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| **ODDINGTON PARISH COUNCIL**  **MINUTES OF THE MEETING HELD ON 29 OCTOBER 2020 VIA ZOOM** |
| Present:  Cllr P Davis - Chairman  Cllr A Every – Vice Chairman  Cllr S Canning  Cllr A Cox  Cllr M Green  Cllr S Griffiths  Cllr J Sawyer  CDC Cllr Beale |

**35. Minutes of the Meeting** held on 10 September 2020, copies of which had been previously circulated, were agreed as a true record of the meeting and will be signed by the Chairman.

**36. Matters arising from the Minutes**. A programme of social events was due to begin the following week. A trial coffee club meeting had been held earlier in the week following the Rule of 6 requirements and had been a success. It was noted that the problems in Home Close had been resolved and that 11 Home Close was due to be let to a new tenant. It had been reported to the Clerk that a large dog had been lose in the playground. A resident had spoken to the owner of the dog who had apologised.

**37. Declarations of Interest**. There were none.

**38. Adjournment for members** of public to raise issues. A resident raised concerns about the widening of the entry into the field between Brae Croft and the Old Silk House. The Clerk was asked to pass details to Cllr Beale who would raise it at a meeting he was due to have with Highways.

39. **Financial issues**.

* The Council Resolved to pay the accounts listed below.



**40. Village Amenities and Facilities**

* **Parking problems in Lower Oddington**. A resident had raised concerned about access to Church Place and Church Road and had asked for double yellow lines and bollards. The Clerk said she had passed this request to the County Councillor who was arranging for officers to visit the site and meet the resident. Cllrs noted that the conversion of the parking area in front of the Fox to an outdoor eating area had exacerbated parking problems around the Fox. Cllr Green said he would speak the owner of the pub.
* **Parking in Church Road**. The Chairman expressed an interest as a member of the Parochial Church Council. The number of cars parking in Church Road had increased in recent months with people walking across the fields to Daylesford. The owner of the land to the south of Church Road had said that the verge belonged to him and that we did not want cars parking there. Councillors considered the possibility of adding grasscrete to the northern verge to create a parking area but were not in favour of this. The Clerk was asked to talk to Highways officers about landownership and whether the stones on the verge created a hazard.
* **Dog fouling**. Residents on the Green by the Fox had complained about dog fouling. The Clerk had spoken to an officer at WODC who had offered to provide some temporary signs which could be put out when the worst of the dog fouling occurs. Council agreed that this was a good solution to the problem.
* **Remembrance Sunday**. There would be a small wreath laying ceremony at the War Memorial on Sunday 8th November. The Clerk had arranged for some signs reminding people of the need to socially distance and would take contact details of those attending for track and trace purposes. A risk assessment would be prepared.

**41. Reports from Councillors**.

CDC Cllr Beale reported that the District Council was still meeting remotely due to COVID. The Opposition was concerned that the Administration were entering into unmanageable financial commitments and were pressing for savings. The contractors managing the leisure centres were looking to CDC to compensate them for loss of income. Central Government had awarded grants to support the museum and also small B&B businesses. Councillors confirmed that the waste collection service was operating smoothly despite certain COVID restrictions being in place.

County Councillor Moor would be retiring the following May and a new candidate had been adopted.

Cllr Davis left the meeting at 7.15 pm. Cllr Every in the Chair.

**42. Planning Applications**

**20/02964/LBC Conversion of barn to residential/guest/tourism accommodation (Use Class C3) and associated internal and external alterations at Latimer Farm Upper Oddington**.

‘The Parish Council objects to this application. The planning statement makes no reference to the fact that one of the barns on the site has already been converted. This building (known as Latimer Barn) is classed as ancillary to the main farm house and is currently used as a substantial, 6 bed, holiday let. This significantly weakens that argument that the two barn conversions proposed in these applications are needed to provide additional guest accommodation to the farm house and leads the Council to believe that they will be used as holiday lets creating a significant holiday complex that is out of proportion with the scale of the village. Local Plan Policy EC10c states that tourist facilities will be allowed where there is an identified opportunity that is not met by existing facilities. A recent Housing Needs Survey carried out by GRCC identified that more 30% of the dwellings in the village are already used as second homes or holiday lets. It is the Parish Council’s view that this is more than sufficient to meet the need in the locality.

The proposed design of the Dutch barn is such that there are large expanses of glass on the both elevations. The barn is in an elevated position and the light spillage will be visible from many parts of both Upper and Lower Oddington. The village has no street lights which makes light spillage even more of an intrusion. There is also the risk of noise pollution which will impact on the more immediate neighbours at Banks Barn.

Oddington footpath 14, which we believe may have been diverted without approval when Latimer Barn was converted, runs along the eastern edge of the site. The Dutch barn will be clearly visible from a stretch of this footpath. We are also concerned that the proposed window in the southern elevation will disturb an area where owls are known to be.

Access to the Latimer Farm is via a small, un-tarmacked lane which leads off a very sharp bend. The Council has already expressed its concerns to Highways about the safety of this corner and believes that additional traffic visiting the proposed complex will only make the situation worse.

The Parish Council request that it be a condition of planning that the properties should only be let out individually. It is our understanding that if the complex were let out to a large single group this would be a material change of use and therefore subject to further planning applications.’

Cllr Beale said that the Planning Officer had told him that the Parish Council’s fears of the whole complex being used as a party house were unfounded as the Dutch Barn would be ancillary to the main farm house. It was explained that the main farm house was rarely used and might also be let out. Cllr Beale said that he would notify the Clerk once the planning officer had reached a conclusion so that another meeting could be held.

**20/02832/FUL | Demolition of existing outbuilding and erection of one-bed dwelling (revised scheme to 17/02292/FUL) | The Old Laundry Back Lane Upper Oddington**

‘The proposed additions would transform the modest existing single storey dwelling (now demolished) into an unattractive house which neither preserves nor enhances the character of the surrounding conservation area. There is an insufficient sized garden area which lies to the north and would be subject to overlooking from Orchard End. The Council continues to be concerned about the adequacy of the parking area and loss of the turning circle. It is also worth noting that this appears to be a retrospective planning application in that the foundations already in place are as in the application under consideration rather than as approved in 2017. The wall appears to be closer to the road than shown in the plan (this matter is being reviewed by Highways). Although not a planning issue there are concerns about the safety of the site (unprotected ditches) and there are none of the requisite H&S signs in place.’

**43. Cutting the bank.** It was agreed that Cllr Cox should ask Newmans to cut the bank in Upper Oddington and the hedge in Church Road.

44. **Date of next meeting**. 17 December 2020

The meeting ended at 7.30pm

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Chairman.