

CLAYDON WITH CLATTERCOTE PARISH COUNCIL

Minutes of an extraordinary meeting of the Parish Council held on **Tuesday 2nd April 2019 at 7:30pm** in the Church Room, Claydon.

Council: Jenny Jones, Anne Hoggins, Sylvia Ingram (Chairman), Veronica Purdey, Kirsty Buttle (Clerk).

Present: 17 members of the public, District Cllr Chapman.

- 1. Apologies for absence** – None.
- 2. Members declarations of interest for items on the agenda** – None.
- 3. Public participation session** – A councillor stated that their main concern is that Highways are saying that there are passing spaces on the Boddington Road side but there aren't any passing places. Robert Adams (parishioner) was asked if he would give the parishioners present further information about the changes that have been made to the original plans. Robert gave the following information:
 - The new plan doesn't show that the lake will be 7 metres below the level of the marina which means it is not in any way connected with the marina.
 - The land rises 5m from the Boddington Road and an additional 3m bund will be at the crest near the maintenance area.
 - There will be a 3 metre high bund around the area of the marina. With the bund and the planting they have planned the view that many people currently have would no longer be there.
 - The 6.7m new building will be visible from the main road because it will be built off the 115m level of the marina and the canal.
 - The Boddington Road entrance is to be maintained as an emergency access route but it is not clear how this will work as the land rises 5m from the road to the marina (plus 3m small top bund) leaving steep decline from the marina's maintenance area.
 - There is a statement in the reports that the public will not be allowed access to the marina but on the drawings they show a short footpath connection from the western end of the site to the public footpath.
 - There are no details on the drawings or in the reports regarding water movement in the marina or any proposals to avoid water stagnation.

Questions from the public

Q. Have they done any flood planning?

A. The canal and river trust say there are no issues with flooding but this was challenged by the meeting.

Q. Will it be a residential marina?

A. No it is meant to be purely recreational but they have found that they can't enforce it.

Q. Will there be any obligation to have street lighting in that area?

A. There probably won't be a requirement to have street lighting but there will be some lighting on the marina site. The proposed lights are downlights but this will still change the nature of the countryside at night as the reflection from the lights will be visible.

Q. How can we have the best impact to work together on this? Should we try to encourage people to sign up to a standard reply?

A. No. If the council receive numerous responses which are just the same letter with a different signature they will only consider it as one response. Everyone needs to write individually.

Q. Do those who responded last time need to respond again?

A. Yes. The previous responses were to the original planning application. This is a new application so new responses are required.

Concerns raised by parishioners

- The road is not suitable for heavy traffic and this development would increase the traffic significantly - the area of this application is $\frac{3}{4}$ of the size of Claydon.
- It is likely that there will be issues with noise from the maintenance area.
- The road that would be used to access the marina is a single lane road with only one passing place near Hay Bridge. It is difficult to pass on a bicycle as it is so narrow.
- Some of the arguments in the application are based on unknowns such as Brexit and HS2. Surely these arguments should not be considered as part of the planning process as Brexit and HS2 may not go ahead so their arguments are presumptive.

It was suggested that it would be beneficial to put in specific information about what would be needed to remedy the items being objected to in any objection letters as the parish is unlikely to get any of these things included as a condition on the planning approval (should it be approved) if the needs of the parish have not been stated at this stage.

The parishioners were also advised to lobby County Cllr George Reynolds and District Cllr Douglas Webb to make their concerns about the impact on the parish very clear.

4. Planning

i) Applications received

18/00904/F – AMENDMENT: Glebe Farm Boddington Road Claydon Banbury OX17 1TD. Formation of inland waterways marina with ancillary facilities building, car parking, access and associated landscaping including the construction of a new lake. **Object.**

The parish council agreed to delegate power to the clerk to write an objection based on the issues discussed above. The clerk should also send the objection letter to Cllr Reynolds and Douglas Webb.

5. Next meeting of the Parish Council – Tuesday 14th May 2019 at 7:30pm.

Meeting closed @ 8:44pm.