

Hailey Parish Council
March 2023 Agenda

To: All members of Hailey Parish Council

You are summoned to attend the **Meeting of the Parish Council on
13th March 2023 at 7.30pm at Hailey Village Hall**

For the transaction of the business stated below. The Public and Press are also invited to attend.

The agenda is as follows:

1. To receive apologies for absence.
2. To receive Declarations of Interest:
Members are asked to declare any personal interest and the nature of that interest which they may have in any of the items under consideration at this meeting. Please refer to the notes at the end of the agenda.
3. To receive the Minutes of the Parish Council Meeting dated 13th February 2023
4. Matters arising from the minutes
5. Comments from Members of the Public
6. To receive update reports from West Oxfordshire District Council [currently Cllrs Colin Dingwall and Gill Hill] and Oxfordshire County Council [currently Cllr Liam Walker]
7. Planning: To receive an update report (Cllr Giles Doland)

a) Planning applications received:

Ref no:	Address	Proposal	Decision
23/00325/FUL	The Old Stables Burycroft Farm Crawley Road Witney Oxfordshire OX29 9TG	Change of use of The Old Stables and associated land from holiday accommodation to a dwelling house	
23/00276/HHD	3-7 Whitings Lane Hailey Witney Oxfordshire OX29 9XG	Erection of two storey front extension	
23/00297/FUL	Moorlands Farm New Yatt Witney Oxfordshire OX29 6TE	Proposed works to Gateway 1 to include setting back new wooden gate and install curved stone wall on either side of entrance with stone piers at location of gate, and to Gateway 2 to include replace gate with new wooden gate and replace post and rail fence on one side with stone wall.	
23/00084/HHD	Clovelly Cottage White Oak Green Hailey Witney Oxfordshire OX29 9XP	Alterations to fenestration, the addition of stone façade to the rear elevation and construction of a replacement dormer	
23/00190/HHD	15 Middletown Hailey Witney Oxfordshire OX29 9UA	Erection of replacement single storey extension and detached garage with home office	

23/00325/FUL- This is to change planning approval from a holiday let into a permanent residential dwelling. They have tried this a couple of times before. The original grant for a holiday let had a condition for holiday lets not to exceed 8 weeks and also that no consecutive tenancy periods were allowed. It also cited that 'The accommodation is on a site where residential development would not normally be permitted and is unsuitable for continuous residential occupation (Policy H4 of the then local plan 2011). In 2016 they tried to change the use but withdrew the application and in 2017 they again tried by applying to remove the restrictive condition. This was refused.

**Hailey Parish Council
March 2023 Agenda**

In their planning statement they claim that holiday lets are now unviable and also that the restrictive condition is affecting the ability to sell the property.

I would say that this is irrelevant. They wanted a holiday let, and they got it. It's not for planning to determine whether they can make money at it or not. Their claim that the restrictive condition is affecting the ability to sell the property is also completely skewed. They are trying to sell the Old Stables as a stand-alone property so it's no surprise that it's a difficult sale. If they were to sell their entire property INCLUDING the old stables with permission for a holiday let then the outcome would be entirely different.

I suggest we OBJECT and reiterate our last objection:

HPC objects because it is not appropriate to have full residential status in this location. The PC notes that there have been several applications and revisions of applications on these properties over the last several years. Had the original application been one for a residential dwelling it would have been refused.

b) Decisions outstanding:

Ref no:	Address	Proposal	PC Decision
14/01671/OUT	Land northwest of Woodstock Rd, Witney	Outline application for the erection of up to 200 residential dwellings and associated vehicular, pedestrian and cycle access, related highway works, drainage and landscape works including provision of public open space (Amended)	PC- Object WODC – Under Consideration
19/03317/FUL amended	Land west of Hailey Rd, Witney	Erection of 106 (reduced from 110) residential dwellings, changes to layout to increase area of public open space, increase in percentage of affordable housing	PC- Object WODC – Under Consideration
23/00045/HHD	3 Delly Close	Alterations including erection of single storey, first floor and two storey extensions	PC – No objection WODC – Under Consideration
23/00094/FUL	Aspley House Wood Lane Hailey	Alterations to roof and fenestration changes to existing dwelling along with demolition of garage. Construction of a new dwelling and associated works.	PC comment Regards to the materials that are being used. Elevation view from the road doesn't show the houses in the right WODC – Under Consideration
23/00172/HHD	Greystones Church Lane Hailey	Replacement of existing 'linking' conservatory with single storey infill extension	PC – No objection

c) Decisions made:

22/03298/HHD	Tall Trees Middletown Hailey	Removal of side extension, part conservatory, demolition of existing garage. Erection of two storey side extension, reconfiguration of rear facade with new doors and windows, erection of front gable extension to facilitate loft conversion, addition of dormer window to front of roof.	APPROVED
22/03461/HHD	Furchalay New Yatt Lane New Yatt	Loft conversion including alterations to roof with two storey side extension to replace existing garage, single storey rear extension to replace conservatory and single storey front extension with canopy over front entrance. Associated external, works to accommodate additional	APPROVED

**Hailey Parish Council
March 2023 Agenda**

		parking.	
22/03327/FUL	Singe Wood Stables White Oak Green Hailey	Conversion of stables into two bedroom living accommodation for letting purposes.	REFUSED
22/02740/FUL	Land North of A4095 At E437664 N211817 North Leigh Oxfordshire	Erection of a single storey dwelling with attached kennel, office and kitchen building along with construction of a kennel block all to be used in association with the existing dog training facility	REFUSED
22/03543/FUL	Windyridge Crawley Road Witney	Demolition of existing bungalow and construction of new detached dwelling and double garage.	REFUSED

- Breach Lane – Bridleway No 34- update

[Regular reports/updates from Cllrs]

- 8. Village Hall Management Committee** (Cllr Ann Gibson)
 - a) Update
- 9. Highways and Traffic, including Speedwatch and VAS** (Cllr Andy Smith)
 - a) 20 mph consultations (deferred from February meeting)
- 10. Neighbourhood Policing** (Cllr Andy Smith)
- 11. Flood Working Group** [when appropriate] (Cllr Andy Smith)
- 12. Amenities – Playground** (Cllr Ann Gibson and Cllr Martin Crow)
 - (a) Routine playground inspection
 - (b) Maintenance Work – update on ROSPA work for specialist contractor.
 - (c) Routine maintenance/cleaning work
 - (d) Longer term requirements
- 13. Sale of Wood Green (Clerk)**
- 14. Emergency Plan**
 - a) Update on installation of defibrillator at New Yatt (Cllr Giles Doland)
- 15. Environment** (Cllr Michael Drew)
 - a) Burial Ground
 - b) Footpaths
 - c) Grass Cutting
 - d) Trees
 - e) Other [eg. Signage, noticeboards]
- 16. Village Hall Facilities** (Graham Knaggs)
 - (a) Update on work of the Village Facilities Working Group
 - (b) Recommendations from the Village Facilities Working Group
- 17. Allotments (Cllr Ann Gibson and Cllr Martin Crow)**
 - (a) HPC-- Hemplands – update, management of vacant plots, collapsed boundary wall
 - (b) ALP – Poffley End – update, management
 - (c) Other Parish Council land matters [when appropriate]
- 18. Policy reviews** (All Cllrs)
 - Standing Orders**
 - FOI Scheme**

Hailey Parish Council
March 2023 Agenda

Risk Management Scheme
Complaints Procedure
Equal Access Policy
Social Media Policy
Staffing Committee – proposal to produce policy document for April PC meeting.

19. Finance and Administration:

(a) Payments received:

Received from	For:	Amount
Public Sector Deposit	Interest	£103.34
Hailey Football Club	Standing Charge & Football Matches	£400.00

(b)Accounts for authorisation and payment: (Invoices circulated in advance – available for inspection)

Payee	For	Amount
Clerk	Net salary	£672.95
	Expenses	£44.78
	Total:	£717.73
Hailey Village Hall	Parish Council Meeting	£16.50
Scribe	Accounts Software Subscription	£414.72
OALC	Membership 2023/24	£252.34
Cllr A Smith	Expenses – A5 Leaflets	£38.85
HMRC	6 th Jan 2023 – 5 th Feb 2023 NI & Tax	£64.42

(c) Hailey Parish Council bank balances to 5th March 2023

Account	Balance
Unity Trust Current Account	£38,421.31
Unity Trust Deposit account	£28,880.18
COIF Public Sector Deposit Fund	£35,000.00
Allotments for Labouring Poor – 31/01/2023	£6,930.29
Allotments for Labouring Poor COIF deposit account	£18,800.00

20. Correspondence received:

- College Farm Shop
- Churchyard Grass Management

21. Other Items to Note

22. Comments from Members of the Public

23. Any other business

24. Dates of Parish Council meetings 2023:

- Monday 17th April
- Monday 15th May
- Monday 12 June *
- Monday 10th July
- Monday 14th August
- Monday 11th September *
- Monday 9th October
- Monday 13th November
- Monday 11th December *

* denotes Joan Smith Educational Charity meetings

Hailey Parish Council
March 2023 Agenda

Clerk to the Council
Tracey Cameron

(i) Any member arriving after the start of the meeting is asked to declare personal interests as necessary as soon as practicable after their arrival even if the item in question has been considered. (ii) With the exception of the circumstances listed in paragraph 9(2) of the Local Code of Conduct for Members, a Member with a personal interest also has a prejudicial interest if it is one which a Member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest. In such circumstances, the Member must withdraw from the meeting room, and should inform the Chairman accordingly.

(iii) It is not practical to offer detailed advice during the meeting on whether or not a personal interest should be declared or whether a personal interest should also be regarded as prejudicial.