

**Minutes of the Longcot Parish Council
held in the
Village Community Room, Kings Lane, Longcot
on Thursday 10 July 2014 at 7.30pm**

Present: Phil Young, Chairman, John Barneby, John Bridge, Andi Cunningham, Alan Rich, 2 parishioners and Tina Brock, Clerk.

95/14 Apologies for Absence: CC Yvonne Constance (prior commitment and DC Elaine Ware (prior commitment) . These apology was received.

96/14 Declaration of Interests. Personal interest:
Minute 98/14 Andi Cunningham lives close to the site.

97/14 Minutes of the Parish Council Meeting held on Thursday 12 June 2014 were agreed and signed as a correct record.

98/14 Matters Arising:

a. **Finance Payment of Accounts.** It was RESOLVED to authorise the payments below:

	Net Cost	VAT	Total £
Payments received:			
SSE			4.30
Allotment rents			20.00
Payments now due:			
T Brock (June salary & reimbursements)	178.14	0.80	178.94
HM Revenue & Customs (Clerk's NI & TAX Apr, May & June)			108.00
The Net Result (Clerk's payroll April to June)			55.50
Second to None (tyre for mower)	68.20	13.64	81.84

As at 3 July 2014 the Current Account was in credit at £3,024.73 and the Deposit Account was in credit at £3,888.49.

b. **Matters not otherwise on the agenda.** None.

REPORTS

99/14 Report from District Council. DC Elaine Ware not present.

100/14 Report from County Council. Andi Cunningham reported on behalf of CC Yvonne Constance.

Land South western side of Highworth Road, Watchfield. The Vale Enforcement Officer had been called as children had been seen on the site which was in breach of planning conditions.

FINANCE

101/14 Annual Budget 2014/2015 was noted.

102/14 Annual Return. External Report. The Clerk informed the Council that BDO external auditors had completed the audit with no matters arising. Council approved and accepted the Annual Return for the year ended 31 March 2014.

103/14 Update on any other current matters. None.

PLANNING

104/14 Submitted Planning Applications. The Council would submit the following observations:

i	P14/V1342/LB and amended details	Land adjacent to Red Gables, Longcot, Oxon <i>Demolition of outbuilding and retention of wall adjoined to Downs Cottage for the erection of 4 bed dwelling and a 2 bed dwelling.</i> OBJECT to this application for the following reasons: Longcot Parish Council encloses the maps of our village that show: 1. The latest VWHDC accurate drawings of our drainage system as per our Longcot village flood plan (which has been in place and
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	<p>managed since 2007).</p> <p>2. The details of the houses flooded surrounding the development site in 2007.</p> <p>3. The 1879 map of Longcot that comes from the Berkshire records office, as Longcot was Berkshire before the boundary change. This map shows the location of a pond on the far side of this site, which is no longer there.</p> <p>The village has been badly flooded over the years and the older houses next to the site have been flooded in 1983, 1994 and 2007. The parish council did not have a flood management plan in place until after the 2007 floods as we had not understood the effects and implications that building has on the drainage of a village and the increased risks of flooding to existing houses.</p> <p>We now work very hard with The VWDC to ensure that correct plans are in place to minimize the damage to other houses with regards to water management.</p> <p>This plot is most alarming in its position with regards to the distance to the main drains and its connection ability.</p> <p>The surrounding houses to this site flooded very badly in 2007 and it did involve water coming from this site and moving across the land, as there is no drainage facility at all in situation at present, so the water runs off once the land is saturated and gets away by heading down towards the houses and the lower points. The low points do not just affect the immediate properties but all of them on the Fernham road and the bottom of Priory Mead as those properties all flooded (refer to the map) and the fall of the land is graded towards the lowest point which is towards Fernham Road. Made more significant as in the past buildings have been situated on the original pond sites which is where the water heads towards.</p> <p>Our policy is to request that Peter Dela look at the detailed drainage plans which are not included with the application, (it is most surprising that after submitting the last application for this site, which was withdrawn a couple of months ago, the Parish Council had made it very clear about the flooding issues, yet these have been wholly ignored on this application).</p> <p>We think it is appropriate to also note here that our soil is heavy clay and this is not therefore practical for simple soak away solutions within any SUD system.</p> <p>Longcot was traditionally a brick manufacturing area as well as a farming village as we have good quality clay, (this combination has been seen to create sink holes in other areas if not managed correctly).</p> <p>The site would have to incorporate huge changes to accommodate the proposed development and again, the amount of foundation work would need to be carefully evaluated due to:</p> <ol style="list-style-type: none"> 1. The increased risk of flooding to surrounding properties with more ground made over to concrete, plus the bigger and extra roof areas. 2. The disturbance of the ground with relation to the neighbouring properties and subsidence. <p>This is due to the fact that the older neighbouring houses are built in the traditional way with no modern foundations and so move as the clay shifts, so any huge impact on the local structure by introducing development, could have an effect on the surrounding buildings. This would need careful structural assessment toward the damage of surrounding properties.</p> <p>This planning application does not suggest that the lovely old farm buildings on the site, so important for our village character are</p>
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	<p>carefully brought back to life with care and consideration to our heritage, but instead appears to be about what can be crammed into the space with no consideration to anything.</p> <p>We ask that the views of all the neighbours are taken into consideration as this is not a stand alone site, it really does incorporate walls and buildings of the surrounding properties, which are grade 2 listed.</p> <p>We have a very healthy bat population in Longcot, this needs preserving and we see no reference to this on the application. If you stand near this site at dusk you will see many large bats enjoying their evening feed. We care that any development should take our wildlife seriously.</p> <p>The height and dominance of this development is out of keeping with the surrounding grade 2 listed houses and the NPPF states in 58. 'Development should respond to local character and history and reflect the identity of local surroundings and materials'. The height is also a problem for the rights of light and privacy of all the surrounding houses, including those in Priory Mead.</p> <p>So there is a big concern as this site is surrounded by, and was indeed once part of the attached farm houses that are all grade 2 listed. This means a lot to our village they are the villages heritage and are made from the brick that was made in Longcot, which is a rich rustic colour.</p> <p>A heritage asset is important not only by its situation but by its setting as stated in the NPPF, so the development needs to be in keeping and sympathetic by way of design (this could be very modern of course, we do not mean exact copy of the original grade 2 houses surrounding the site) but the design should set an example for the heritage future of how the planning allowed for great design along side houses that are 300 years old now.</p> <p>The NPPF as are the local saved policies, are clear about the need to conserve (defined as:- <i>Conservation</i>: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.) heritage assets.</p> <p>Longcot as you will know attends committee meetings and has been pro active in wanting the correct development for the village. We are not against building as you know we have some good building projects in our small village, but it is important that the correct decisions are made.</p> <p>In this case the grave concerns are the impact of flooding on surrounding houses and the possible structural damage, the design impact and effect on our grade 2 listed buildings plus the scale and height of the proposed buildings.</p> <p>We wish to propose that keeping building B (perhaps for garaging) and converting building A therefore keeping features and roofline, single storey and nearer the existing footprint would fulfil the NPPF need for housing development and re-use of agricultural buildings.</p> <p>The Council fully supports the report submitted by the Sally Stradling, Conservation Officer on 26 June 2014.</p> <p>As this response is in relation to the listing application on this site, we would like to emphasise that in a designated small village such as Longcot as per your outline plan, it should be most important to be able to protect some of Oxfordshire's heritage. This is important to tourism which is one of the growth markets, so our village needs to retain some of its character, especially around the oldest buildings and the Church, which this site is. The site line for the proposed building is huge and dominant and will be totally out of context looking at the old houses from the church. Someone listed our</p>
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		buildings as they realised the importance of heritage, so its important that we protect the small area in our village that has listed buildings from out of keeping construction that in turn looses the impact of the original listed buildings.
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105/14 Refused Planning Applications. Noted.

i	P14/V0628/LB	Roadside Farm Barns, The Green, Longcot, Oxon SN7 7SY
ii	P14/V0627/FUL	<i>Conversion of derelict barns to three residential units.</i>

106/14 Erection of 2 New Semi-detached Residential Dwellings to be named and numbered as: 1 & 2 Barn Owl Cottage, Mallins Lane, Longcot, Oxon SN7 7TE was noted.

107/14 Update on any other current matters. None.

PLAY AREA

108/14 Update on Current Matters. Lindsay Green reported that the BMX track was very overgrown and some trees near the basket ball hoop had been damage. Andi Cunningham would arrange for the BMX to be cleared and check the damage to the trees.

The bark for the play area had been ordered but had not been delivered yet.

HIGHWAYS

109/14 Update on Current Matters.

Closure of A420. Andi Cunningham received a request for a list of names of large lorries that would need access in the Longcot area for harvest or haulage two weeks before closure of the A420. The information was sourced and passed to OCC who then responded that OCC Trading Standards required the vehicle registration numbers of these vehicles. This was not possible. The A420 would be closed from the Watchfield roundabout to Lower Bourton junction and diversions would be in place:

HGV's over 7.5 ton via A34/M4

All type local East-West (Oxford-Swindon) traffic via A417 East -A4185 South – A34 – M4

All type West-East (Swindon-Oxford) traffic via M4 – A34

Non motorway traffic would be advised to find alternative routes.

Local traffic would be diverted through Shrivenham High Street which would have a 20mph speed restriction temporarily imposed from Townsend Road. Oxford bound traffic would be directed on to Faringdon Road which would have a temporary 30mph speed restriction

Swindon bound local traffic would be diverted via Majors Road and Longcot Road which would have a temporary 40mph speed restriction.

Out of hours emergency contact numbers were needed. Andi Cunningham would find out who would need to be contacted.

Closure of A417. Network Rail would close Challow Station bridge after work on the A420 had been completed. HGV's would diverted to A420 and A338 and local traffic via Kingston Lisle.

A sunken hole outside 19 and 21 Wellington Close had been reported to Highways by the Clerk.

ALLOTMENTS

110/14 Update on Current Matters. Gary Holcombe had installed a hard standing area for cars and improved the entrance to the allotments.

NEIGHBOURHOOD ACTION GROUP

111/14 Update on Current Matters. Andi Cunningham reported

DATE OF NEXT MEETING

112/14 The next meeting would take place at **7.30pm** on **Thursday 4 September 2014** in the Village Community Room, Kings Road, Longcot.

113/14 ANY OTHER IMPORTANT INFORMATION FOR DISCUSSION. None.

The meeting closed at 8.35pm.

Signed..... Date.....2014