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 Minutes of the Tysoe Parish Council Meeting
 Held on Tuesday 10th May 2016 at 7.30pm

Present: Cllrs Sinclair, Collier, Cressman, Haines, Locke & Risk
 In attendance: None
 Public: 48

1. Welcome to the meeting given by the Chair, Cllr Allen.	Action/Date
Cllr Sinclair welcomed all members of the public.	
2. Apologies – Cllrs Allen, Cressman & Littlewood	
3. Declaration of interest	
The Chair reminded councillors of the need to declare any interests in any of the agenda items. None declared	
<p>4. Informal Public Participation Session (15 Minutes)</p> <p>Cllr Sinclair stated that before the informal public participation session she would like to please ask members of the public and Councillors that before the meeting is opened to the floor, that people are treated with respect and that all comments go through the Chair. Any personnel comments abusive remarks made will not be accepted and as Chairperson she would ask the person in question to leave the meeting or close the agenda item and move on to the next agenda item.</p> <p>The following points were raised:</p> <p>Member of the public said that as it was impossible to react to agenda items later they would like to make the following points. In terms of housing I feel that the PC should ask residents where they want this to be. There suggestion was that a map should be placed in the committee room and where people could state where they would they like to see housing.</p> <p>Secondly land owners could be asked to come forward if they were prepared to release land for small scale development not the sort of developments that was being proposed on the Shenington or Oxhill Roads.</p> <p>Thirdly whilst the previous NP was not right it did have a lot of merit. This should be built on and improved rather than rejected.</p> <p>A gentleman called Steve Taylor stood and said that he was here to answer any questions in relation to the Shenington Road Development. Cllr Sinclair thanked him and said that this would be dealt with later in the agenda.</p>	
<p>5. Neighbourhood Planning (Update)</p> <p>Cllr Sinclair asked the Working Tasks Groups for an Update. In summary the group said that there were 10 people who had volunteered. Shirley, Freddy, Wayne, and Alison had come along to represent the Working Groups and update the PC. They first of all passed on their congratulations to Cllrs Sinclair & Locke for being elected Chair and Deputy Chair respectively.</p> <p>The Group were a fresh pair of eyes. People were very territorial but we need a plan. There was a Bill before the House of Lords which if passed will give the presumption of</p>	

<p>planning approval to developers.</p> <p>Thumbnail sketches of the volunteers' backgrounds were handed over for the PC to read at their leisure. There are some good broad skills within the group. The Parish needs a plan and here to help you deliver one.</p> <p>Mike Sanderson had given a presentation. As a group we learnt about the evidence base and the mapping project etc. It is a huge and complex topic. Learnt how the questionnaires were sent out and that there had been a very impressive 42% response rate.</p> <p>Tremendous amount of work had been undertaken so as a new group of volunteers made total sense to use the existing draft to build upon. Not wholly reliant on what we were being told we had done our home work. Complex an enormous amount of work</p> <p>Alison then took the floor - Worked as a group. A lot of work but not perfect. Looked at other NPs and you could now see there are better ways of doing things. Wanted to continue to work as a whole group and wanted to talk to members of the planning team at SDC. The second draft was not readily understandable. Executive summary should be clearer. Continue to work as a group with the current plan.</p> <p>The Working Group was asking for permission to continue to work as one group for the next month and report back to the June meeting.</p> <p>The Group believe that a budget will be necessary to pay for among other things consultancy.</p> <p>Cllr Locke said that he thought that was a foundation for an excellent start. Really pleased that the willingness is there. Pleased that the whole village pulls together. We have to be pulling together for anything to succeed. There is going to be differences of opinion and the test will be compromise.</p> <p>Cllr Collier stated that he could only echo Cllr Locke and endorse what the Group were proposing. Thank you for what you have done so far. Need to get community engagement with this process.</p> <p>Cllr Risk said that he too echoed what both Cllrs Locke and Collier had said and thanked the group for making such a quick start. It sounds as if you wish to depart a bit from the original terms of reference. Alison said that yes the Group wanted to work as one group at this stage. Cllr Risk said that he was happy to support all of that. Cllr Risk said that he was anxious not to overwhelm the Group with information. Happy to arrange meetings with Planning officers but that to do this the Group should contact either one of the PC liaisons, Cllr Risk, Collier or Sinclair, or the Clerk, Jane Millward.</p> <p>There was further debate and it was agreed that work to deliver the NP would progress as quickly as possible. The Group asked if they could come back to the next PC meeting with their suggested way that we work forward.</p> <p>Cllr Sinclair asked if any Councillor was happy to propose this. Cllr Locke proposed that the Group would continue to work as one group and report back to the next PC meeting on the 6th June 2016, this was seconded Cllr Risk and Councillors voted in favour.</p>	<p>Working Groups</p>
<p>6. Planning - Cllr Sinclair asked if all councillors had already had an opportunity to look at the plans before the Council meeting she would ask the applicant if they</p>	

wished to speak. She would then open the floor to members of the public who would be allowed to speak for one minute per person. There would be a maximum of 15 minutes of comments from the public per application. Cllr Sinclair urged people not to repeat comments that had already been made and to confine any comments to planning matters.

16/01026/OUT – Land East of Middleton Close and to the North of Shenington Road

Steve Taylor stood up and introduced himself. Mr Taylor outlined the proposal put forward. He had been asked to put forward an application forward for this piece of land. Mr Taylor said that he was well known for doing small developments that fit in with the landscape. However, the only way of putting in affordable housing on the development was to design a scheme with over 11 houses, thereby affordable housing becomes a requirement of the scheme.

It was then opened up to members of the public for questions. A summary of the questions and comments:

Number of dwellings? Answer - 30 of which 10 affordable.

All going to be in stone? Answer - Yes.

The trees are going to block people's views? Answer – The view will duplicate the view of the left hand side as you come down the Shenington Road.

You have undertaken a full drainage report but I believe the detailed report that has been undertaken has two fundamental errors. Answer – this was undertaken by Wellan Limited.

There is a question in the application which asks if the applicant is related to anyone in an elected office and you answered no? Answer – I was not aware of the relationship and this has subsequently been corrected.

It this the most challenging project and most constrained site you have ever worked on? The presumption is you need to protect and enhance the areas of the AONB and the current built form does not enhance? Answer - Just because it is in the AONB does not mean there cannot be development

This is utterly contrary to SDC Core strategy, Contrary to the emerging the NP?

Can you please define affordable housing? Answer - We do not have a lot of control over the affordable housing. SDC will dictate what the mix of this will be.

What is the proposed market price for these houses? Answer – Somewhere around £650,00 for the most expensive

How important to you are the views of the village expressed through the NP? Answer - By nature I would prefer to see lots of small developments around the village. In order to provide this you need to go for a reasonable number of houses.

Made much criticism of the solar panels, are you proposing to ban these on the new houses? Answer - We are not proposing to use solar panels more likely to use either ground or air source heat pumps.

You've said a lot about the view looking down from the hill how is your plan going to affect the view as you look up the hill? You are changing an arable field to a housing estate.

My view is completely your comments about solar plans are completely weak excuse for a housing development. If you have a real objection to the view of the solar panels I suggest you get net curtains and plant a big tree.

The question of scale must be emphasised and it goes against SDC Core strategy.

Cllr Sinclair asked Councillors if they would like to ask questions or comment.

Cllr Locke - Houses 1 to 8 will have pedestrian access out on to the Shenington Road. The applicant responded that this would be part of the detailed planning application. Cllr Locke said that he did have a concern about the parking most of the houses seem to have tandem parking and a lot of parking is in blocked garages. Think this is a retrograde step. The land given over to this is a big area but the whole development is squashed into one corner. Do not think it comes across as a sympathetic development in terms of blending into the village. The pond would be fenced off. Cllr Locke said that on two occasions, in his professional capacity, we have had two deaths of children through ponds. The pond is situated in a perfect area for a children's play area. You also say about water efficiency of the scheme but think that this is something of a red herring. Cllr Locke also said that there was nothing stopping the developer making the site 8 houses with two affordable houses. It is a negotiable thing. I slightly sit with you that coming down looking at solar panels is not great but I do not think that blocking the view in this way is the answer.

Cllr Locke said that if people were writing in to SDC then they needed to ensure that the points they raised were genuine planning reasons to object

Cllr Collier said that in addition to the points raised by Cllr Locke he would add that water runs down the Shenington Road and accumulates at the bottom and that he would oppose it on that element

Cllr Risk said that he had problems with the application. It was in the AONB and it is extending the village outside of the existing built form. Looks like a separate entity and not part of the village.

Cllr Haines said that she agreed with everything that had been said.

Cllr Sinclair said you did not do any consultation with the whole village and she thought that this should have been done. It is in the AONB and will cause demonstrable harm to it. The water run off will discharge into the culvert which discharges through Herbert's Farm which then runs down the brook to Oxhill and will cause further flooding issues there. Outside building line of the existing village.

Cllrs Allen and Cressman had emailed in their views on the development. These were read out both Councillors stated that they objected to the application.

Cllr Sinclair called for a vote. All 5 councillors present voted to object to the proposal. The Clerk was asked to respond to SDC on this basis.

16/01219/FUL – Land at Oxhill Road, Tysoe – construction of 2 semi detached houses

Mr Jervis spoke about the development. Mr Jervis said that there was some social housing or the new starter home scheme that will be coming in but that this is not in at present so they could not do it. Mr Jervis said that he would however have to make a S106 contribution. Cllr Sinclair said that if we agree to this we would want to specify where any money raised was spent.

Questions from the public

Clerk

What do you want to put there? Already granted 3 detached now want to put 2 pairs of semis. Answer - This proposal was for two semi detached houses each with two bedrooms.

What would you say is affordable housing? Answer - There is no band and it is controlled by a separate body. They can then either say that the houses should be sold or let at a subsidise rate.

Welcome the building of affordable houses I do not welcome the destruction of a medieval earth works.

Cllr Sinclair asked the Councillors if they had any questions or wished to comment.

Cllr Locke said I think we would be very hypercritical if we did anything but support the application as we supported the previous application and this is better.

Cllr Collier said that he was content

Cllr Risk asked about the conditions that had been asked for in the previous application. Mr Jervis confirmed that these remain in place. Cllr Risk said that the design is what the village support. No reason to object.

Cllr Sinclair called for a vote. All 5 Councillors present voted in support of the application

Presentation of the proposed Manor Oak Development on Oxhill Road

The applicants had taken into consideration the feedback they had received at the Village Open day in April. The bungalows had been moved to lessen the impact of the existing properties.

During the presentation or by email a number of comments had been made. 28 individuals were against the development and 12 were either in favour or just made comments.

In summary the comments made any from the public and Councillors were as follows:

Too many properties, loss of ridge and furrow, additional traffic. Any S106 contributions should go to the PC. Refreshing to have someone involving the village. How did the proposal address what the inspector said? Scale halved, much smaller site, previous proposal too urban. Taken landscaping and the impact on the listed building into consideration in the layout and design of the site. Member of the public felt that they had rather skated over what the inspector had said. That this is a ridge and furrow field by a listed manor house.

The developer said that in terms of timescales they hoped to have the application finalised and submitted by the end of May. They also said that they were happy to come back and do a formal presentation when the application is made.

Cllr Sinclair thanked the applicants and closed the meeting.

7. Closure of the meeting – 21.15 pm

The next PC meeting on Monday 6th June 2016 at 7.15pm in the Conference Room, Village Hall. Agenda items to the Clerk by Friday 27th May.