

## **WEST HANNEY PARISH COUNCIL**

### **MINUTES OF MEETING**

**HELD ON:** Tues. 27/06/2017 in St James Church at 7.30pm

**PRESENT:** Cllrs. C. Surman (Chairman), Kay Sayers, Trevor Brettell, Graham Garner & Eddie Wilkinson. Dawn Hutcheon (Clerk)

**ATTENDEES:** W. Falkenau, Bernetta Haines and J Whyte

**APOLOGIES:** Matthew Barber and Ed Vaizey.

#### **50/17 DECLARATIONS OF INTEREST**

C. Surman owns property next to the proposed site for the development of 54 homes in West Hanney. Graham Garner lives next to Hanney Meadows.

#### **51/17 MINUTES OF LAST MEETING**

Revisions are required to the minutes, so they are to be signed at the next meeting on 15/08/2017

#### **52/17 MATTERS ARISING**

None discussed.

#### **53/17 CHAIRMAN'S ANNOUNCEMENTS**

The Hanney football tournament was a great success and CS sent congratulations to Paul Aram for organising - it was well attended and the parking was organised well.

Oxfordshire County Council have sent out an email confirming a new waste contract - all refuse sites are to remain open and free to use.

The ash tree on The Meads is dangerous. Some of the branches are loose and somewhat precarious, and it is also covered in ivy. Oxfordshire County Council have been advised.

#### **54/17 CLERK'S REPORT/FINANCIAL REPORT**

A complaint was received about the soakaway to the ditch on Winter Lane as overgrowth had covered it over and a resident fell in. KS cut the grass.

The West Hanney sign situated on The Causeway has been graffitied with spray paint. If it can't be removed with suitable solvents - CS/TB to try and remove paint without damaging the rest of the sign, then CS will investigate getting a replacement.

Financial Report attached.

## **55/17 PLANNING**

P17/V1573/HH - Idian Cottage - Extension to property - No objections

P17/V1719/FUL - Hanney Meadow - Single storey dwelling with parking, turning space and garden. PC strongly objects. It is outside the village boundary and does not comply with the Local Plan (part 1.) The PC is also concerned that if the application was to be successful that this could open up the field to further, larger development. EW to send objection.

During the discussion about the planning application, it was noted that a strip of the land in The Meads that the PC tried to take ownership of now belongs to the Vale of White Horse Council. 2015 when the PC approached VOWH about this land they were told in no uncertain terms that it would not be possible to take ownership. CS to discuss matter with Matthew Barber.

## **56/17 PROPOSED DEVELOPMENT OF 54 HOUSES IN WEST HANNEY**

There has been a proposal to build 54 houses in West Hanney. The land on the edge of the village is owned by Cherry Jones and currently leased by the Cottrells.

GG met with Adrian Butler from Planning at VOWH to explain the PC's concerns. The proposed development does not comply with Part One of the Local Plan, nor is it mentioned in Part 2. It is also not identified as a site for potential housing in the Neighbourhood Plan. AB agreed.

GG also gave AB information about the reclassification of the flood risk for the proposed site. After receiving evidence from the PC, in November 2014 the Environment Agency agreed that the land should go to level 2 rather than the previous assessment of Level 1. Mitigation measures at Level 2 should render the site unviable for housing. However, the EA maps online still show the area as a Level 1 - low risk of flooding. In April 2017 GG raised an official complaint with the Environment agency as the website had not been update despite frequent requests. The EA's website and maps are due now to be updated in July 2017.

On their own website, the developers claim they have consulted the EA and have been told there is no flood risk. This is contrary to the information held by the EA.

GG suggested to AB emailing the developers saying that the Council would not approve but they insisted on meeting AB anyway. The council would not recommend the application and to date no application has been submitted. Some residents of the village have expressed an interest in buying the field to stop any development happening. The PC also inserted a piece into the Hanney News, published on the front page to flag up the potential development to ensure awareness to the wider villages.

## **57/17 ALLOTMENTS**

There have been enquiries about the allotments. Due to the fact that some are overgrown and need a lot of work, the current price of £10 for a full plot and £5 for a half plot remain, but the

first years rent is free. CS suggested offering the school a plot, DH will approach Mrs Peacock, the headteacher.

### **58/17 EMERGENCY PLAN**

TB advised that Dave Stubbington was tasked with writing a Community Emergency Plan. The idea of the plan originated from the Flood Groups in case of the village flooding, but now want to look towards a more comprehensive plan in the event of prolonged power outages, extreme weather conditions, or any sort of emergency. There needs to be a contingency plan in place. A list is to be made of emergency contacts, places that could be used for emergency shelter and all available amenities etc. Discussions need to be had and permissions sought from relevant parties.

### **59/17 THAMES WATER RESERVOIR**

GG attended a meeting about the proposed reservoir between Hanney and Steventon. GARD has been fighting against this proposal since 1996. Thames Water formally applied for planning in 2010 but were told to do further research and work on their plans. There are 8 different sites currently being investigated but it would seem that the Hanney/Steventon site is preferred. There are many concerns mainly due to the size and style of the proposed reservoir - it would hold 150 million cubic feet of water above the ground. The water would be held in by soft soil which could be a major terrorist target. The water would not be "new water," but water from the Thames. It would not be the sort of reservoir that would provide leisure facilities and would take ten years to build causing chaos and road closures that would have many detrimental effects to the surrounding towns and villages.

The local sewerage and waste infrastructure is struggling with all of the new developments in the area. New mains to increase flow are desperately needed and a review is to take place shortly.

### **60/17 COMMUNICATIONS**

DH and KS to review minutes of Annual Meeting

GG and TW both have all log in details of the PC website.

### **61/17 DATES OF NEXT MEETINGS**

15/08/2017 and 3/10/2017