowner. The Council unanimously agreed to approve the suggested measures in the report.
11. **Planning**

**Appeals**

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| Reference | Location | Proposal | FPC Decision / Comments |
| APP/C3105/W/23/3315481 | Land North East Of Fringford Study Centre Adjoining, Rectory Lane, Fringford | Erection of a 4 bedroom detached dwelling with garage and access | Object – Fringford Parish Council objects to this appeal.  Cherwell District Council refused the application based on points of planning referenced in the Cherwell Local Plan.   Nothing has materially changed since that refusal decision.  The proposal is for a 4-bedroom dwelling which would constitute in-fill. Under national policy, Cherwell District Council is meeting its targets for delivering the need for housing and has a housing land supply statement, which demonstrates that the district has a 5.4-year housing supply for 2022 - 2027, up from the 3.5 years reported last year.  Based on this, planning permissions for such proposals as this, that do not sustainably meet the district’s needs can justifiably be refused. There is no requirement for such a dwelling in the proposed location, and the harmful impact of such, outweighs any suggested benefit.    The proposal failed to comply with the Council's housing policies that look to support residential developments in the “right places” such as sustainable locations.  Despite being classed as category A village, Fringford is not a sustainable location in terms of access to services and facilities to meet the day to day needs of residents and has no public transport. The addition of no public transport would increase the number and reliance on private vehicles within the village with an increasingly negative environmental impact.  The proposed site was part of the original planning approval for Farriers Close which stated a condition by the local planning authority that the space was to remain undeveloped in perpetuity, as a visual amenity to the village.  The appellant has continuously applied for planning permission, been refused, appealed, and been dismissed at appeal. It is quite incredulous that the appellant has submitted yet another appeal.  The original planning permission, only granted on appeal, for the four dwellings on Farriers Close included a condition relating to the retention of the site known as the Copse - that would be eliminated for the purpose of this proposed new development. This Copse was to be “replanted, fenced off and at all times thereafter maintained as a woodland area.” The stated reason from Cherwell District Council for this was “in the interests of the visual amenity of the area and to ensure the creation of a pleasant environment for the development.” The site referred to as a Copse was indicated on the approved plans as being “retained and made available as public open space”. The appellant clearly accepted this condition that it now seeks to ignore. Earlier appeal dismissal findings focused on the significantly harmful effect that the proposed development would have on the character and appearance of the area and quoted Policies C14 and C33 and the need to retain any undeveloped gap which is important in preserving a feature of recognised amenity value. Previous Planning Officer reports have stated that... “By virtue of its scale and siting on a parcel of land designed as amenity land and which adds significant local value, the proposed new dwelling would result in an incongruous and wholly inappropriate development that would cause significant and demonstrable harm to the existing loose-knit character of the area and would therefore also result in unacceptable infilling in housing supply terms.” …Nothing in this new application has changed in this respect The appeal dismissal in 2011 also concluded that the Copse creates a break in development and as such is an integral part of its established character and appearance. It stated that the loss of trees and introduction of a dwelling on an elevated site would alter the character and appearance and the street scene to a significantly harmful degree particularly when viewed from Rectory Lane.    In relation to the trees, we ask that the Planning Inspectorate check if there have been any breaches to the Tree Preservation Orders for the trees on this site, as over time, the “management” of this land by the owner has affected some of the trees and we are concerned for their future.  The map attached shows green circles denoting the number of TPOs that should be on the site.    The site provides public amenity space and all the benefits it provides to the village street-scene, established wildlife and biodiversity which would all be lost for the sake of a proposed dwelling.  Pringle Cottage is situated directly opposite the proposed dwelling across the narrow lane, understood previously to have been a drover’s lane. The elevated nature of the Copse site would mean that the proposed house would have an imposing, overbearing and overshadowing effect on the cottage.  This appeal is fundamentally like those that have gone before that have been dismissed. The only real difference is that to get around the Tree Protection Orders the access has been moved from Farriers Close on to Rectory Lane, to a much more dangerous location and so exposing the entrance of the proposed dwelling to much higher passing traffic volumes. We respectfully ask that the appeal is dismissed. |
| APP/C3105/W/23/3324251 | Land Adj To Wise Crescent Opposite, The Laurels, Fringford | Erection of 6 one and a half and two storey dwellings, with the construction of new access  and footpath, together with carports, parking, landscaping and all enabling works | Objection – Fringford Parish Council objects to this appeal.  Cherwell District Council refused the application based on points of planning referenced in the Cherwell Local Plan. Nothing has materially changed since that refusal decision.  Since the proposed site is clearly outside the village envelope it would have a negative impact on the open countryside and the rural setting causing an urbanising effect.   It fails to comply with the Council's housing policies that look to support residential developments in the “right places” such as sustainable locations.  Despite being classed as category A village, Fringford is not a sustainable location in terms of access to services and facilities to meet the day to day needs of residents and has no public transport. The addition of no public transport would increase the number and reliance on private vehicles within the village with an increasingly negative environmental impact. Due to the proposed location of the development being close to the school and pre-school and the convergence of the two routes in and out of the village, the increase in vehicles would pose additional risks for pedestrians and road users, particularly at school times.  Under national policy, Cherwell District Council is meeting its targets for delivering the need for housing and has a housing land supply statement, which demonstrates that the district has a 5.4-year housing supply for 2022 - 2027, up from the 3.5 years reported last year.  Based on this, planning permissions for speculative proposals that do not sustainably meet the district’s needs can justifiably be refused.  We respectfully ask that the appeal is dismissed. |

* The Parish Council also resolved to investigate the Village categorisation process. The Council does not believe that Fringford should be a Category A Village and will seek to have the Village re-categorised. This would then potentially reduce the number of speculative planning applications for housing developments in Fringford.

1. **Correspondence Received / AOB**

* The Council resolved not to have a stall at the Autumn Fayre, but would attend the event should residents want to raise any issues with members for the Parish Council.

1. **Items for next Agenda**

* All items for the next agenda to be submitted to the Clerk by 8th September 2023.

1. **Date of next meeting:**

* The date of the next meeting as 18th September 2023 at 7.45pm.

