**Minutes of Appleton with Eaton Parish Council meeting**

**at the Village Hall, Monday 11th June 2018 at 7.15pm**

Susan Blomerus – Parish Clerk – 18.06.18

**MINUTES**

**Present:** Mrs Susan Blomerus (Parish clerk), Mrs Mary Carey, Dr Mark Richards, Mr Tony Sibthorp, Mr Anna Yalci

1. **Apologies for Absence:** Cllr Fitzgerald-O’Connor, Mr John Adams, Mrs Liz Gilkes, Mr Darren Vinton
2. **Declarations of interest:** None
3. **Public questions and statements:**

18/67 The Plough planning application:

Comments from parishioners:

1. A concern is if the application is approved then another application will be submitted for much larger properties than the present application.
2. After the houses are built there will not be enough space for a car park
3. The pub will not be a viable business in the future with the current car park space.
4. It was pointed out that one proposed house is too close to Lion’s Den property on the application. There are also no measurements showing on the application and Lion’s Den is not properly labelled.
5. It was pointed out that the Red Lion in Northmoor does not have significant parking and is a successful community pub.
6. If we show that we are willing to negotiate then we might see smaller properties as we don’t want large properties built in the pub garden.
7. Opening up to negotiations will give the community more time and
8. If the community objects and says we don’t want developments and the planning officer refuses the planning application, then there is a possibility that the developers might close the pub. The pub will sit empty and become derelict as it takes a long time to successfully apply for changes of use.
9. **Reports from District and County Councillors:** No reports received
10. **Minutes of the last meetings:** The minutes of the 14th May 2018 and 4th June 2018 parish council meetings were signed as true records.
11. **Matters arising from the previous meeting and not appearing elsewhere on the agenda:** Nothing raised
12. **Clerks report:** Nothing raised
13. **Oss Brook:** The parish council will ask Oxfordshire County Council to monitor the state of the brook.
14. **Priority Fund Grant:** Dr Richards has looked at the details of the criteria of the grant. The parish council can’t apply retrospectively. The parish council would like to apply for a grant to improve the pavilion. Dr Richards will be meeting with the sportsfield advisory group to discuss what would work needs carrying out at the pavilion and if it would be suitable to apply for a grant. The parish council can apply several times.

Mr Sibthorp suggested using the grant to apply for the speed signs.

1. **The Plough planning application:**  REL Developers have submitted a more significant application to build two houses in the pub garden. Villagers have been responding to the planning application. The planning officer commissioned an expert, Fleurets, to compile a report. The conclusion of the Fleurets report was that the Plough has lacked investment for many years and is poorly presented in a style and configuration that does not meet current marketing requirements. Therefore investment is required. The report also states that the loss of the garden will not have any material impact on the trade performance of the pub.

Mrs Carey has filed a document pointing out the inaccuracies in the report. This document has been uploaded onto the Vale of White Horse website.

The parish council can talk at any future planning committee meeting but the time limit is only 3 minutes. It is vital to obtain all the evidence now and be well prepared for the meeting.

The concern is if the planning application gets approved then the community has no right to appeal or have an influence on the development.

The parish council can object outright to the planning application, but if approved, then the parish council will have no right to appeal or influence the development. Alternatively, the parish council can object the current application but show a willingness to speak to the developers and produce a proposal to the VOWH district council that would dissuade the council to approve the current application and lead to discussions that may encourage REL to engage with the community. . This would provide an opportunity for the community to show that we are prepared to be flexible and recognise that the pub needs investment but that we are not happy with the scale of development in the present planning application. This would also allow the community to ask for conditions on the improvement of the pub and the development of the site. The parish council voted 3 to 1 to engage with the developers via the VOWH planning officer. The parish council strongly oppose the present application as it stands and have submitted an objection response with advice from a planning expert In addition the Parish Council have submitted a letter to the VOWH DC outlining an alternative approach to the development.

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| **Agricultural Notification** | | | |
| **(i)** | **P18/V1107/AG** | Grazing land North of Netherton Road Appleton Abingdon OX13 5QW | Proposed portal framed, non-load bearing agricultural building for feed storage and machinery. |
| **Planning Decisions** | | | |
| **(i)** | **P18/V0703/FUL** | Hills Nurseries Netherton Road Appleton ABINGDON OX13 5QN | Variation of condition 2 (approved plans) of planning permission P16/V1986/FUL to allow for minor material internal and external alterations to the approved plot 1 dwelling house.  **Planning permission has been granted** |

1. **Finance:**
   1. **External audit:** The Internal Audit has been completed and the parish councillors received the audit report. The parish council reviewed and approved the Annual Governance Statement for 2017-18. Section 1 of the external audit report was signed and dated. The Accounting Statement for 2017-18 was reviewed and approved by the parish council and section 2 of the external audit report was signed and dated.
   2. **Payments and receipts**

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| **Invoices** | | |
| **465** | **Clerks Salary and expenses** | See attachment **Approved** |
| **466** | **Ady Podbery:** Gang mow sportsfield/strimming | £235.20 **Approved** |
| **467** | **Damien Wiskin:** Spraying of weeds on sportsfield | £200.00 **Approved** |
| **Income received** | | |
| **500065** | **Rye St Anthony** | £120.00 |
| **BT** | **Westminster:** Hiring of the sportsfield | £385.00 |
| **Direct Debits** | | |
| **Southern Electric:** Electricity at the sportsfield | | £64.94 |

1. **Publications and correspondence:**
2. **Matters for report:** Thames Path Access Group would like to report that the Path to the Northmoor Lock and Weir is open every weekend between Friday 8th June and Monday 27th August 2018 between 1pm Friday and 6pm Sunday. Dogs must be kept on leads and under control at all times, access is restricted to the tarmac road.
3. **Date of the next meeting:** The next meeting of the Parish Council is to be held on Monday 9th July 2018 at 7:15 in the village Hall.