**Minutes of the Meeting of Kingham Parish Council**

**Held on Wednesday 21 September 2022, 7.40 pm - 20220921**

**Present:** Cllrs K Hartley, E Campbell, R Sale, J Hart and W Blomefield

**Absent:** Cllr J Dewar, A Unwin and T Hunter

**Clerk**: Gemma Tindsley

**1 Welcome from Chairman**The Chairman welcomed everyone to the meeting.

**2 To receive apologies for absence**  
Cllr J Dewar, A Unwin and T Hunter

**3 To approve and sign minutes of meeting on 17 August 2022**The minutes of the meeting on 17 August 2022 were approved and signed.

**4 To receive declarations of interest from members**Cllr Sale declared an interest with item 9b – he is a neighbour.

**5** **Public participation**

2 members of the public wanted to speak about item 8f.

**6 To receive reports from WODC and OCC councillors**

OCC - County cabinet agreed that a pocket of funds be made available to help with the cost-of-living crisis - £50,000.00.

OCC will match the funding with £50,000.00.

There will be a £100,000.00 grant scheme for community halls to assist with extra heating bills if they are providing an open space for members of the public for clubs or warm hubs.

Residents can contact WODC or OCC if they require energy help/advice. There is a Community Support Officer, but residents can also contact Cllr Saul ([geoff.saul@oxfordshire.gov.uk](mailto:geoff.saul@oxfordshire.gov.uk)), Cllr Beaney ([andrew.beaney@westoxon.gov.uk](mailto:andrew.beaney@westoxon.gov.uk)) or Cllr Wilson ([alex.wilson@westoxon.gov.uk](mailto:alex.wilson@westoxon.gov.uk)).

WODC - Uplands planning meeting postponed to October due to Queen’s passing, so there may have a backlog of planning applications due to this.

WODC explained about the 5-year land supply:

National Policy Context  
In accordance with national policy (the NPPF) to support the Government’s objective of significantly boosting the supply of homes, the Council is required to demonstrate a 5-year supply of deliverable housing sites (including an appropriate buffer). Where the Council cannot demonstrate a 5-year supply, the ‘tilted balance’ of the NPPF 1 is engaged, whereby relevant policies of the adopted Local Plan are classed as ‘out of date’ and there is a presumption that planning permission will be granted unless:  
> the application of policies in the NPPF that protect areas or assets of particular importance (e.g. Green Belt, AONB) provides a clear reason for refusing the development proposed; or  
> any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The current position in West Oxfordshire  
The Council’s most recent housing land supply position statement was published in December 2021 and covers the 5-year period from 1st April 2021 – 31 st March 2026.  
Taking into account past completions and applying a 5% buffer, the identified 5-year requirement is 5,169 homes (i.e. 1,034 per year). The Council’s position statement indicated that 5,493 homes could potentially come forward between 2021 and 2026. This is equivalent to a 5.3 year supply and comprises a mixture of large and small planning permissions, local plan allocations and windfall. However, in the recent appeal decision for land to the east of Barn’s Lane, Burford, the inspector concluded that in the absence of evidence from the Council on several small, lapsed permissions and 8 contested larger sites, that the housing land supply position is closest to the appellant’s submitted position of 3.68 years and that the Council cannot, therefore, currently demonstrate a 5-year supply of housing land.

In light of the Burford appeal decision, the District Council finds itself in the position of having to acknowledge that it is not able to currently demonstrate a 5-year supply of deliverable housing land. This means that the ‘tilted balance’ of the NPPF is engaged and relevant local plan policies for determining residential proposals are considered to be out of date and thus afforded less weight than would otherwise be the case. Essentially there is a presumption that planning permission will be granted unless there would be significant and demonstrable harms. This does not mean that all speculative residential schemes will be recommended for approval.

Officers will continue to carefully assess the pros and cons of individual schemes and form a view on the acceptability (or otherwise) of proposals making a judgement on the overall ‘planning balance’ as they normally would. The Area Planning Sub-Committees will then consider planning applications in the context of this advice.

What it does mean however, is that, unless the site falls within an area of particular importance (e.g. the Cotswolds AONB or Oxford Green Belt) there would need to be significant and demonstrable adverse impacts that would outweigh the benefits of the scheme for planning permission to be refused.

**7 To receive and comment on Clerk’s report**

The Clerk’s report had been circulated to Councillors prior to the meeting. No comments.

**8 Business**

1. **To discuss the tree report that TreeTech sent.**

**Action:** Clerk to publish report on the Kingham Village website and to ask TreeTech to quote on the recommendations.

1. **To discuss the quote sent from Discovery for the see saw on The Green.**

Councillors to re-visit this at a later date. Agreed that it was not urgent to replace the Whirly Gig on The Green as the play area on the playing field is already being rejuvenated.

**Action:** Clerk to email Discovery to let them know that the Councillors are putting these plans on hold.

1. **To consider the quote from Churchill Surfacing Contractors Limited for mobility access to Village Hall.**

All agreed that this should go ahead and the new path for easier accessibility to the hall be implemented.

A member of the public questioned whether planning permission will be required?

Cllrs discussed whether additional signage would need to be added once the pavement was in place.

**Action:** Clerk to email Cllr Beaney to check whether planning permission is required.

1. **To discuss the Adcraft Field.**

The Cllrs discussed whether they were simply protecting their assets (have they been stung before?) or are they looking to sell?

The Cllrs also discussed their tenancy agreement and what it states.

**Action:** Clerk to pull out the tenancy agreement and pass over to one of the Cllr to look over.

1. **To consider what to do with the Millenium Gate.**

Cllrs considered moving the Millenium Gate to the car park entrance of the allotments.

**Action:** Clerk to contact contractor to get a quote for moving the gate.

1. **To consider repairing the All Blacks pavilion guttering.**

Cllrs discussed the state of the pavilion gutters.

Member of the public explained to the Cllrs that the football club were looking into the costs for metal guttering.

Cllrs have asked for the quote to be sent over once the football club have received it for a possible donation.

**Action:** Member of public to send over quote to Clerk before the next Parish Council meeting.

1. **Planning**
2. **22/02343/HHD | Replacement stone boundary wall and proposed gates into garden| Jasmine House The Green Kingham**

**Comments in by: 28th September 2022**

No comments.

1. **22/02274/LBC | Proposed one and a half and single storey rear extensions and internal and external alterations | Freemans Cottage West End Kingham Chippin Norton Oxfordshire OX7 6YL**

The Cllrs felt that these adjustments would be an improvement to the building, however the Conservation Officer has put in a strong objection.

No comments.

**10** **Finance**

**a. To approve current expenditure and sign cheques**None

**b. Monies received**

None

**c. Bank account update**

Parish Council current account balance as of 31st August 2022 - £22,765.12

1. **To approve budget update**

Updates circulated to Council were approved.

1. **To approve finance update**

Updates circulated to Council were approved.

1. **To approve bank reconciliation**

Reconciliations circulated to Council were approved.

1. **To receive items for information only and for next agenda**

The Cllrs discussed Cozens Lane and the ongoing issues with the sleepers/drainage/collapsed wall. It is highways land.

One of the Cllrs has been in contact with OCC and FixMyStreet – they are going to write a letter to the owners in the first instance.

OCC informed us that the first port of call would be to write a letter to the owner, if they don’t receive a response, someone from the OCC will be sent out to follow up. Finally, if the owner still does not respond/take action, the OCC will carry out the work and invoice the owners.

One of the Cllrs will look further into these issues again and report back

**Action:** Clerk to add Cozens Lane issues to agenda for next month.

Cllrs agreed that the Legion car park could be used on 22nd October for guests of a wedding taking place at St Andrews Church.

**Next meeting**Wednesday 19 October 2022 at 7.30 pm.

**Meeting closed at 8.40pm**