

APPLETON WITH EATON PARISH COUNCIL

c/o 26 Eaton Village, Eaton, Oxfordshire OX13 5PR

E-mail: parishclerk.appletonwitheaton@gmail.com www.appleton-eaton.org

Appleton with Eaton Parish Council (AWE PC) Meeting

held in the Village Hall

Monday, 8th April 2024 7:15pm

Allison Leigh – Parish Clerk

Minutes

Councillors present: Stephen Day (Chair), Liz Gilkes (Vice Chair), Councillors Teresa Bennett (TB), Mary Carey (MC) and Valentina Brito-Marquez (VBM)

In attendance: Allison Leigh (the Clerk), District Councillor Mark Coleman

24/1: Apologies for Absence: Apologies for absence were noted from Councillor John Adams. It was resolved to accept apologies from Sue Sternberg.

24/2: Declarations of interest: None.

24/3: Public questions and statements:

Members of the public were in attendance to speak about 91 Eaton Road. A statement was read out. See Attachment 1.

The Council resolved to move this agenda item to this part of the agenda:

24/8: Planning applications:

Planning application: [P24/V0718/FUL](#)

Address: 91 Eaton Road Appleton Abingdon

Application for: Double and single storey rear extensions, alterations to existing semi-detached dwelling and proposed new two-bedroom two storey detached dwelling in garden land with associated parking and access

Comments due: 20/4/24

The Council resolved to object to this planning application on the grounds of the following material considerations: character, access, and light. The Clerk will circulate a draft response to the Council by Friday the 12th of April.

24/3: Public questions and statements:

- Green Appleton: Green Appleton was in attendance and delivered an update on their work. See Attachment 2

Green Appleton requested a donation. This will be on the May agenda.

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24/4: Reports from District and County Councillors:

Vale of White Horse District Councillor

The District Councillor presented a report. See Attachment 3.

The District Councillor reported that the Climate Action Fund will be reopening again.

Oxfordshire County Council

There was no report, and the County Councillor was not in attendance.

24/5: Minutes of the last meeting: The minutes of the Parish Council Meetings of 11th March 2024 were agreed and signed as a true record.

24/6: Clerk's report:

The Council acknowledged the Clerk's report.

The Council would like to have the noticeboard by the Appleton Shop stripped down and re-varnished. There is also an issue with condensation. The Clerk will ask the shop if the noticeboard closest to the shop is owned/maintained by them and/or if they would like work done on this as well.

It was noted that the Chairman and Clerk will be meeting to look at the state of a right of way.

24/7: Finance:

- **Finance Report:**

Payments authorised

<u>Payee</u>	<u>Item</u>	<u>Payment Method</u>	<u>Amount</u>	<u>Date</u>
EDF	Electricity at the Sportsfield	Direct Debit	110.21	5/3/24
Lloyds card	Microsoft 365, Council Phone, Google, Mailchimp, Flood Signs, Ink, Supplies for Sportsfield, Monthly fee	Direct Debit	309.98	18/3/24
EDF	Electricity at the Sportsfield	Direct Debit	57.69	26/3/24
Staff costs	Staff costs	Online payment	679.93	30/4/24
HMRC	PAYE	Online payment	103.67	8/4/24

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Allison Leigh	Clerk expenses	Online payment	26.00	8/4/24
Oxfordshire Association of Local Councils	2024/2025 Membership	Online payment	204.66	8/4/24
Dark White Digital	Website hosting and Wordpress updates	Online payment	30.00	8/4/24
Ady Podbery Grounds Care	Mowing of the sportsfield	Online payment	112.80	8/4/24
SLCC	The Clerk's Manual	Online payment	47.50	8/4/24

Receipts since the last meeting

<u>From</u>	<u>Item</u>	<u>Amount</u>	<u>Date</u>
Cumnor Football Club	Sportsfield hire: 14/1/24 – 25/2/24	240.00	1/3/24

Bank Reconciliation

Opening balance as of 1/4/2023	49,920.26
Receipts	36,359.70
Payments	34,558.68
Cash book balance	51,721.28
Bank balance as of 31/3/24	51,721.28
Unpresented payments	0.00
unpresented receipts	0.00
Reconciled balance as of 31/3/24	51,721.28

- **OALC Membership:** The Council resolved to continue its membership to OALC for 2024/25.

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24/8: Planning applications:

Planning Applications:

No comment required:

Planning Application: [P24/V0645/DIS](#)

Address: Former Parklands School, Besselsleigh

Application for: Discharge of condition 4 (Landscaping Scheme) on application P18/V0359/FUL (Refurbishment and Conversion of the existing Manor House into 8 apartments. Demolition of all other existing outbuildings and extension to Manor House. Erection of 36 new dwellings comprising 9 apartments within extension to Manor House and 27 houses within the grounds of the site. Retention of the existing site access, plus new associated parking and landscaping.)

Planning Application: [P24/V0646/DIS](#)

Address: Former Parklands School, Besselsleigh

Application for: Discharge condition 15 (Biodiversity Enhancement Plan) on application P18/V0359/FUL. (Refurbishment and conversion of the existing Manor House into 8 apartments. Demolition of all other existing outbuildings and extension to Manor House. Erection of 36 new dwellings comprising 9 apartments within extension to Manor House and 27 houses within the grounds of the site. Retention of the existing site access, plus new associated parking and landscaping).

Planning Application: [P24/V0647/DIS](#)

Address: Former Parklands School, Besselsleigh

Application for: Discharge of condition 17 (unique prior to occupation/prior to use) on application P18/V0359/FUL (Refurbishment and Conversion of the existing Manor House into 8 apartments. Demolition of all other existing outbuildings and extension to Manor House. Erection of 36 new dwellings comprising 9 apartments within extension to Manor House and 27 houses within the grounds of the site. Retention of the existing site access, plus new associated parking and landscaping.)

Planning Application: [P24/V0710/DIS](#)

Address: 89 Netherton Road Appleton Abingdon

Application for: Discharge of condition 4 (Surface Water Drainage) on planning application P21/V0370/HH Extension and alteration works to the dwelling

Planning Application: [P24/V0681/DIS](#)

Address: Willowbank, Millway Lane Appleton

Application for: Discharge of condition 8 (Construction Ecological Management Plan) on

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application P23/V2507/FUL. (Demolition of existing dwelling and replacement with a new 4-bed dwellinghouse).

Decisions:

Planning application: [P24/V0014/LB](#)

Address: Pond Farm, Netherton Road, Appleton

Application: Install 15 'all black' solar panels on the valley of the two roof lines

Decision: Permission granted

24/9: Publications and correspondence:

The Council reviewed the correspondence since the last meeting. The Clerk noted she has been in touch with OCC about the road markings including the yellow lines outside of the school. The Council would also like to ask if OCC can paint the lines on the bend on Eaton Road near the Thatched Tavern and on Netherton Road near the pond.

The Council asked the Clerk to write to AH Cornish about the possibility of the opening of the Lock Road. The Council will offer to assist in any way in terms of clean up, advertising rules, etc.

24/10: Website and Advertiser:

It was noted that Teresa Bennett has resigned as Parish Councillor. The Council would like to notify residents that there is a vacancy.

The Council would like information about the Annual Parish Meeting in the May Advertiser.

24/11: Matters for report:

The Council would like the donation to Green Appleton as an agenda item at the May meeting.

The Council thanked Teresa Bennett for her service as Parish Councillor.

It was reported that the potholes have become quite severe. The Clerk will contact OCC about repairs.

24/12: Date of the next meeting: The date and location of the Annual Parish Council Meeting were confirmed as the 13th of May 2024 at 7:15pm in the Village Hall

The meeting closed at 8:33pm

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Attachment 1

Outline of objections to proposed development of 91 Eaton Road

Application Number P24/V0718/FUL

The purpose of nearly all the immediate neighbourhood's attendance here this evening is to demonstrate to the Parish Council its opposition to the proposed development. We encourage councillors to come and view the area for themselves and to this end I am recently retired and am often at home and available to answer any questions you might have.

I do not propose to go through the detail of the plan now as this would take many hours rather, I will give a brief outline of the major concerns of all the households that have access to the lane owned by the Vale and written into their Title Deeds. These houses are odd numbers 83 to 93 so 6 houses. One assumes the owner of 91 is in favour so 5 to 1 against. These are the red brick terraced cottages set back off the Eaton Road to the west with Council Field bordering the access lane at the Northern end of the village. Is everyone aware of where these properties are?

Our objections revolve round the harm to visual and neighbour amenity.

1.The Access Lane

It is proposed that this lane is widened to almost double its width at its junction to the Eaton Road at the eastern end tapering back to its original width approximately 25 metres down the lane. The same is proposed at the western end where new parking is proposed for a new dwelling. The development is a Highways stipulation. We question whether it is possible to widen the lane to this required width given the 1 meter no dig recommendation for the hedge in the Ecology report submitted in the plans. It is also likely the hedge will have to be trimmed before the end of August to maintain the required width. New dwelling equals more traffic. Wider lane

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particularly at the junction equals more turning and even potential parking on the entrance.

The plans state the site is in a Flood 1 low risk area which it is. This doesn't mean sites in the area are not at high risk and this is the case for all the 4 cottages 83 to 89 and the white stone cottages on the southern boundary. The newer owners of 85 and 87 have high risk ratings in their surveys and as all the older householders on the lane will testify, they have been flooded in recent history and the front garden of 89 on a regular basis. The low point of the lane is somewhere in the region of 5 metres away from 89's front door almost exactly at the mid-point of the lane. The high points are at either end. Drainage of surface water is clearly difficult, but the situation is for the main part controlled by the large verge running down the lane at its eastern end and the hedge, which combine to form a small dyke to keep back the water from the field which can then run into the ditch running along the Eaton Road. Obviously cutting back the verge or damaging the hedge is an absolute no. A wider lane means more run-off straight to the middle of the lane something that is wholly unacceptable. The Vale are the owners of the lane and the verge, and they would be ill advised to allow any easement to widen the lane and remove any part of its northern verge.

Finally on the lane, the sewer for all the cottages runs down the middle to join the main sewer on the Eaton Road. It already needs to have the capacity to deal with up to approximately 30 people and when this has been the case from experience it is on its limit! Further its state of repair is of concern.

2. New Dwelling.

The new proposed dwelling 91a is not in keeping with the neighbourhood. It would be surrounded by terraced houses to the east and a terraced semi to the west built of red brick with slate roofs and to the south a newly built single storey office terrace style building of stone style brick and slate roof in keeping with the cottages further up its access lane. The new proposed dwelling is a small, detached house to be built with a combination of facing brick, blocks, wood framing and wood cladding with gable ends to the south and north and slate tiles. The applicant comments that the wood cladding is in

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keeping with other houses in the village none of which are in view of or nearby the proposed new dwelling! It should be noted that in the pre-application advice to the applicant the Planning Officer's preference was for a terraced development attached to the east end of the existing house. It is clear to all the immediate neighbourhood that this building is not in keeping with existing buildings.

The dwelling would be built along the western boundary of the terraced cottages to the east and will shade their gardens for large parts of the day. These agricultural workers cottages were built nearly 100 years ago, and the rear gardens have enjoyed good light from the west in their lifetime allowing householders to grow vegetables and latterly enjoy leisure time in them. The reduction in light is a severe loss of amenity. There is also a question as to whether the house is far enough back from the cottages to comply with the 25-degree light rule. We would also question the distance of the south facing end of the building to its boundary and its distance from the new proposed west boundary. Its impact on our house at 93 is less severe in terms of light but will still have an impact.

3. Conclusion.

I think it is safe to say that the proposed development is marginal at best and irresponsible at worst. The danger to other houses in terms of extra flood risk is too high as is the potential damage to the ecology along the access lane. The severe loss of light year-round to existing properties to the east is harmful to their amenity.

The objections are strong enough to this application to at least allow for further consultation as there was none with any of the neighbourhood before the application was made.

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Attachment 2

Presentation to Appleton with Eaton Parish Council - April 8th 2024.

Thank you for giving us the opportunity to speak to you tonight.

We're here to tell you about Green Appleton. Who we are, what we've already achieved, and our future plans.

Currently, our group has about core 10 members with a wider group of 40 extra people who have signed up for regular updates about our meetings, events etc.

We have a constitution and are now officially a member of Community Action Group Oxfordshire (CAG).

Our objectives are: to enhance, restore and connect local habitats, maintain and enhance biodiversity, encourage sustainable living and work across generations. Our mission statement is probably closer to what we're about: 'Think globally, act locally for nature'.

What have we achieved so far?

We have:

- Established our restoration project in the South of the Churchyard. This was started in 2017 and is well established.
- Held several Green Windmill Days (Community recycling)
- Planted hedges to connect wildlife habitats (wildlife corridors)
- Planted trees as part of the Queens Green Canopy
- Had a survey done by the Oxfordshire Treescape Project
- Built 2 bug hotels with the help of local families
- Held a Big Fun event in April 2023 and by the time we read this to you we will have held our Big Spring Event on 6th April 2024
- Run two bio blitzes
- Pressed apples
- Started our iNaturalist project
- Launched our Time-Lapse project

Our most recent projects have significantly raised our profile. The Timelapse project involves placing photo stations in Besselsleigh woods, and asking the public to take photos of the same scene throughout the seasons. In this way we are able to record seasonal changes in the short term and over the longer term create a time-lapse video. The photos are uploaded onto our new website so

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that they can be viewed and will be used to analyze changes. We also hope the project will increase engagement with the ancient woodland.

Our second new project is the use of iNaturalist to document the biodiversity of our local environment. This was started in July last year, and we now have 47 people registered. We've now just recorded our 1000th observation! Our intention is to engage local people with their environment, but should also provide a basis for looking at Appleton's biodiversity. We have been advised that there is likely to be a scientific research paper written by Liz Dowthwaite and James Sprinks based on Appleton observations.

Both these projects are documented on our website – www.greenappleton.org.uk.

So far we have been very fortunate and have been able to rely on donations. The PCC has been incredibly generous with a grant of £500. This money is ring fenced for the churchyard restoration project and we are careful to ensure that expenses are allocated correctly. We can provide a statement of our finances if required.

Our new projects have taken a toll on our bank balance. The annual cost of hosting and administering the website, paying for the domain and the addition of liability insurance has had an impact. We also incur ancillary expenses for all our events. We now have the interest of the community and the backing for our exciting projects and we are keen to develop these further. To try and accommodate our rising expenses we have applied for two grants. We are delighted to tell you that we have very recently been awarded National Lottery Funding of a one off payment of £500 specifically for the Time-lapse project and we have to adhere to their strict conditions when costs are incurred. We have yet to hear about the other grant.

We're aware that Parish Councils now have an obligation to consider biodiversity in their activities and we feel that the projects we have managed so far and any future projects will help you fulfil these obligations. We'd very much like to work with the Parish Council and are happy to provide regular updates as required. The website can be used both as an analytical and reporting tool. Data can be pulled out of iNaturalist.

We'd like to ask the Parish Council for a contribution so that we can continue with these important projects which will enable us to cover the essential running costs of Green Appleton

With this in mind, we would like to request an annual grant of £300? We appreciate that finances are restricted but we hope you feel that our projects warrant support.

Thank you very much.

Do you have any questions?

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Attachment 3

Vale District Council – Member for Thames Ward Report to the Appleton with Eaton Parish Council – 8 April 2024

Extra Garden Waste Collection

Residents who are subscribed to the Council's brown bin garden waste scheme can have extra garden waste collected for free, on their normal collection day only, **between 15 and 26 April**. Residents can put out a maximum of four additional standard (60L) sacks of garden waste, per brown bin subscription. The additional waste should total no more than the standard garden waste bin. Builders' heavy-duty bags will not be collected.

Requirement for Polling Station Staff

The Vale is looking for people to work as poll clerks and presiding officers on Thursday 2 May for the Police and Crime Commissioner Election. Staff can earn between £182 and £233. Anyone interested can find more details on the Vale's webpage:

<https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/local-democracy-and-elections/elections-and-voting/job-opportunities-at-elections/>

Oxfordshire Inclusive Economy Partnership's (OIEP) charter

The Vale DC has pledged their commitment to the OIEP charter. This means, when assessing contract, the council will consider what support the supplier can offer the local community, as well as the value for money of the contract. The council will look, wherever possible, to buy goods and services from local organisations, including Small and Medium-sized Enterprises, social enterprises, and cooperatives.

Cllr Mark Coleman

Vale of White Horse District Council Deputy Leader

Lib Dem Member for Thames Ward

Member for Environmental Services and Waste

Armed Forces and Veterans Champion