

BODICOTE PARISH COUNCIL
MINUTES OF AN ORDINARY MEETING
HELD ON WEDNESDAY, 17TH APRIL 2024
AT 6.30PM AT CHURCH HOUSE

PRESENT: Cllrs. J. Washburn, N. Buttler, S. Clifford, A. Conley, R Pattenden, J. Sacha, J. Slade and C. Watts.

Christine Coles (Parish Clerk)

24/36. Guest Attendees of Lucy Developments

The Chair welcomed Mr Ian Ashcroft and Mr Rob Barton from Lucy Developments (LD) to the meeting. Lucy Developments are the preferred developer of CDC. CDC recommended that the Parish Council invite them to a meeting.

The Lucy Group are based in Jericho and it's a family business which has been operating for 200 years. The current Chairman is the third generation. Their turnover is £300M and they deal with power distribution, lighting and real estate. They are known more for Real Estate. They own the property in Jericho and employ 2000 people worldwide. Lucy Developments (LD) was set up in 2010 and they build high quality houses and developments. They have no aspiration to be volume developers. They are proud of what they do. There is a small team in Oxfordshire and the supply chain is local contractors. There are a few examples of their work on their website www.lucydevelopments.co.uk. They put a proposal together last October and have had several discussions with CDC. CDC are refining and defining the brief. They hope to have a brief in the next two months. They will be guided by local and national policies and will make sure they comply with all policies.

Cllr Sacha spoke on behalf of the Parish Council. He was a Landscape and Tree Officer and worked at CDC for 20 years. The Parish Council heard the rumour that CDC were moving and then informed informally. The PC wrote to CDC as they were concerned they were selling the site without a planning brief. This would set out the constraints and assets. The tree cover on the ground contributes to the character and value of the site. There is a pond with great crested newts, badger sets and other species of wildlife. Anyone can ask for a TPO to be put a tree but there are no TPOs on these trees. The Parish Council understand that CDC have to get best value but the village want to see the amenity protected. There is a ha ha wall at the front and an Anderson shelter. The PC met the new Chief Executive at CDC and expressed their views. He joined the company in January. He advised the PC to contact LD to form a working relationship.

Signed

Dated 15th May 2024

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Mr Barton explained that LD will carry out an ecology study and retain heritage items. The trees and woodland area are an attractive part of the site and it will be a super development. They will weave the development around these features. LD will get licenses and carry out the surveys next month. They will comply with all policies. There will be a need for shared ownership housing which they would like to maximise. This will be constrained by national policies.

Cllr Elmitt hopes there are plans for green energy such as solar panels, mechanical ventilation and air source heat pumps. New building regulations have improved. Cllr Slade spoke about the school next door with a limited budget. She hopes they can be involved. Cllr Pattenden is cynical about some developers and the process is a box ticking exercise. He hopes they can maintain a good relationship. Cllr Sacha spoke about public open spaces. There is a play area across the road and he represents the PC on that committee. He hopes that LD might be able to invest in that area if they do not have their own one. This is a possibility. Mr Ashcroft was pleased with the warm response received tonight and said it's a two way street with a collaborative approach. The Parish Council would like a developer that they are comfortable with. Mr Ashcroft said it's a family owned business based in Oxfordshire. The Chairman is involved in local charities and their reputation is premium on being a quality developer. They will do their best to work with the Parish Council. Mr Ashcroft spoke of other developments they are working on and contributing towards two parks in Oxford. Cuttlesowe and Sunnymead. Designs and a consultation will follow in due course.

Cllr Sacha thanked them and the PC appreciated them coming to a meeting.

Both Mr Ashcroft and Mr Barton left the meeting at 7.15pm.

24/37. To receive apologies

Cllr D. Hingley (personal)

24/38. Public session

There were no members of the public present.

24/39. To receive Declarations of Interest under the Council's Code of Conduct relating to business on the agenda

The Chair declared a pecuniary interest in item 24/44b as a recipient.

24/40. Acceptance of the minutes of the last meeting held on 20th March 2024

The minutes of the last meeting were approved and signed.

24/41. Matters Arising from the previous minutes

There were no matters arising.

24/42. County Council and District Council matters

- To receive reports from County and District Councillors. Cllr Pattenden noted that although there has been a local ward change and Whitechapel Gardens and the Pavilions will become part of Banbury after 2nd May, the Electoral Commission have refused the boundary change. A new boundary change will be due next year.
- To receive an update on the sale of Bodicote House. Covered earlier in the meeting.
- To receive an update on the transfer of the Cotefield site. A second meeting has been held with a CDC representative and Cala Homes. At the first meeting the PC were not happy with some grassed areas which needed work. The play area was checked and all issues were fixed. The planting scheme in the play area was addressed. The last visit involved understanding what areas are being passed over. Another plan and document has been received but there are calculations missing. There is no requirement for the developer to provide dog and litter bins. The PC will sort this out after the land is taken over. The developer should meet the legal costs to transfer the site over.
- Update on local Parish Council election. The election is uncontested and the new term of office begins on 7th May. There will be forms to complete at the May meeting. There is one vacancy to fill.

Cllr Pattenden left the meeting to attend another one.

24/43a. Planning matters; New applications

- 24/00748/LB, Variation of Condition 2 (plans) of 18/01915/LB – Minor layout alterations and proposal to reconstruct two walls at The Close, 20 High Street. No objection by PC.
- 24/00774/TPO, T1 – (Sycamore) – Crown reduction of the sycamore south of the garage by up to 3 metres, and removal of all deadwood 25mm or greater from the crown and T2 (Holly) – Crown lifting the holly along the south boundary to approximately 5 metres above ground level at Bicawi, Weeping Cross. No objection by PC.
- 24/00890/TCA, T1 x Lawson Cypress – Fell at Virginia House, Church Street. No objection by PC.
- 24/00830/F, Variation of Condition 4 (site access scheme) of 21/0394/F – Change of wording at Cotefield House, Oxford Road. It was agreed to object to the change in the condition. The access road should be sorted out first.

24/43b. Planning matters; determined

- 22/01581/REM, Reserved matters application to 14/01932/OUT – Western gateway landscaping at Wykham Park Farm, Wykham Lane. Approved by CDC.
- 24/00324/TPO, Tree work at Norwood, Chapel Lane. Granted by CDC.
- 24/00227/F, Alterations and internal re-modelling to create a 2nd bedroom, works including: addition of rear box dormer window and replacement of 5 no. windows. Removal of concrete garage and rear lean-to shelter off back of house at 18 Sideleigh Road. Granted by CDC.

24/44a. Financial/administration report

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|------------------------------|------------|
| The total in the accounts is | £91,851.89 |
| Business Premium Account | £26,609.06 |
| Community Account | £218.00 |
| Business Premium Account | £65,024.03 |

Cllr Watts left the meeting at 7.45pm

The Chair did not take part in this agenda item.

24/44b. Passing of any invoices for payment

Cllr. Sacha proposed that the following accounts be approved for payment, seconded by Cllr. Buttler and carried unanimously. **IT WAS RESOLVED** that these payments be made

- Salary and tax to Parish Clerk
- £105.00 to Mrs P Evett (litter picking in March)
- £803.09 to CDC (dog bin emptying)
- £643.94 to Thomas Fox (Mowing Cut 1 of 18)
- £109.99 to J Washburn (ink cartridge)
- £1008.29 to Thomas Fox (installation of four new waste bins)
- £210.00 to Vision ICT (website hosting and support)
- £90.00 to Vision ICT (website)
- £86.43 to Microshade Business Consultants Ltd (emails)

24/45. To receive the following correspondence

- Email, grass maintenance. Some areas had been missed following the first grass cut. This was passed to the contractor.
- Countryside and Tree Service – Tree on Weeping Cross. Concern was expressed by a resident of the type of tree planted and the size it will grow to. The Countryside and Tree Service assure the Parish Council that the species and planting site were selected by tree professionals and deemed suitable. They consider their tree stock carefully. It is not possible to change the species on this occasion but remain open to input from parishes. More notice will be given next time so that concerns can be raised early.

24/46. Environment Matters

The following update was received.

Roads, footpaths and pavements – Pot holes on Broad Gap have been filled. A willow on Upper Mill path has been cut down and removed. The footpath from Saltway to Wykham Lane is currently closed and work scheduled to finish soon. The new hedgerow along Wykham Lane has been planted with small transplants.

Village buses Liaison person – There has been no interest from anyone who uses local buses.

Grass cutting – The first cut has been done. ‘No Mow May’ was suggested. A first suggested site is the verge along Bodicote House wall in Broad Gap. It was agreed to ask the views of residents before this is started. It will be put in the next newsletter and started next year.

Flyover land – To be cut in June.

Flower beds – Geraniums have been ordered for the bed on Wykham Lane.

Litter picking – Cllr Sacha to meet Thomas Fox to quote to remove the old bin by the Plough PH.

Seating – Cllr Sacha will meet Thomas Fox for a quote to remove the old bench at the top of Broad Gap.

Town Furlong - One Amalanchier is not sprouting. It will be replaced in the Autumn.

Churchyard matters - TF to cut the ivy and yew back.

Cemetery matters - Two quotes have been received for the new screening for the bins. The second quote is to be put on hold as it is expensive. One quote has been received to replace the fencing on the gate side. Another quote will be sought.

Weeping Cross Memorial repair – Work is to commence when the weather improves.

Trees – A replacement Rowan tree is needed for the path between Broad Gap and The Rydes. The oak tree has been delivered and planted on Kingsfield. Cllr Sacha to draw up a plan for replacement trees on Keyser Road/Molyneux Drive junction. The Parish Clerk to chase the developers re the Queens Green Canopy Project and wildflower meadows.

Council Village walk – A new date to be agreed.

Preparing for winter 2024/25 – Bodicote Welfare Fund have agreed a small lock up for salt to be placed in the car park. A contractor will need to be appointed.

Climate Change – Bird boxes for the school will be ordered. The PC will have a table at the Open Garden event in June. Cllr Clifford to speak to Bloxham Biodiversity group re the possibility of starting something similar in Bodicote. A villager is involved in the Swift project. A short article about swifts to be put in the next newsletter and website. The siting of beehive in the churchyard is to be explored. The Parish Clerk to find out how to hire air quality monitoring equipment.

Park End Ownership - The Parish Clerk has sent an invoice for grass cutting on Park End. CDC will contact her about purchasing the land.

24/47. Matters for consideration at the next meeting

To discuss a new date for a newsletter and agree content

24/48. To note dates for next meetings

Parish Council meeting on 15th May at 7.15pm

Environment Meeting on 10th June at 6.30pm

There being no other business the meeting closed at 8.20pm

Signed

Dated 15th May 2024

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