



## Minutes of Ewelme Parish Council Meeting held on Wednesday 11th October 2023

**Present:** Gemma Benoliel (GB/Chairman) David Solomon (DS)  
Roger Moore (RM) Sally Stockings (SS) Barry Tindall (BT)  
Andrea Powell (AP) Joanna Brock (Clerk)  
2 members of the public

153/23 **Apologies for absence:** Sue Cooper (SC), AP is representing SODC and Freddie VanMierlo (FVM) is attending another meeting. Nigel Layton (NL) is attending a wedding.

154/23 **Declarations of interest:** None.

155/23 **Minutes of last meeting 13/09/2023:** These were agreed and signed.

156/23 **Public session:** The public didn't speak at this time but spoke in other sections.

157/23 **County & District Councillor reports:** SC, AP and FVM sent reports before the meeting. AP said the publication of the latest calculations have revealed that SODC has only a 4.2 year housing supply. SODC are confident they can defend any major speculative planning refusals. Ewelme is not required to have any sites for housing in their NHP but AP recommended that parishes review their Plans. AP will inform the NHPlanning team that Ewelme will be reviewing their Plan in January. AP mentioned the Thame Community Land Trust. SODC is offering parishes a carbon emissions calculator tool. The district councillor grant applications close soon.

### 158/23 **Planning**

**P23/S2426/FUL:** Erection of a new workshop building for electric vehicle servicing. Address: TOG Studio, Ewelme, OX10 6DA. RESOLVED EPC wishes to object to this proposal on the following grounds:-

1. The land on which the proposed building would be constructed has been added to the site since planning permission for the current usage was granted in 2015 (P15/2194/FUL). The land was apparently purchased from the neighbouring farmer and is we believe still classified as agricultural land, and not as B2 (general industrial) as the application suggests. We would be very unhappy to see this potentially visually intrusive building erected on agricultural land within the Chilterns AONB both on principle and because it would likely establish a precedent for ribbon development along the road frontage of Green Lane.
2. The plan accompanying the application (14.41.09 E1, dated July 2023) shows the proposed building tight against the corner of the plot on the NW and NE sides. It would appear that construction here would involve destruction, or at least severe compromise, of the hedge which forms the boundary between the strip of agricultural land on which the building would be sited and the roadside verge. The

applicant suggests that this hedge would screen the building. It should be noted that it appears that none of the planting that was a condition of approval under P15/2194/FUL (P17/S3093/DIS also refers) was ever undertaken.

3. The proposed building is at the N corner of the site, immediately adjacent to the highway, and is of the order of 4.3 m in height. This maximises visual intrusiveness to neighbouring properties and to passers-by. It is well in front of the building line of the rest of the buildings occupying this site.
4. There is currently a parking problem at the site. Despite a note in planning permission P15/2194/FUL stating that *“the applicant is advised that vehicles awaiting servicing or collection after testing should be parked in allocated spaces on the site only”*, the business regularly has several vehicles parked on the roadside verge across the road from the site. This is not only unsightly, it represents a danger to vehicles leaving the driveway of no. 44 Green Lane due to obscured visibility. As a stated purpose of the proposed building is to allow expansion of the business we are concerned that granting permission would exacerbate the parking issues.
5. A condition of granting planning permission in 2015 was that use of the premises should be restricted to 09:00-18:00 Mondays to Fridays, 09:00-13:00 Saturdays, and closed on Sundays and Bank Holidays *“in the interest of the amenities of the occupants of nearby properties and in accordance Policies G2 and EP2 of the South Oxfordshire Local Plan 2011”*. We are aware of persistent breaches of this condition; on at least ten occasions in 2023 working has continued until at least 22:00. The noise and bright lights associated with working detracts significantly from the *“amenities of the occupants of nearby properties.”* If permission is granted, the nuisance of noise and light emanating from this new building, which would be much closer to the neighbouring houses than the existing buildings, is likely to be significantly greater. The suggested expansion of the business is also likely to lead to an increase in the breaches of the working hours condition.

There was some confusion over ownership of the land on these sites on Green Lane. The Clerk will request land records from the land registry.

**P23/S2975/FUL:** Putting area of arable field down to grass and change of use to garden. Address: Downs Farm House, Ewelme, OX10 6PQ. RESOLVED EPC have no objections.

**P23/S3282/HH:** Two-storey rear extension, replacement of garage with single-storey link extension, internal alterations. Address: Old Rectory Cottage, Ewelme, OX10 6PG. RESOLVED EPC have no objections.

#### 159/23 **Accounts and Administration:**

- (a) RESOLVED finance report accepted.
- (b) RESOLVED new income and expenditure authorised. *See appendix.*  
RESOLVED all invoices to date authorised.

- (c) EPC's insurance was reviewed and it was agreed to take out an annual policy with BHIB.
- (d) The budget for 2024/25 was accepted. Budgeted receipts are £34,800 and payments are £42,700. The precept will be set at £30,000.
- (e) It was agreed to appoint Jane Olds as internal auditor for 2024/25.

160/23 **Grants:** It was decided not to apply for any grants this year.

161/23 **Reserves policy:** RESOLVED the policy was adopted.

162/23 **Tilehurst cricket club:** It was decided that EPC cannot accommodate another team at the Common. NL was thanked for liaising with both teams.

163/23 **Traffic:** DS said the SIDs have been deployed by the Common and Hampden Way in stealth mode. They have been in this mode and location for 2-3 weeks. DS will soon turn the devices on so they are visible to drivers. OCC will erect permanent poles in these locations.

The study allowing HGV exclusion routes has been abandoned. However, OCC are continuing to analyse HGV weight restrictions and EPC can submit concerns they have. A local operator is still working outside their certification of lawfulness.

DS suggested a time lapse video in a resident's garden on Green Lane which could record the number of vehicles travelling on the highway. DS will look into this further. DS said there will soon be a 20mph extension to the west end of the village. This will require village gates and it was resolved that EPC will half of the cost of these which is between £3,000-£4,000.

164/23 **Ewelme News:** After discussion, it was decided not to put the EPC minutes back into the EN. The Clerk will contact the editor asking for a note in every issue instead directing people to the EPC website, noticeboards or the Clerk if they wish to read the minutes.

165/23 **November Remembrance event:** In addition to paying respects to Ewelme residents who served and died in WWI, the event will celebrate the role of animals in war and will be held at the Pound on 11/11/2023. The event will be half an hour and then afterwards a local war exhibition will be held in the village hall.

166/23 **Landslide:** RM said this is not progressing well with Thames Water. RM is going to write to the Consumer Council.

167/23 **Car park:** SS has spoken to a contractor who can make a plan to enlarge the car park, however, SS said her contractor needs more information about the size and number of spaces before plans can be drawn up. EPC will meet to discuss applying to SODC for pre application planning advice.

168/23 **Ewelme Historical Archive website:** This has been published and is now being publicised. The Clerk will link this from the EPC website. This will be advertised on FB and in the EN.

169/23 **Wilding:** On 17/10/2023 WREN have a meeting with Grundon and The Earth Trust to discuss a 10 year plan for the regeneration of the Grundon site.  
The triangle by the Common has been prepared and planted with wild seeds.  
Benson District Nature group is holding an exhibition. Their plan is to expand the area the group covers to include Ewelme.  
On 15/12/2023 WREN will plant extra hedging to complete the hedge alongside the car park.

170/23 **Health & safety:** Nothing to report.

171/23 **Village Maintenance including outdoor gym, pavilion, play area & the Common:** The next bin collection is on 24<sup>th</sup> October. The Clerk will chase up the football team's schedule. The bus shelter by the shop is in need of repair. The Clerk will ask the handyman to have a look at the roof.

172/23 **Reports from meetings, training and other events:** The Clerk attended a planning training course run by SODC on 10/10/2023.

173/23 **Correspondence:** A member of the public has asked that a bench is erected on the Common in memory of her father. The family will cover all costs with purchase, installation and maintenance. GB will speak to the member of the public to discuss this further. This will be on November's agenda.

174/23 **Other items of interest:** None.

The meeting closed at 2145

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Date of next meeting – 8<sup>th</sup> November 2023

**Appendix**

**Ewelme PC Payments & Receipts October  
2023**

<b>Ref no:</b>	<b>Payments for authorisation:</b>	
DD	Administration costs	1076.46
11.10.23.02	Grundon	81.59
11.10.23.03	NP Design & Print	515.00
	Clear Council (BHIB) insurance	719.75
	PC debit card payments (below)	56.98
		<b>2,449.78</b>

<b>Date</b>	<b>Receipts since last meeting:</b>	
08/09/2023	Precept	15,000.00
		<b>15,000.00</b>

**EPC debit card purchases**

<b>Date</b>	<b>Item</b>	<b>Cost</b>
03/10/2023	Printer accessories - ink & paper	56.98
		<b>56.98</b>