

## SIBFORD FERRIS PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting held on 5 January 2017 at 7.00pm in the Sports Hall Classroom, Sibford School

**Present** at the meeting were: Councillors Tim Huckvale (Chair), Maureen Hicks, Ginny Bennett (until 7.45pm) and Adrian Lamb, Anita Spencer (Clerk), County and District Councillor George Reynolds and 19 members of the public

The Chair read out a statement on the recording of meetings.

**Apologies:** None received

**Declarations of Interest:** TH declared a pecuniary interest in planning application 16/00361/TCA

### **1. Planning application 16/00361/TCA T1 x Lawson – Fell to ground, 2 Mannings Close**

TH left the room for the duration of discussions and the decision on this application as it was for his own property.

It was agreed there were no objections or comments.

### **2. Cherwell District Council Consultation on Local Plan Part 1 Partial Review 14 November 2016 to 9 January 2017 – to address Oxford's Unmet Housing Need**

TH summarised for the benefit of those present the purpose of the Partial Review of CDC Local Plan Part 1 and advised that the extraordinary meeting had been called because two sites in Sibford Ferris had been put forward and were being evaluated by the District Council. In order to apply perspective to the discussion, TH pointed out that the Review was being considered by the District Council on an area-by-area basis, with nine different categories of area identified (A to I) in order of suitability, with the rural areas being 'I'. He added that a number of negatives against development in the rural areas were listed in the Review document.

The consultation consisted of 24 questions but it was agreed that it was only necessary to respond to Question 11: *Do you have any comments on the sites that have been identified?*

TH then opened the meeting to members of the public to put questions and make comments; the following points were clarified:

- a. The consultation being considered at the meeting was concerned solely with sites intended to address Oxford's Unmet Housing Need and the District Council had only accepted for consideration those that were large enough for at least 100 houses. Therefore, the sites under consideration in Sibford Ferris could theoretically provide upwards of 200 houses.
- b. The Local Plan Part 2 consultation on sites to meet the national housing need (10+ houses) would be published as an Options Paper at the end of January 2017; the two sites put forward in the Partial Review could re-appear, in addition to the site submitted in the initial draft. Each site submission would be accompanied by a district council evaluation.

- c. TH confirmed that the final decisions on the Partial Review lay with the district council and the parish council input was only part of the consultation process.
- d. TH confirmed the councillors came to the meeting with open minds.
- e. TH asked the members of the public present whether there was any support for either of the proposed sites and there was none. It was agreed that the proposed numbers were not sustainable given the infrastructure of the village: narrow roads with pinch points, no footpaths and on-street parking, particularly around the shop; sewerage limitations; heavy traffic at certain times already overloading the road system. TH confirmed that for the Partial Review, parishes were not grouped together when sites were considered, although for the Local Plan Part 2 the Sibfords were regarded as one Class A village.
- f. Members of the public pointed out the representations from the two agents who had put the sites forward contained several inaccuracies and it was agreed that these would be looked at closely and corrected where necessary in the parish council's response to the consultation.
- g. It was agreed also to point out that the negatives applied to the rural areas in the Partial Review document were all applicable to Sibford Ferris. Additionally, the requirement for new housing to be located so as to permit access to Oxford without the use of a car could not be fulfilled.
- h. It was agreed to point out that Sibford Ferris was close to the Cotswold AONB.
- i. There was a suggestion to use development proposals from other villages that had been turned down as precedents but Cllr Reynolds warned that each application was different and advised against doing so.
- j. A resident of Sibford Gower suggested asking for support from the Sibford Gower Parish Council and it was agreed to contact them as their infrastructure would be affected by a large population increase. It was confirmed that no sites had been put forward in the Gower.
- k. MH was asked about the status of the affordable housing proposals on the Hook Norton Road and she advised that the scheme had not progressed as the land had not been sold to the developer. MH confirmed that the land involved, which was included in the Partial Review site allocation proposal, would remain as a Rural Exception Site, if not accepted for inclusion in the Partial Review.
- l. It was agreed to point out to the District Council that the parish council, having supported the affordable housing proposal, was not taking a reactionary stance on the question of housing, as also illustrated in the Sibfords Community Plan, finalised in 2012, which set out a vision of 10-20 additional houses for the two parishes in the next 20 years.
- m. A question was asked about the status of any land remaining if only part was allocated for housing and it was confirmed that it would still be agricultural.

- n. TH pointed out to the meeting that even if land was included in Local Plans, any development would have to go through the full planning process.
- o. TH asked if Cllr Reynolds would like to add anything. Cllr Reynolds commented that he believed the parish council was correct in providing responses to Question 11, although, in his opinion, the fulfilment of Oxford's housing needs would be concentrated in the area around Kidlington. He advised that there would need to be a careful consideration of the Part 2 proposals coming at the end of the month and he agreed that the village's infrastructure would not take 100 houses.
- p. A member of the public commented that the density of houses on the site on the Hook Norton Road would be too great for the area and also pointed that previous proposals for housing on the field behind Little London had been turned down.
- q. TH was asked about the timetable for the Partial Review and agreed to put it on the village website, Sibford Scene and notice board. He advised that the Submission Document would be published in May/June 2017 and there would be a further consultation on that. He agreed that, if sites in Sibford Ferris were retained in the document, there would be a further public meeting. The final publication date for the Partial Review was April 2018.

### **3. Consultation on Cherwell District Council Community Infrastructure Levy (CIL)**

It was agreed that the parish council would not comment on the proposals. However, TH advised that if they were adopted, the parish council would benefit by approximately £35.00 per square metre of internal floor space of each new house built. Cllr Reynolds added that he supported the proposals as in the past, villages had taken in sometimes large developments with little benefit to the community.

### **4. Consultation on Cherwell District Council Development Contributions Supplementary Planning Document (SPD)**

It was agreed that the parish council would not comment on the proposals.

### **5. Any Other Business**

There was none.

TH thanked everyone for attending the meeting and for the valuable contributions made during discussions.

The meeting closed at 8.20pm.