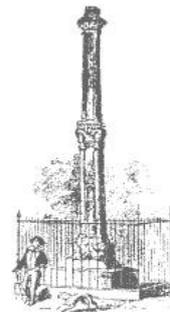


# **EYNESHAM PARISH COUNCIL**

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## **Minutes of the meeting of Eynsham Parish Council held on Tuesday 6 November 2007 at 7.30pm in the Bartholomew Rooms, Eynsham**

**Present:** Mr G Beach (Chair), Mrs A Beavis, Mrs. L Gerrans, Mrs. M Jones, Ms S Osborne, Mrs L Pialek, Ms J Tinson, Mr R Andrews, Mr T Green, Mr J Miller, Mr D Rossiter and Dr F Wright;  
County Cllr. C Mathew, District Cllrs Mrs M Stevens and Ms F Pike and 3 members of the public.

**In Attendance:** Mrs. S Lee - Clerk

**07/135 Apologies for Absence** were received and accepted from Mrs V Hughes and Mr E Taylor.

**07/136 Declarations of interest** – none.

**07/137 Minutes of the meeting of 2 October 2007** were unanimously agreed as a true record of the meeting and signed by the Chairman with amendments at 07/131 to read Mrs Hughes raised the point that the PC, as allotment provider, could be put in the position of having to supply more allotments if a sufficient number of people living within the parish were on the waiting list as she believed allotments may currently be being let to people outside the parish

07/133 Ms Osborne had volunteered to lock up Pavilion not Mrs Hughes. The Chair thanked Ms Osborne and Ms Tinson for their help in locking up the Pavilion.

### **07/138 Clerk's Report - circulated**

The report was circulated and the following items were discussed:

1. Unanimous approval was given to applying for grant funding to clean and alter the landscaping around the war memorial.
2. Mrs Gerrans reported that there are no people on the waiting list for allotments from the village at present and only 3 from surrounding parishes. The Allotments Committee have advised that if the village expands further, resulting in more demand, they would not want to take on the management of any more allotments field.
3. Clerk to draw up a list of possible dates for Parish drop ins for discussion at next meeting.
4. A suggestion had been received from Mr Nobes that the Echo is offered to villagers by email if they preferred this. It was decided that at present it is easier for deliverers to continue to deliver to every house but Clerk to add a piece to the next edition of the Echo to advise that the Echo is available on line via the website.
5. Signs – new skateboard sign has been received – Clerk is looking into the possibility of placing Perspex or similar over the front of the sign to try to prevent graffiti. In addition all the play area signs need updating as they are very faded – agreed to refer to communications committee and finance committee to agree wording and funding
6. Oxford Road toilets – a member of the public was locked in the toilets on Monday and had to use emergency button to exit. Reported to WODC for attention.

**07/139 Urgent Business Raised with Prior Consent of Chairman** – none

## 07/140 Finance

**Payment of accounts – circulated** – a larger font was requested for future finance information.

### Action: Clerk

- Proposed by Mrs Gerrans and seconded by Dr Wright that accounts in the sum of £34,730.02 be accepted as attached – all unanimously agreed and cheques signed by Mrs Gerrans and Dr Wright. Salary run cheques included in total signed by Mrs Gerrans and Mr Green on 23 October 2007.
- A proposal not to pay Safe and Sound Playgrounds was made due to poor workmanship re the concreting but there was no seconder. However, it was agreed to withhold payment of the cheque for £29,968.60 to Safe and Sound until the concrete rubble outside the Witney Road play area had been removed - 11 for and 1 against. The cheque was signed but will be withheld until advised to pay by the Chair.
- Churchyard grass cutting – a review of payments under this budget will take place in the Finance meeting.
- It was stressed that if any Councillor would like more information about any of the payments being authorised they should ask questions as the accounts are now being circulated before the meeting. Questions can be addressed to the Clerk or Chair in the first instance for clarification.
- Proposal to give Xmas vouchers to the staff for £25 each Mr Rossiter, seconded Mrs Gerrans – unanimous agreement. **Action: Clerk**

**Income** – income of £49,401.73 was reported for the month – breakdown attached.

## Standing Orders suspended

### 07/141 Items Raised by Members of the Public –

1. **County Councillor Mathew offered the following comments for the council's consideration on the application for gravel extraction by Hansons -**
  - 2 main changes to the resubmitted application – introduction of conveyor belt and withdrawal of use of land adjacent to Siemens.
  - Two possible potential conflicts of interest for OCC as this application will
    - Help considerably their 7-year land bank presently only half full.
    - They also own the farm next door – Wharf Farm and if planning permission is granted this property's value will increase.
  - The plans are being presented as an extension to Cassington quarry which is at least 2km away
  - The use of these resources is not finite; they will be used until they run out – alternative materials should be being looked into to meet requirements rather than using up natural resources
  - The cumulative effect is given as a valid reason for refusal if there are lots of diggings in one area - more than 45% of the lower Windrush/Evenlode valley is being dug or is owned by gravel companies – if this new development proceeds there will be even more demands on the area.
  - Siemens are still concerned re dust and the possible impact of flooding if the hydrology of the area is altered. They have a significant impact on the local economy and their needs should be taken into consideration.
  - Sustainability issues – most of the gravel will be used on developments in the South of the County not locally. This has an impact on the transport of the gravel. Weight limits on Newbridge prevent that route being used so most will be transported via the Swinford Bridge, which will have traffic implications, and local sustainability for local use will not be being met.
  - Service pipes that are in the proposed area for development are not identified on the plan maps.

- An after use plan is to be put together within 6 months of completion of the plan - is this acceptable?
- Section 106 agreements or similar – Eynsham is not at present going to get any compensation for the detrimental effects of this work.

Cllr Mathew asked the Parish to think strongly as to whether this application can be supported.

## **2. District Councillor Mrs Margaret Stevens updated the meeting on the recent flooding**

- A new map from the Environment Agency (EA) showing alterations to the floodplain was available and copies will be obtained from the EA.
- Most recent flooding in Eynsham was over the 16/17 October due to the high level of rainfall – 2.5inches. The Chilbrook was dangerously high and Park Cottage and properties in Station Road were again at risk of flooding. Cllr Stevens met with Mr Gordon Hunt – OCC and Mr Matt Green - EA on the 17 October to look at the effect of the floods. The floodwater was coming from around the ditch in the dogleg of the playing field. The suggestion of building a bund along the playing fields edge of the boundary of Park Cottage to prevent the water accessing the property was verbally agreed on with both Mr Hunt and Mr Green, and later with Mr Hempstead at the EA. Awaiting receipt of a written report from the EA with regard to this before any further action can be taken.
- Station Road – Mr Hunt had already proposed putting in large pipes through to the Fishponds from Station Road as at present the level of water is unable to get through the bridge fast enough resulting in a backlog of water at times of high rainfall etc. Mr Hunt was waiting computer modelling from the EA before approving this plan. However, having seen the flooding on the Playing Fields he does not feel that the construction of these pipes would work until the bund suggestion was investigated. If the pipes were installed it could result in more water being put on to the playing fields area.
- Work is being undertaken to ascertain who owns the land with the watercourse marked drain on the new EA floodplain map – this could possibly be the original course of the Chilbrook.

## **3. A member of the Eynsham Society addressed the gravel extraction issue and**

confirmed points raised by County Cllr Mathew and added the threat of -

- Increased insect nuisance due to the open water
  - The fact that the development was not listed in the local Minerals Plan
  - The huge loss of amenity with no gain
  - Concerns re flooding if gravel removed as this will result in a change to the area's hydrology and could result in further flooding downstream.
4. Cllr Stevens advised the meeting of the WODC Flood Protection Fair at the Windrush Leisure Centre on 16 November. Clerk has arranged for details to be on website and has requested posters from WODC for local distribution.
  5. Cllr Mathew advised that OCC have set up a Scrutiny and Environment committee group to look at the flooding – this will have an overview and coordinating role and will be liaising with District and Parish Councils in the near future.
  6. Comments were made with regard to the state of Acre End Street – overhanging apple trees at 92 resulting in fruit on the pavement - a potential risk to older residents – Clerk to write to ask to reduce the overhang. In addition other properties were felt to be in need of attention.
  7. 15/17 Marlborough Place – the hedge between the properties is in desperate need of being cut back. District Councillor Mrs F Pike agreed to follow this up with Cottsway.

## Standing Orders resumed.

### 07/142 Gravel extraction – Hansons application

It was agreed to look at application in stages –

1. The process so far –
  - Unanimously agreed that the paperwork was very complicated and hard to understand
  - The lack of a minerals plan in the County means that there is no official framework by which to judge the application so it was felt to be hard to understand how the County Council can judge the application. It was felt that it would be better referred to the Secretary of State for a decision as a better body to determine the application. Any decision made by OCC would be taken with little faith by the community.
  - Dr Wright will look in to Green Belt regulations.
  - Timescale for comment by the Parish Council was too short
  - There had been no recent public consultation all consultation related to the earlier submission of the plans.
  
2. Dr Wright advised that he is collating a folder of evidence to support the objections to the plans - he will arrange for this to be completed and copies made for the next Parish Council meeting in order that the Parish Council have the opportunity to support this submission along with other local organisations. He stressed that it is essential for all local parties with an interest in the application to work together.
  
3. The Parish Council objected to the plans due to the following points –
  - The plans are illegal, as they make no mention of the present Minerals and Waste Local Plan, which will be in force until 2010. Cassington/Yarnton is included for mineral development in this Plan but Eynsham is omitted.
  - If this plan proceeds it could open up the whole area north of Eynsham Mill to south of the Thames and the Eynsham by pass to the Evenlode for extraction.
  - The area is Green Belt and the Town and Country Plan Act (Green Belt direction) 2005 annexe advises that if a local planning authority has any large-scale development of green belt land that they don't intend to refuse they must first consult with the Secretary of State.
  - In addition the area is classified as having a High Landscape Value, which applies under the current local plan and which should preclude this application.
  - This plan is not an extension of the current quarry as it is too far away – over 2km.
  - The hydrology of the area could be affected. The figures being used for the hydrology of the area seem to be dated and do not take into account the effect of the by-pass and the fact that Eynsham Mead ditch is now unable to carry the increased levels of floodwater.
  - The cumulative effect is given as a valid reason for refusal if there are lots of diggings in one area - more than 45% of the lower Windrush/Evenlode valley is being dug or is owned by gravel companies – if this new development proceeds there will be even more demands on the area.
  - The land is agricultural and does not have the correct classification for the development
  - Proper buffer zones are not planned as agreed with buffer zones 350m from the village – Mead View, Cassington Road roundabout is part of Eynsham village so a buffer zone should exist 350m from this.
  - Local sustainability – as the gravel will be used in the South of the County a large amount of travel will be involved rather than the materials being use locally. In addition this transportation will take place on roads unsuitable to the volume of weight of traffic and already under pressure from excess traffic flow - Swinford Bridge.
  - The plans are incomplete without details of comprehensive end use. The term restoration used in the plans is misleading – the area is of high landscape value and the proposal seems to be to replace this with a different landscape. The application seems to suggest that this will be beneficial to the area and a positive enhancement; however the Parish Council feel that it is important to safeguard the character of our existing landscape rather than altering it to create a reed land habitat not in keeping with the locality.

- There is no advantage in the plan to Eynsham – the area will be changed forever with no benefits

Other concerns include –

- Possible detrimental effect on Siemens due to noise, dust and vibrations.
- Detrimental effect of ecology of area – damage to old trees due to dewatering
- Threat of bird strikes to MoD planes in the area – reed banks encourage an increase in the bird population.
- Concern re pipes in field that are not shown on the plans – water, sewerage etc.

The village would want to see some benefit on offer if the plans were to be granted and at present there is no indication of any advantage to the village only detriment.

It was agreed to put together a letter listing all the above points for circulation and finalising at the next meeting along with inspection and consideration of giving support to Dr Wright's file of evidence. **Action: Clerk + Dr Wright.**

### **07/143 Flooding – update**

Recent flooding has understandably caused great concern to local residents. The most recent in October was very quick and affected both Station Road and the Playing fields area.

Park Cottage – adjacent to the South Playing Fields is already having flood defence work carried out, as is a property at Barnard gate, which is being raised in height to combat the floods. Floodwaters did not reach Park Cottage in October but the water rose at a very fast rate and enabled both OCC and the EA to see the problem in action as detailed in District Cllr Mrs Stevens' report.

Before any more action can be taken it is vital to have a copy of the EA report on their findings and suggestions – once this is received further investigative work can be carried out by the residents and the parish council as to the positioning of any bund etc if this is their recommended course of action. There is already a bund on part of their boundary, which has been effective.

The Parish Council have been advised that under the Land Drainage Act 1991 a landowner has a duty to accept any natural surface water run-off from adjacent land and pass it on to any downstream landowner. Also under this Act, a landowner has a responsibility to protect his property from flooding. If the flooding is caused by works carried out by other parties then the problem becomes a civil matter between adjacent landowners.

"The authority has no powers or responsibilities for dealing with the flooding of land due to natural surface water run-off."

In addition to recommendations from EA this legislation must also be taken into account. The Playing fields are currently leased from Fields in Trust to the Parish Council who sub let them to the PFMC so they will need to be advised of any potential works. Fields in Trust have agreed to inspect the site with regard to the lease if a bund is seen to be the best way forward.

**Station Road** – a local resident made the observation that since the pipes went in under the by-pass the field has been much wetter. Has the disturbance of gravel etc resulted in a change to the local hydrology? It has been suggested that the turn in the Chilbrook by the southern by-pass may impact on its flow capability but this was not a factor in the October flooding.

OCC felt that introducing further pipes into the bridge on Station Road might help to alleviate the issues at Station Road however they now feel it could cause further problems on the playing fields and Park Cottage and no work is planned at present.

It was unanimously agreed that at present there was nothing further the Parish Council could do until the report was received from the EA. If this made a positive recommendation for a bund this could then be looked into with Fields for Trust, PFMA all involved in consultation together with more technical advice re construction etc and funding issues.

At present there is no work that can be carried out at Station Road without possibly making the flooding worse at Park Cottage so this will be on hold until these works are decided on.

If any additional information is available re flooding please pass on to the Clerk or the Chair.

#### **07/144 Bartholomew Sports Centre**

Mr Rossiter attended a meeting on 8 October with WODC, OCC, Bartholomew School and Wycombe Leisure – the terms of reference for the group were set, details of communications procedures and details of the official opening – 23 November were finalised.

He advised the meeting of the local groups who had been unable to book space in the new community facility and Diana Shelton agreed to meet with these parties to look at the way forward – Monday 26 November. It was agreed that the Parish Council should press for priority to be given to local groups once existing bookings expire at the centre – Mr Rossiter to take this request to next meeting – January 26.

#### **07/145 Planting of Apple Trees**

Mr Rossiter explained that part of the National Apple Collection at Brogdale in Kent included a collection of apples bred by Frederick Wastie of Eynsham including the Eynsham Dumpling. It was agreed that the planting of some trees in Eynsham would help to keep the names alive as suggested by Brian Atkins in his piece for the Eynsham Record in 2001.

Mrs Gerrans to discuss with Allotments Committee and the Garden Club and Dr Wright with the Eynsham Society with a view to planting in the new woodland, allotments or Fishponds. Trees are available from Bernwode Plants at Ludgershall. **Action: Mrs Gerrans and Dr Wright**

**07/146 Feedback on planning training** – the participants confirmed that the training was worthwhile and they felt they had benefited from it. They would have appreciated handouts at the start of the session rather than the end. They were all surprised about the Planning Delivery Grant money payable to WODC.

The importance of local knowledge in the planning process was stressed at the training and Councillors were able to comment that the Parish Council felt that planners didn't always take local knowledge into consideration

#### **07/147 Planning**

- The minutes of the meeting on 15 October and 5 November were proposed by Mrs Gerrans and seconded by Mr Green and unanimously adopted as true records of the meetings.
- The meeting was advised that Eynsham Nursery's application had been taken to appeal.

#### **07/148 Correspondence**

- Mr Richards re anti social behaviour - Clerk passed details on to NAG and Police and advised Mr Richards.
- Wharf Stream – Jean Towns request for finance for this year £131 for hedging and paint – referred to Finance Committee

- Sue Davison regarding the use of the tennis courts at Bartholomew School – Clerk advised her to contact the school in the first instance.
- Mr and Mrs Jinks with regard to overhanging trees by the village hall – passed on to Dr Wright as he is arranging for tree work.
- OCC – Response to Parish Plan - copy of information – Chair advised Mr Andrews that the Economic Development officer for OCC had advised him there could be money available for work on the parish Plan.
- Mr Nobes regarding his suggestion to email copies of the Echo to reduce costs – see Clerk's report.
- TVP – request for help with the distribution of new fridge magnets and publicity regarding their phone lines – Clerk to suggest that these are placed in local libraries, shops etc for collection – it was not feasible for Echo deliverers to distribute.
- John Welch and Stammers – Lease for the playing fields and subletting to PFMC – it was unanimously agreed that this document be signed by the Chairman and Vice Chairman as agreed and returned.
- Mr Wingfield – request for crossing on Acre End Street – Clerk to advise already being looked into by OCC with discussion at next transport advisory group – January 15 2008.
- TVP police report on village crime -
  - an increase in the number of seizures of alcohol from underage youths. This will continue and anyone supplying the alcohol is liable to an £80 on the spot fine.
  - couple of vehicles that have had their wing mirrors damaged
  - throwing eggs at houses in Evans Road and Queens Street
  - milk thefts have started again
  - damage to a shed at the primary school.
  - parking tickets have been issued in Old Witney Road for vehicles parking on the double yellow lines.

Correspondence tabled for info –

- WODC – Finance and Management Overview and Scrutiny Standards Committee
- WODC – Cabinet Decisions various
- OPFA – Playing Field plus copies to Play area committee
- CAG Oxfordshire newsletter
- OALC – Winter General Meeting agenda
- Climate – Oxon communities rising to the climate challenge
- ORCC – Changes to post office network
- OALC – Review of the Provision of Primary Education
- Worton Farm Liaison Meeting – to Chair

**07/149 Dates of Next Meetings**

- 43.1 Finance Committee – Tues 20 November 7.30pm
- 43.2 Planning Committee meeting – Monday 26 November 6pm
- 43.3 Main Meeting – Tuesday 4 December 7.30pm
- 43.4 Full meeting - Finance – Tuesday 11 December 7.30pm

The meeting closed at 10.15pm

Signed..... Date.....**04 December 2007**.....