



CHIPPING NORTON TOWN COUNCIL

THE GUILDHALL, CHIPPING NORTON, OXFORDSHIRE OX7 5NJ

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Minutes of a Strategic Planning Committee meeting held on the 18th September 2023 at 6:30pm in the Council Chamber, Chipping Norton Town Hall

PRESENT: Cllrs Mike Cahill (Chair), Sandra Coleman, Ian Finney, Michael Rowe, Jo Graves, Dom Rickard, Alex Keyser

ALSO PRESENT: Katherine Jang, Deputy Town Clerk and Estates Manager
29 members of the public

SPC29	Apologies for absence Apologies were received from Cllrs Mark Walker and Natasha Whitmill
SPC30	Declaration of interests None received
SPC31	Minutes <ol style="list-style-type: none"> RESOLVED: That the minutes of the Committee meeting held on the 10th July 2023 were signed as an accurate record of the meeting. Members noted the minutes from the cycling action group held on the 21st August 2023.
SPC32	Public Participation <ol style="list-style-type: none"> Gleeson's Property Developer spoke about the proposed development East of Burford Road for circa 100 dwellings (32 dwellings per ha, 2/2.5 storey houses.) <ul style="list-style-type: none"> Residents queried if an archaeological survey would be taking place – Gleasons responded that they will be undertaking trial trenching on the 9th October and have already completed a high level magnetometry survey. These will be released as part of the planning application but would be happy to send an update to the Town Council in advance. Residents queried the wastewater plan, as the site is on the head of River Glyme – Gleeson's responded that most of their sites have a river or brook on it, and they would assess the flood risk and determine how the new homes would impact any further risks. Representatives from the Chippy Swifts noted that the football and rugby club are already at capacity, and the area falls short of WODC's playing pitch strategy – Gleeson's responded that it was very helpful to be made aware of and made note of this fact. Residents wanted clarification about "high quality homes" "affordable housing" and "amenity park" and "potential play area" at the site – Gleeson's responded that the planning is in the very early stages and they haven't met with WODC planners so the scheme is not set in stone. They are using the government definition of affordable housing

	<p>so 40% will be transferred to a registered provider and will be affordable to the local context (eg. Rented, shared ownership, etc.)</p> <ul style="list-style-type: none"> - Residents asked if the development would be contributing to the sewage and waste infrastructure – Gleesons confirmed that they would be upgrading all required sewerage for the development. - Residents queried how much S106 would be applied – Gleeson's said this is unknown at this point and wouldn't be able to estimate the amount. - Residents queried the link road, which is not shown on the plan but in the Local Plan for Chipping Norton and the exit is at the Northeast corner of the site – Gleeson's said that it wasn't on this plan but it would be integrated once they have conversations and confirmation with the district planning officers. - Cllrs queried if the houses will be future-proofed and built to an eco-standard – Gleeson's agreed that sustainability is a priority but stressed that it was in the early stages and they also need to balance the commercial requirements of the landowners, but will meet all policy requirements. <p>b. Edgar's Planning Consultancy came to speak representing Wychwood Homes regarding the revised planning proposal for 6 dwellings behind 17-18 High Street Chipping Norton (behind Boots Pharmacy). Originally 10 units were proposed, which has now been revised. The materials have also been changed to align with the local character and include natural stone, timber, and blue slate roofs. They have also amended the plans according to the previous TC comments which objected to the increase in traffic on Albion Street and surface water runoff. They also have approval from the owners of the Boots building saying that they have no objections in terms of the development or comments about access for deliveries.</p> <ul style="list-style-type: none"> - Cllrs queried the surface water runoff mitigation from Albion St – Developers mentioned that this will be mitigated through landscaping and through permeable paving throughout the site. - Cllrs queried the eco-credentials of the site – The Developers mentioned that they will be built above the regulated standards, fitted with air source heat pumps as possible. They also mentioned that in the original scheme they included PV on the roof scheme, but these were denied by WODC Planning Officers. - In principle, Cllrs are happy with the amendments made to the application, with a caveat that the houses are future-proofed for energy usage and sustainability.
SPC33	<p>Committee action plan</p> <p>Members noted that the new bus shelter at Walterbush Road has been replaced after complaints from residents and that OCC have organised and paid for the vandalised rear panels to be replaced.</p>
SPC34	<p>East Chipping Norton Development</p> <p>No new information was noted.</p>
SPC35	<p>Cemetery</p>

	<p>Members noted a report about ongoing and upcoming maintenance at the Worcester Road Cemetery.</p> <p>Members discussed plastic chairs being left in the Muslim and Unconsecrated section of the Cemetery, and for the Deputy Clerk to reach out to the family to ask if they would like a permanent bench installed in that area.</p> <p>Members discussed the lack of road signs leading up to Worcester Road Cemetery, and for the Deputy Clerk to contact OCC's Highways Officer to enquire if any can be installed.</p>
SPC36	<p>Benches</p> <p>Members noted that the new Millennium Garden Bench has been installed and that a bench has been ordered for Spring Street.</p> <p>Cllrs discussed a bench in the closed churchyard that is in a state of disrepair. For the TC staff to investigate and bring to a future meeting.</p>
SPC37	<p>Planning Applications</p> <ol style="list-style-type: none"> Members received initial planning proposals for land East of Burford Road Cllrs discussed the impact of the site on Greystones, and any proposed access points for the new development into Greystones. See SPC32 above – Public Participation part A. Members considered a schedule of planning applications from West Oxfordshire District Council <p>APPLICATION NO: 23/02096/FUL; 23/02097/LBC PROPOSAL: Change of use from dwelling to dental practice and formation of internal door link between no. 30 and no. 28. ADDRESS: 30 New Street, Chipping Norton, Oxfordshire RESOLVED: No objection, no comment.</p> <p>APPLICATION NO: 23/02176/ADV PROPOSAL: Erection of externally lit hanging sign ADDRESS: Chequers Inn, Goddards Lane, Chipping Norton, Oxfordshire RESOLVED: No objection, in principle Cllrs have no objection but queried the reasoning behind moving the sign to the other side of the building.</p> <p>APPLICATION NO: 23/02041/HHD PROPOSAL: Erection of a replacement single storey rear extension. Works to include replacement of a roof light and rainwater goods to dwelling. APPLICATION NO: 23/02042/LBC PROPOSAL: Internal and external alterations to include removal of existing single storey rear extension and erection of a single storey rear garden room. External works to include – repointing works, replacement of a roof light, blue slate above kitchen and rainwater goods to dwelling. Internal alterations to make basement habitable, minor alterations to ground, first, and second floors. ADDRESS: 36 New Street, Chipping Norton, Oxfordshire RESOLVED: Request that a site visit is undertaken by WODC planners due to the location in the Chipping Norton conservation area and impact of the hoardings on the street scene. Members also noted some</p>

	<p>ambiguity in the description of works undertaken to the interior and asked if further clarification about the “minor works” could be given.</p> <p>APPLICATION NO: 23/02315/HHD</p> <p>PROPOSAL: Removal of dormer on west roof slope and the insertion of first floor window to south elevation</p> <p>ADDRESS: 4 Colston Court, Chipping Norton, Oxfordshire</p> <p>RESOLVED: No objection, no comment</p> <p>c. Members received a revised proposal for 6 new dwellings to the rear of 16-17 High Street</p> <p>See above Item SPC32 – Public Participation part B.</p>
SPC38	<p>Date of the next meeting</p> <p>Monday 18th November 2023</p>

The Chair closed the meeting at 7:57pm

Signed as an accurate record.....

Date.....