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| **ODDINGTON PARISH COUNCIL**  **MINUTES OF THE MEETING HELD ON 28 JANUARY 2021 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  Four members of the public in attendance. |

**56. Minutes of the Meeting** held on 17 December 2020, copies of which had been previously circulated, were agreed as a true record of the meeting and will be signed by the Chairman.

**57. Matters arising from the Minutes**. Planning Officers had advised that the play equipment at the Old Rectory needs planning permission. The owners have two months in which to apply or remove the equipment. The Old Laundry site in Back Lane has received planning approval. Highways and Open Reach had responded very quickly to the fallen tree opposite Bramley House. Highways had cleared the culvert on the corner by Embrook where the road was much drier.

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

**59. Adjournment for members.** Several members of the public spoke in opposition to planning application **20/04634/FUL.** The Clerk was asked to check whether Highways approval was needed for the verge in Church Road to be used to store builders equipment**.**

60. **Financial issues**.

* The Council Resolved to pay the accounts listed below.

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| JE website x2 | 28/01/2021 |  | 50 |  |  |  | £ 36.00 |
| JE wages | 28/02/2021 |  | 51 |  |  |  | £ 174.40 |

**61. Village Amenities and Facilities**

* 20mph speed limits. The Council had received a letter from Dr Morrish suggestion that parishes might group together to reduce the cost of the TRO needed to reduce the speed limit in villages. Councillors asked the Clerk to register interest in the project.
* Parking in Lower Oddington. GCC Cllr Moor was due to carry out a site visit the following day. Further discussion on parking took place as part of the consideration of planning application20/0463/FUL.

**62. Reports from Councillors**.

CDC Cllr Beale reported that there will still concerns about the level of spending being incurred by the Lib Dems. Recent flooding in Beldington had damaged a number of properties. He reported on plans to plant 30 million trees and asked the Council to let him know if there were any sites. .

**63. Planning Applications**

**20/04022/FUL Full Application for Replacement of an existing glasshouse with ancillary works, and erection of gate and wall at The Manor Lower Oddington** The Council had no objections.

**20/04549/FUL Erection of a dwelling and associated works. Land West Of Brans Cottage Brans Lane Upper Oddington** The Council supports this application. The the design is: more in keeping with the semi-rural edge of village plot, more sympathetic to neighbouring properties and less likely to result in light pollution.

**20/04634/FUL | Single storey extension, removal of summer house and shed and erection of guest cabin, new entrance porch, internal reconfiguration and alterations and landscaping works | The Fox Inn Lower Oddington.** The Parish Council objects to this planning application.

**General**

The Council is disappointed that the applicant has not had any pre application consultation with either the Parish Council or those residents immediately adjacent to the Fox to discuss their plans. The applicant already has a presence in the village owning at least three other properties in Lower Oddington. The Dayelsford Estate Manager lives in the village and is in contact with the Parish Council from time to time about estate issues.

**Design**.

Impact on Rose Cottage

The Fox is joined to Rose Cottage. It is regrettable that the applicant did not establish the exact location of Rose Cottage in relation to the Fox. All the plans show Rose Cottage before it was extended westerly towards the wall of the pub garden. The plans also incorrectly show a very substantial wall between the southern end of cottage and the pub. In practice, the cottage is further south and west than is shown on the plans to the extent that the proposed canopied walkway will abut the cottage wall. Currently the garden steps to the higher terrace are set back from the cottage and screened by mature shrubs. The plans show the steps being extended so that they are immediately adjacent to the garden wall and a few feet from cottage. This results in the loss of established planting and results in a direct line of sght into two of the cottage windows. The plans need to be corrected, discussed with the owners of Rose Cottage and steps taken to preserve their privacy.

Number of bedrooms

The Fox currently provides 3 guest bedrooms. The application claims that, in addition the building ‘contains ancillary accommodation in the form of six bedrooms for staff, general manager etc and accommodation used by the previous owners’. The owners cottage has always been used as a private residence. The Council question whether incorporating this dwelling into the pub and using it to provide additional guest rooms requires change of use.

The Council notes that the staff and guest accommodation in the building will be reconfigured so that six staff bedrooms and three guest bedrooms will become one staff bedroom and seven guest bedrooms. This will place more demands on car parking space (see ‘Highways access and Parking’ paras below). The staff displaced from the Fox will need to be housed in the locality. They will also have cars further increasing the demand for car parking.

**Highway access and parking**

On street parking has long been an issue in Lower Oddington. It is estimated that 14 of the 25 dwellings closest to the Fox do not have off road parking. Because of the absence of public transport many households have at least 2 cars. The problem is further exacerbated by a number of holiday cottages often occupied by groups of friends arriving in 3 or 4 separate vehicles.

**The Transport statement**

The statement supplied as part of the planning application is dated December 2020 and was therefore prepared when the country was in lock down and the pub closed. Photo 2.1 shows there to be no cars on the road in the vicinity of the pub. By separate email, I am enclosing a number of photos showing the roads pre-pandemic. These clearly show obstruction of the pavement, inconsiderate parking and motorists ignoring the advisory white lines.

Particular care is needed to ensure that residents living in Sawpits Lane and those with drives leading on to the High street can get exit safely. (Photos have been sent via separate email).

There are a number of statements in the document which are incorrect or misleading:

* ‘*Customers to the Fox could use the Villager bus’*. The Villager bus leaves Oddington in the morning and returns mid-afternoon and is therefore of no use at all to those visiting the Fox.
* ‘*Cycling on-street between the site or via the public bridleway at the southern end of Church Road and beyond to Daylesford Organic Farm site, is considered feasible, particularly for staff and leisure cyclists’.* The bridle way between Daylesford Organic and Oddington is deeply rutted, muddy and often under several inches of water. The other cycle route would be via the A346 which is a busy road and not safe for cyclists
* *‘Refuse vehicles would collect from the roadside adjacent to the back gate located on the southern boundary, where there is a bin store. Refuse collection is typically mid-morning when trade is likely to be low*.’ The wide pavement adjacent to the bin store is used as staff parking for the Fox meaning that refuse collection lorries often block the road.

The predicted future vehicle trip figures included in the annexes to the report are all figures for the mid-week period. This is clearly going to be quieter than at the weekend. They also relate to ‘free standing hotels’. There needs to be recognition of the direct link between the Fox and Daylesford Organic which attracts hundreds of visitor every day many of whom might be expected to visit the Fox.

**The Transport statement concludes that 6 parking spaces is adequate for 80 covers (rising to 170 on Sunday lunches) plus a net increase of 4 guest bedrooms and goes on to state there is plenty of road parking. As the photos show this is clearly not the case. The applicant must be required to provide adequate off road parking. This would easily be achieved as significant areas of land in close vicinity to the Fox are in their ownership. Given the strength of feeling that there is to the parking problems in Lower Oddington the Parish Council will be opening discussions with residents and Highways about the introduction of possible parking restrictions in the village**.

Note: the small green area on the opposite side of the road to the Fox is a registered village green in the ownership of the Parish Council. Parking is prohibited by byelaws (May 2006) and the Council has the right to issue fines to anyone breaching the byelaws.

**Impact on the conservation area**

The Oddington Conservation Statement makes recommendations for enhancing the street scene in the immediate vicinity of the Fox including raising the wall around the car park. The applicant should be asked to implement these improvements. A higher wall would have the additional benefit of screening any future additions such as coffee shacks (Daylesford) or airstream caravan (the Wild Rabbit).

**Loss of general amenity**

The Fox has been a village pub since the mid 19 Century. The proposals now being considered will significantly change the clientele and therefore the nature of the pub. Locals will no longer be able to drop in without a booking. Throughout its history the pub has been known as the Fox and we ask that this name be retained.

The Council understands that two properties within the immediate vicinity of the Fox (the Coachman’s House and Oddington House) are under the same ownership as the pub. We would appreciate a discussion with the applicant about the proposed future use of either of the properties. We would also welcome a discussion about any further proposed expansion in the village. House prices are already too high for any other than the most highly paid. It is important that Lower Oddington retain a substantial number of permanent residents. It would potentially be very damaging to the social mix of the village if many more properties were used as weekend or holiday homes.

Excessive on street parking also contributes to the loss of general amenity.

**Privacy, light and noise**

The application does not mention the loss of privacy and possible light and noise pollution which may impact on close neighbours. Mitigation measures are needed.

**Trees and landscaping**

There are no detailed landscaping plans but there must be adequate screening in place to provide all the immediate neighbours an acceptable level of privacy.

**Other**

This is clearly going to be a substantial building project and the Council would like to see what plans the applicant has in place to mitigate noise, disruption and parking problems during the course of the build. In particular, what plans are there to reduce the impact of the elderly couple living in Rose Cottage? They have spent the last year in isolation and must be allowed to enjoy their home and garden in comfort.

64. **Date of next meeting**. 18 March 2021

The meeting ended at 7.05 pm

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Chairman.