

ETTINGTON PARISH COUNCIL

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**MINUTES OF THE PARISH COUNCIL MEETING HELD ON WEDNESDAY
JANUARY 17TH, 2024**

Present: Councillors D Clarke, R. Smith (Chair), R. Whitfield, G. Lambert, D. Hughes, I. Houghton

Attending: Clerk Jane Carter. District Councillor Trevor Harvey. 17 members of the public.

1	Apologies for absence or not present : Apologies received and accepted Cllr Melville-Wright, Cllr Izzi Seccombe
2	Declaration of Pecuniary Interests: - None
	<p>Presentation by the Pegasus Group relating to Outline application for Land South of Banbury Road:- (all matters reserved except for access) for the development of 8 homes and the phased development of 14 custom and self-build homes, the formation of a new vehicular access from Banbury Road, and the laying out of public open space.</p> <p>Keith Fenwick (KF) (Pegasus) and Kevin Grant (KG) (Ranier Developments) were introduced. KG explained that Ranier were a land promoter and developer and worked closely with landowners to help them dispose of land. They had various projects in Henley in Arden, Shipston on Stour and Wellesbourne. KF explained that Pegasus were acting as advisors to Ranier on the outline planning permission which would be submitted before the end of February. Public consultation would be carried out before the submission including a leaflet drop and dedicated website. Feedback was sought both by the council and residents. The proposed scheme was for 22 properties; 8 market houses at the front of the site and 14 custom and self-build homes at the rear of the site. Each custom site developer would be given a plot passport with detailed guidance on the scale of the development. Examples from other schemes were provided. The plot passports could specify many issues to allow certainty of what would be delivered on site. The site was a strategic reserve site in the Strafford District Local Plan for eight houses. It was proposed to offer the self-build opportunity at the rear of the site, an additional 14 homes. Both would be put forward as a single application. 16 had been originally suggested but this had been reduced. There would be one point of access onto the Banbury Road. Local residents were still able to influence the plans and the likely impact on the local community. Councillors were invited to ask questions</p> <p>Cllr Smith said the public footpath was not well used currently and asked if this could be reinstated. He asked if residents would be made fully aware of the likely noise from the football field which was near several of the houses.</p> <p>Cllr Gavin Lambert asked what proportion of the properties would be 1–2-bedroom affordable homes as there were the type of properties need in the area as had been identified in the Ettington Neighbourhood Plan. He was concerned at how the self-build aspect would be controlled and over what period would building be allowed to take place. There had been many issues with the building in Saracens</p>

	<p>Close. There was also concerned that the plots might be combined. KF said it was possible to ask for controls in the Section 106 agreement. Cllr Smith said the council would not want any 'play' provision in the design as the adjoining playing field would shortly be undergoing a major refurbishment. It was agreed that improving and adding footpaths from the site would encourage residents to use it. Cllr Smith asked what conditions could be put in place to ensure the site was finished in terms of landscaping as there had been issues with other sites in the area. Cllr Houghton said the site plan showed that there was a clear access from the back of the site onto the playing field which suggested further development in the future. He asked if the plans could be altered, and the gateway removed. There were also concerns about drainage issues at the low part of the site. KF and KG thanked the council for their time. They said that all points and questions had been noted and would be considered prior to the planning application being submitted. Both left the meeting.</p>
	<p>Public Forum: Cllr Smith open the meeting to the public. Residents expressed concern at the type of houses being proposed and that there would be no affordable housing. It was highlighted that the Neighbourhood Development Plan showed only eight properties on the site running along the Banbury Road. A resident said that pathways should be included in any proposals as it would encourage residents to walk to school and local amenities rather than add more cars to the already congested dropping off periods. A resident asked if Section 106 monies could be used for provision of footpaths. Several residents expressed concern that the self-build would take too long and nearby residents would suffer noise and nuisance for many years as had happened in Saracens Close. A resident asked if monies could be put aside to create a 'safe' field for dogs as the proposed development area was currently popular with dog walkers to let their dogs roam safely. A resident said that the outlook for nearby homeowners would be lost. There was concern that the site was prone to flooding. Cllr Harvey spoke briefly on the proposals and said he would seek clarification on some issues from SDC planning officers. He said there was no requirement for affordable housing on a self-build development</p> <p>Cllr Smith thanked everyone for their comments. He said it was important that residents made their feelings clear in the proposed consultation period. The matter would be considered by the council once the planning application had been submitted</p>
3	<p>Minutes of the last Parish Council Meeting on Wednesday 13th December 2023 were approved and signed as true record.</p>
4	<p>Community Centre Update: The Panto was a big success. Money had been invested in the bar. The social events had been well attended over the Christmas period.</p> <p>The Clerk had circulated a copy of the proposed Terms of Reference for the Governance Working Group. These were approved.</p>
5	<p>Stratford District Council updates: Cllr Harvey would circulate a full report. He highlighted the likely £5 increase in council tax and the £2 increase in cost of green bins.</p>
7	<p>Planning and Highways Matters:</p> <ol style="list-style-type: none"> I. Highways matters: Nothing to report. II. Planning: no matters to consider

9	<p>Finance Report</p> <p>The finance report had been circulated: -</p> <ul style="list-style-type: none"> i. Payments and receipts as circulated were approved ii. Bank reconciliation: current account- this was approved iii. Bank reconciliation: reserves accounts- this was approved
10	<p>Clerk's and Correspondence Report – This had been circulated and was noted. Community Centre Governance was discussed. A £750 grant had been received for the purchase of a defibrillator. Cllr Smith confirmed The Chequers Pub were happy to have the new defib sited at their premises. Clerk to arrange and to inform school that existing defib would be removed. The Clerk highlighted issues with the website and communication generally. It was agreed that an item on Council communication be placed on the February agenda for discussion</p>
11	<p>Youth area and playground project: A site meeting had been planned. Clerk would attend and meet the contractors to discuss access and any other matters.</p>
12	<p>MUGA Update: The clerk and Cllr Smith would continue to look at remote lighting options. Access to wi-fi would be needed. A new dog bin had been installed at the entrance to the playing field but the old one should be removed. Cllr Hughes to action.</p>
14	<p>Dates of Future Meeting The next meeting would be Wednesday February 14th, 2024. The meeting was closed at 9.35 p.m. Cllr Whitfield said she would speak to the Community Centre and ensure that the heating was working for future meetings.</p>

Approved By _____

Date _____