

Chadlington Parish Council

Draft minutes of the Parish Council Meeting Held at 7.30 pm, on Thursday 14 October 2021 Chadlington Memorial Hall

Present: Cllr Zoe Townsend (Chairman), Cllrs Gavin Brown, Heidi Davies, Hilary Moore
Clerk: Anne Ogilvie (locum)
Absent: Cllrs Andrew Carpenter, John Ingram

Members of the public: 39

Welcome from the Chairman

The Chairman welcomed everyone to the meeting. She advised that this meeting was to provide an opportunity for parishioners to give their views on the planning application (detailed below), and that the council would not be making its decision at this time. She reminded everyone that comments must be relevant to the current application only, and should be addressed to the council.

Chairman announcement

The Chairman advised that she had received notification from Oxfordshire County Council that it is pushing forward for the 20mph limit in all villages in Oxfordshire.

1. To receive apologies

Apologies were received from Cllrs Carpenter and Ingram.

2. Declarations of interest

a. Councillors are reminded of the need to update their register of interests

The Chairman reminded councillors of the requirement to keep their register of interests up to date.

b. To declare any pecuniary and other interests in items on the agenda and their nature

None declared.

3. Planning

Application received:

21/03159/FUL – Conversion of existing building to create a café/restaurant together with associated landscaping works and provision of parking – Diddly Squat Farm Shop, Chipping Norton Road, Chadlington

The Chairman invited the members of the public to express their views on the above planning application.

Views, noted below, were received from seventeen members of the public.

Concern was raised regarding the following:

- the title of the application using the term “*conversion*” rather than “*change of use*”;

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- the overspill carpark not being included in the landscape and visual impact plan, and not being enclosed by hedgerow (cf main car park);
- how there would appear to be little to prevent the change of use of the building from farming to a restaurant;
- the potential for growth of the restaurant beyond the fifty covers in the current application;
- that with the shop continuing as well as the restaurant, the numbers of people and vehicles visiting the site will be higher than there would be if there were just a restaurant and so the planned parking will not be sufficient;
- the scale of the development becoming out of proportion to the surrounding area;
- the precedent which is being set by allowing this development;
- the potential of the new development to damage the landscape;
- that the development is not in keeping with the Cotswold landscape;
- that the development is not in keeping with Policies E2, EH1 and EH2 of the West Oxfordshire Local Plan 2031
- the possibility of the continuation of mud being brought onto the road from the carpark;
- that the current access/exit for vehicles is a source of danger to others using the road;
- that the glass frontage will be visible from across the valley, reflect sunlight, and be a source of light pollution after dark.

Queries were raised and further information requested on the following:

- whether the LPA would make a booking system a condition of planning, to help reduce the number of vehicles coming to the site;
- whether there is a set length of time that a building built and used for agricultural purposes before change of use is permitted;
- whether there is any intention for the numbers of people currently visiting the site to be reduced.

Comments in favour of the development were received:

- noting that the site was next to an existing development;
- that this would increase local employment;
- some not providing a reason.

Requests were made that, if approved, the development would:

- have improved signage to direct visitors to the site;
- have appropriate signage and road markings to guide traffic;
- ensure the roads were kept clean of mud;
- be responsible for ensuring that mess in the area would be cleaned up.

Comments were received regarding the current and potential traffic levels through the village.

The meeting was closed at 8.07 pm.