

## DRAFT MINUTES

### ENSTONE PARISH COUNCIL

A Meeting of the Council was held in Enstone Parish Hall on  
Thursday 24<sup>th</sup> January 2019 at 7.15 pm

- PRESENT: Parish Councillors N. Knott (Chair), C. Glendinning, P. Shaw, A. Lee, D. Robottom, P. Johnson and seven members of the public.
- APOLOGIES: Cllrs. T. Gilbert, R. Parker, M. Ivings, P. Butler and County Cllr. Hilary Hibbert-Biles
- IN ATTENDANCE: Mrs Beth Sinclair – Parish Clerk

Cllr. Knott welcomed everyone to the meeting.

133. **DECLARATIONS OF INTEREST:-**

- There were no declarations of interest to be declared.

134. **MINUTES OF THE PREVIOUS MEETING:-**

- The minutes of the Parish Council Meetings held on Monday 17<sup>th</sup> December 2018, having been previously circulated were taken as read, agreed and signed.

**PLANNING APPLICATION:-**

- **The Driving Centre, Enstone, 18/03319/OUT** – The Mullin Project –  
*Construction of museum building, show lane building. Corporate hospitality Building, energy centre/store building, workshop building. Formation of car exercise road. Construction of 28 holiday lodges. Formation of landscaped grounds. Associated site services and external works.*
- Following the meeting held in December, further discussion took place regarding this planning application. Three reports have since been prepared, finalised and agreed by the Parish Council and forwarded to the Planning Department at WODC and also to the Oxfordshire County Council, with regards to the S106 monies. The first report details the views of residents, the second report details the views of Enstone Parish Council and the third report details the wish list from Enstone Parish Council regarding improvements to Highways with a proportion of the S106 monies, should the application be approved. A copy of each report is attached to these minutes and is also on the parish website.

135. **MATTERS ARISING:-**

- **Breach of planning at Enstone Airfield** – WODC is awaiting the Lawful Development Certificate.
- **Litter Bins** – Ongoing, DC Andrew Beaney.
- **ABN Health & Safety Report** – Cllr. Shaw had contacted ABN twice concerning the noise levels. Ongoing.
- **Renault** – A site visit has been arranged for Monday 28<sup>th</sup> January.
- **Noticeboards** – Repair to the right hand side of the noticeboard is still required.
- **New entrance at site of old quarry** – DC Andrew Beaney investigating this further.
- **Overgrown Leylandii at Zuhela Mansion** – the Clerk had received a 'phone call from a contractor on behalf of the residents concerning the overgrown Leylandii.

- **GDPR** – Cllr. Robottom had summarised the privacy notice but work was still required with this.
- **Highways work** – A list had been sent to County Cllr. Hilary Hibbert-Biles, following December’s meeting. It was noted that the granite sets had been retarmacked but looked most unsightly – the clerk would contact OCC regarding this.

136. **PUBLIC DISCUSSION**

- *Sewerage Leak* - Cllr. Knott reported that a further severe sewerage leak had occurred at the driveway to Heythrop Park today, similar to last year – it is the main sewerage pipe coming from the pumping station. Thames Water was currently dealing with this. Cllr. Knott reported that no replies to several emails sent to Thames Water and the Environment Department at WODC had been received. It was agreed that the clerk would send a further email and that a formal complaint would ensue, should no response be received.
- *ABN Lorries* – the Chair had received an email from a resident concerned about ABN lorry drivers driving on the wrong side of the road along the B4022 – the clerk would contact ABN concerning this. Noted
- *Tew Crossroads* – it was reported that the road from the Tew Crossroads to the Enstone Airfield Entrance was deteriorating badly (B4030) – the clerk would report this to Highways.
- *Litter Picking Campaign* – Cllr. Glendinning queried whether or not ABN would arrange to undertake litter picking around Enstone, as previously discussed. The clerk would contact ABN concerning this.

137. **COUNTY COUNCILLOR’S REPORT**

- There were no additional updates to report.

138. **DISTRICT COUNCILLOR’S REPORT**

- There were no additional updates to report.

139. **PARISH HALL MATTERS:-**

- One Planet Consultants Ltd. has gone into liquidation. Cllr. Lee confirmed that the grant monies from WODC will still be honoured.
- The clerk had received a request from the Salvation Army to store a recycling box at the hall. This would generate income for the Parish Hall – the Enstone Parish Hall Management Committee will discuss this.

140. **CORRESPONDENCE:-**

*West Oxfordshire District Council:-*

- *Meeting date for clerks* – Mr. Keith Butler, Monitoring Officer at WODC, has arranged a workshop for clerks in relation to the Parish Council elections in May. This has been arranged for Thursday 7<sup>th</sup> February and the clerk will attend.
- *Meeting with Towns & Parishes* – A meeting has been arranged on Thursday 7<sup>th</sup> March for Councillors and clerks – Cllr. Knott confirmed that she will attend.
- *Homeseekers urged to keep their details updated* - Residents who are registered with the Homeseeker Plus housing service are being reminded to keep their details updated in a bid to ensure their needs are met. Noted
- *New garden waste collections* – letters will shortly be sent out to all residents regarding garden waste collections for the 2019/2020 financial year. Noted.
- *Green light for new artificial pitch at Chipping Norton* – The multi-use games area will receive a major upgrade after contractors were appointed to install an artificial turf pitch. The new sand dressed pitch will replace the existing Tarmac surface, which

has reached the end of its life, and will meet the growing and more varied needs of residents. Noted.

**Oxfordshire County Council:-**

- *Traffic Calming* – The report from Mr. James Wright is awaited.
- *Temporary Traffic Regulation Notice* – There will be a temporary road closure at Lidstone from 18<sup>th</sup> February until 22<sup>nd</sup> February in order to facilitate the lining of existing single span masonry culvert. Noted.

**Other:-**

- *DevComms – Glyme Valley Village* – An email had been circulated to all members of the Parish Council from Mr. Paul Vicary, Director of DevComms, concerning the recent public consultation feedback. It was agreed that this would be discussed once the planning application is received by WODC. Noted.
- *Draft proposed changes to Chipping Norton School's admission rules for 2020/2021* – These changes had been forwarded to all members. Noted.
- *May 2019 Meeting Date* – The Council confirmed that it would hold its Annual Council meeting on Thursday 9<sup>th</sup> May at 7.00 pm, to be followed by the Annual Parish Meeting at 7.30 pm. The clerk would send out invitations regarding the Annual Parish Meeting.

**141. Planning Application:-**

- **The Driving Centre, Enstone, 18/03319/OUT** – The Mullin Project – *Construction of museum building, show lane building. Corporate hospitality building, energy centre/store building, workshop building. Formation of car exercise road. Construction of 28 holiday lodges. Formation of landscaped grounds. Associated site services and external works.* Discussed at the beginning of the meeting.

Decisions Received:-

- **1 Bank Cottages, Oxford Road, Enstone, 18/03196/LBC** – Refurbishment & alterations to include replacement of glazed canopy - *APPROVED*
- **Crown Inn, Church Enstone, 18/03183/LBC** – Internal alterations to provide ancillary guest bedrooms - *APPROVED*
- **Willowbrook, Radford, 18/02855/HHD** – Demolition of existing outbuilding and erection of timber car port extension (Retrospective) - *APPROVED*
- **The Knoll, Oxford Road, Enstone, 18/02948/FUL** – Removal of existing garages and erection of new two storey dwelling with associated parking - *APPROVED*
- **Charlotte Cottage, Radford, 18/03151/FUL** – Change of use of land to domestic garden (Retrospective) – *APPROVED*

**142. Finance:-**

a. *To agree the following accounts for payment:-  
Santander Account (normal parish account):-*

- |                            |         |
|----------------------------|---------|
| • Mrs Beth Sinclair        | £591.87 |
| • NEST Pension Scheme (er) | £11.63  |
| • NEST Pension Scheme (ee) | £13.95  |
| • Enstone Parish Hall      | £67.50  |

*Received:-*

- |   |        |
|---|--------|
| • Mrs Beth Sinclair (pension contributions) | £27.90 |
|---|--------|

- b) *Statement of Affairs to 31<sup>st</sup> December 2018* – with the absence of Cllr. P. Butler, it was agreed to postpone this item to February's meeting.
- c) *Internet Banking* – it was agreed that Cllr. Knott and Glendinning and the clerk would arrange a meeting to Santander in Witney to try and finalise the internet banking arrangements.

143. **Dates of Next Meetings:-**

- Thursday 28<sup>th</sup> February 7.15 pm
- Thursday 28<sup>th</sup> March 7.15 pm

There being no further business the meeting ended at 8.50 pm.

**Attached:-**

**Three reports concerning The Mullin Project**

## **Enstone Parish Council**

### **Residents' comments following a meeting held Monday 17<sup>th</sup> December 2018**

A meeting was held in Enstone Parish Hall on 17th December 2018 to obtain the views of residents of Enstone to the proposed Mullin Project. 43 parishioners from Enstone attended (not including counsellors) and several spoke. Comments were made both in favour of the proposed development and in opposition.

Although the proposed Mullin development is situated outside Enstone, both the museum and the 'lodges' are directly adjacent to the parish, with the access to the site being along the boundary between Enstone and Great Tew parishes. The traffic generated by the museum coming from most directions will arrive through Enstone along the A44, the B4030 and the B4022. For these reasons we believe that the views of Enstone Parish Council and Enstone residents should be taken into account.

We include below the comments made by residents in support and in opposition to the development.

At the end of the meeting a show of hands was requested from the residents of Enstone present at the meeting. The show of hands revealed 6 in favour and 23 in opposition.

Comments made in favour raised these points:

1. Employment: The employment opportunities which may be offered by the museum
2. Economic benefit: The local economic benefit of substantial investment in the museum and of visitors to the museum
3. Education opportunities: Training links with other organisations and possible apprenticeships in conjunction with Bicester Heritage Centre
4. Prestige: The prestige resulting from locating such a significant museum in the area
5. Environmental benefits: Improvement of a neglected part of the airfield by the construction of the museum

Comments made in opposition raised these points:

1. Location inaccessible by public transport: The proposed site of the museum is situated two miles from any public transport and is not accessible on foot. To reach the site requires that motorists must pass through small communities, adding to the already substantial traffic burden and safety hazards on B roads through Enstone, Gagingwell and the Bartons.
2. Traffic volume: many residents believe that the vehicle movements included in the specialist transport reports and in the proposal are underestimates of the likely eventual numbers. Visitor numbers at similar museums, experience of other local developments such as Soho Farmhouse (with traffic movements now demonstrably much greater than those in the original plans), the expected additional traffic which will be generated by other events at the museum and by support activities, and future expansion of the site and its operations, all contribute to this view.
3. Speeding Traffic: Traffic travelling too fast through our communities is a constant concern among residents. The recommendations from Highways for improvements to the junction of the B4022 and the A44, and traffic calming measures through Enstone, Gagingwell and the Bartons are to be welcomed. These measures as currently described will be inadequate to compensate for the incremental volume of traffic created by the museum.

## **Enstone Driving Centre (Mullin Museum – 18/03319/OUT) – Response from Enstone Parish Council – January 2019**

### General

The proposed Driving Centre development lies outside of our Parish on the boundary between Great Tew and Enstone. However, the greatest impact of this development will be on the residents of Enstone Parish, so the Council is setting out our key issues which should be addressed if this development is approved.

The Council accepts that this would be a prestigious development for Oxfordshire and builds on the strength of the local Motor Sport and Automotive industry. However the major issue the Council has is the suitability of Enstone airfield for this project, given that it will attract (by its own figures) over two hundred thousand visitors each year. The Council was split - some believe that a location in Oxfordshire with well-developed public transport links and roads infrastructure already in place, would be better suited. Others, however, are very much for the proposed Enstone Airfield development.

### Transport

This remains the major concern of the Councillors and local residents. Whilst accepting the County Highways report that the roads have the capacity to cope with the additional journeys to and from the museum, all of the journeys will be on local B roads already in a poor state of repair.

It is likely that all the journeys to the museum will be by private transport as there are no local bus services which would serve the museum. The developer's proposal to run a single minibus service from local train stations at Banbury or Charlbury is unlikely to reduce this by any significant extent.

There has been a significant increase in traffic volume in recent years on local roads due to the Soho Farmhouse development and the expansion of Renault F1 Motorsport, and the volume will increase significantly when 2000 extra homes are built in Chipping Norton and following the anticipated redevelopment of Heythrop Park Resort.

In addition, recent traffic speed watch activity has shown that speeding is prevalent through our village and this problem is unlikely to improve with this development. Significant sums of money need to be spent on traffic calming measures and road and junction improvements, see attached proposal from Enstone PC. The Council notes the developer has proposed that £200k from the £1.7M S106 money generated from this project should be spent on signage improvements and traffic calming in Gagingwell, Westcott Barton and Middle Barton (Ref an email from Keiran Hedigan to Enstone PC 20/12/18). **We feel this is totally inadequate and will not have a significant effect in offsetting the additional private journeys created by travelling to the museum.**

### Local housing for residents to work in the museum

One of the major benefits claimed for this development is provision of local employment opportunities and apprenticeships. The Planning statement claims "It will deliver up to 338 jobs in the local economy" and "It will create 100 jobs directly employed in the museum and park". The development proposal does not provide any details of the anticipated location of the staff or provide any opportunities for the staff to travel to work other than by private motor

car. A survey from the nearby Soho Farmhouse showed that 59% of their staff lived 10 – 20 miles away, 12% over 20 miles away and only 29% within 10 miles of the hotel. Based on this evidence, the Parish Council is of the opinion that this proposed development will add significantly to local journeys to and from work.

It would be desirable that a development such as this provide opportunities for local young people (within a 10 mile radius) to work there. However, there is no affordable housing within Enstone and the surrounding villages forcing our young people to move out to the major towns in Oxfordshire such as Banbury and Bicester.

None of S106 money has been set aside for low cost starter homes in Enstone village which the Council believes is a key priority. The developer has proposed that £1.25M is spent on affordable housing in Great Tew, although it's unclear how many homes they will provide and under what terms.

In addition to this the developer is proposing to pay £11M to the Landowner to pay for restoration of his private mansion. Whilst accepting this isn't part of the required S106 money as the 28 private lodges are deemed to be "holiday homes", we do question whether a better settlement for the local communities should be sought in this respect.

#### Other Issues

The Planning Statement is incorrect :

2.8 Vehicular access states one entrance between the Green lane and the Tew cross roads. In fact there is one to the chicken farm and one to the shooting school and airfield and a few years ago, a third entrance was granted planning permission. There are also two field entrances as well.

The Ecology reports by Windrush Ecology and by Melanie Dodd make no mention of the extensive wild orchids and bluebells growing on the site. It may be because the survey was conducted in Winter. It is recommended that another survey is conducted in Spring / Summer.

**In summary, whilst there may be economic and employment benefits to the local economy, the council believes that this development will have an overall negative impact on traffic levels in our village and there is insufficient mitigation of these effects through the proposed provision of the S106 monies.**

4. Visual Impact: The development on the skyline adjacent to Enstone parish of the museum and the exclusive lodges will be visible from the B4030 and from parts of the parish of Enstone.
5. Light and Noise impact: Potential light and noise pollution are of concern and appropriate counter-measures and controls will need to be put in place if the proposal is approved.
6. Danger to and from aircraft: Positioning of the museum at the end of the airfield runway appears to be risky. There was recently an aircraft accident on the airfield when a plane crashed into a chicken shed on the edge of the airfield.
7. Possible risk of contamination: Concerns have been expressed by neighbouring landowners about possible contamination from the site's use as a WW2 airfield as highlighted in the report by David Rudland Senior Contaminated Land Officer.
8. Need for affordable housing: The proposed 28 lodges are not expected to contribute anything to the social fabric of the area and will not address the need for affordable housing in Enstone.
9. Biodiversity: The environmental survey was undertaken in October when the biodiversity of the area could not be effectively assessed. The presence in the area to be developed of extensive areas of bluebells, orchids, cowslips and other grassland flowers is overlooked.
10. Future infill: The threat of potential infill on the agricultural land between the proposed development and the B4030 at Gagingwell is a concern. Should the district council approve the development, parishioners fear that the infilling of this area would be a next step for developers, resulting in the further degradation of a rural landscape adjacent to local villages.

If the Development Control Committee decides to approve the proposal, residents ask that adequate and proportionate controls to limit the environmental effect and compensating traffic calming measures to mitigate the adverse impact on the local community are put in place



**ENSTONE PARISH COUNCIL'S REQUEST FOR S106 MONIES REGARDING THE MULLIN PROJECT, 18/03319/OUT**

- Traffic lights at the junction of the A44 and B4022 close to Worths Garage, to include a pedestrian crossing
- Traffic calming measures in Gagingwell
- Improved protection for Enstone Primary School with a 20 mph speed limit along the A44 at Enstone
- Traffic control mechanism (lights or roundabout) at the junction of the A44 and B4030
- Consideration of a “loop around” the settlements of Enstone all with 30 mph speed limits
- A Traffic control mechanism at the crossroads of the B4030 and B4022

**Priorities:-**

- > 1. Traffic lights at Worths Garage
- > 2. Protection for the school, traffic calming and 20mph speed limit