



WATERPERRY with THOMLEY PARISH COUNCIL

June 2017

Minutes of Waterperry with Thomley Parish Council meeting held on Wednesday
21st June 2017 in the Lecture Room, Waterperry Gardens

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MINUTES

Present: Sue Parker, Lawrence Wootten, Daryl Atkinson, Royston Davis, Dean Fonge
Apologies: None
Also Present: Ten parishioners

Actions

- 1) There were no declarations of interest for the meeting.
- 2) Public Open Session:
Several parishioners spoke of their concerns for Planning Application [P17/S1897/FUL](#) where the farm shop was totally supported, but not the new access track to service it. The applicants spoke of ways of attempting to reduce the impact of vehicles, and the number of vehicles, using the new access track.
- 3) Village Verges:
Large Village Verge: Sue will meet the current contractor on 1st July to discuss having the whole verge cut back, including to the hedge behind the pear trees which currently is very brambly. SP / Clerk
Verge Posts: The new posts were now installed and responses from villagers had been positive. It was agreed to purchase another 20 posts to complete the areas requiring them. SP / Clerk
Verge Repair: Sue will obtain a quote, from the contractor who cuts the verge and recreation ground, to replenish the verges outside the village properties with soil and grass seed. SP / Clerk
- 4) Planning Applications:
[P17/S2033/HH](#) – Rectory House Waterperry OX33 1LB – This proposal is for changes to the garage design (from previous permission P12/S2198/FUL and change of material to the ground floor of the main house - from an applied render as permission P13/S1381/FUL to a vertical timber cladding.
After discussion, Waterperry Parish Council agreed its response to this application was No Strong Opinion.
[P17/S1897/FUL](#) – Rectory Farm Waterperry OX33 1LB – Installation of a free standing portable farm shop unit and creation of access through existing semi-open barn unit, creation of parking and improvement of vehicular access associated.
After discussion, Waterperry Parish Council agreed its response to this application was No Strong Opinion, but decided it would include comments, which Daryl agreed to write up and email to the councillors at the meeting for agreement, as detailed below in *italics*. DA

This application was discussed at a meeting of the Parish Council on 21 June 2017. The Councillors were split in their views and a vote was required to come to a decision regarding the formal response to the planning application to SODC.

Residents from four households in the village attended the meeting, all of whose properties back on to the paddock and track, along with the applicants. At the end of the meeting, two of the households were still very concerned, whilst another household expressed no opinion and another household had no concerns at all.

The result of the vote is that Waterperry with Thomley Parish Council has no strong views on this application and accepts that SODC will determine it as it considers appropriate.

If the application is permitted, the Parish Council would like to see some restrictions incorporated that would prevent, or at least limit, future change of use or expansion without the requirement for a new planning application.

Please note:

The planning application response form deliberately limits the extent to which views can be expressed and the Council wishes to record the arguments heard at the meeting for SODC review in determining this application.

- 1. There was general support for the concept of a farm shop at Rectory Farm. None of the five parish councillors, nor any of the parishioners at the meeting, were unduly concerned at the siting of the proposed farm shop business being located at the site indicated at Rectory Farm.*
- 2. The majority of councillors expressed concern over the proposed change of use of the farm access road route for visitors to the farm shop. This farm track runs along the back of several properties in Waterperry, although all properties are separated from the track, and hence the proposed route, by a long paddock.*
- 3. Concern was expressed by two councillors, who objected to the change of use of this track, because the increased traffic using this track would adversely affect local residents through noise nuisance, dust nuisance, and loss of visual amenity.*
- 4. Various possible traffic management measures were discussed verbally at the meeting, but none of these is included in the proposal. There was a concern expressed that any traffic management involving gates at the village end of the proposed road would mean that traffic would build up in the village at an already acknowledged dangerous corner as it waited to enter the road.*
- 5. Concern was expressed over the agreement between Waterperry Garden Centre enabling access through the existing road infrastructure to the proposed farm shop, which would limit traffic on the proposed access road through the field. While a verbal agreement currently exists between the Steward of Waterperry House and Estate, encouraging access through the existing road infrastructure which supports the garden centre, there is no binding legal agreement that would provide continuous access via these routes. There is a risk that the Estate (whose charitable owners do not condone the sale of red meat) may deny access to the proposed farm shop via their private access at any time. This would then make the proposed access road through the field the only access to the proposed farm shop.*
- 6. While various verbal commitments were made by the applicants regarding future developments at the farm, concern was raised that there are no binding agreements that would apply if they were to sell the farm.*

Clerk to enter details on the SODC planning website.

Clerk

5) Any Other Business:
None.

6) The date of the next meeting, as previously arranged, will be on Wednesday 12th July 2017 in the Lecture Room, Waterperry Gardens at 7.30pm.

Meeting closed at 9:40pm