

Aynho Parish Council
Chairman's Report
April 12th 2010

Item 5. Finance

Agreement on costs of sports field track and go ahead.

Item 7. Highways

Water leak details required for claims and report to Ofwat.

Parking restriction letter from N Patel

Walk round with Colin, Stuart and Helen Howard. Agreed various issues re Charlton Road, fence/gates medium term repairs, trouble shooting on current scheme etc. Colin will give details.

Scrape off – will still be quite tarry. Needs immediate roll out for best effect. Then will provide a smooth surface.

Item 8. Planning

Affordable Housing walk round identified four sites. Subsequent planning officer assessment concluded The Glebe garages, as No.1 with Elizabeth Cartright Hignett paddock the only other realistic possibility.

Item 9. Recreational

Opening of the Pavilion Café was a great success. Kay succeeded in getting the £500 grant towards new tables. During the road works we successfully used the pavilion for Aynho Writers meeting. Two members could not cross the field, however. It is clear we need an all weather path from the disabled gate round to the outside area. Hopefully the scrape off will provide the base for this. Congratulations to Kay for an excellent start. Let us hope all the events get good support.

Item 10. Farming & Footpaths

Gate damaged on path down to Lower Walton Grounds by the stone stile – now repaired.

Kissing gate by stone stile now rejected by landowner. – Good.

Farm Walk organisation. Angie will help but her family not available for BBQ. Etc.

Item 11. Parish Plan

See village report circulated sep.

Item 12. Annual Village Meeting Agenda.

1. Welcome
2. Apols
3. Mins Agreed
4. Cllr Sawbridgsge
5. Matters Arising – if any
6. Cllr Townsend
7. PC Report
 - i. Finance
 - ii. Planning
 - iii. Progress on Parish Plan
 - iv. Need for new Parish Councillors

8. Sustainable Community Theme

- The Safe and Sound - presentation by police re Smart Water
- Affordable Housing
- Pavilion opening and various exchange events.
- Biodiversity Survey
- Free installation of smoke alarms
- Grants for upgrading loft insulation. Over 70's free.

- Recycling record good.
- Farm Walks etc.
- The Apricot Day Idea,

9. Resolutions from Village

Item 13. Parish Partnerships

Suggested workstreams relevant to us. – well worth it. Knowing personnel is always useful. Coordinating action also. E.g. litter pick, enhancement team etc.

Item 14. Maintenance

Parish enhancement gang from MGSWP EMAIL –suggest site visit. For sign cleaning, pavement edging and scraping hedge trimming etc.

Item 16. Meetings and Conferences

SNVB Forum

STATUS AT BANK at 31st March 2010

	£	
Current account (Community DirectPlus)	441.21	
14 day notice account (Business Select 14 Day)	11707.92	* transfer under way to current
Total cash assets	12149.13	

INCOME RECEIVED IN MONTH	
(included in total cash assets above)	
Bank interest - current account	0.00
Bank interest - notice account	0.00
Total income in month	0.00

EXPENDITURE

Net value of prior month items not cleared to bank by statement date: **0.00**
 Cheques presented for approval on Monday, April 12, 2010 total **1843.68**

REPORT OF ADDITIONAL CHEQUES APPROVED IN MARCH 2010, AT SUPPLEMENTARY MEETING

Chq no	Date	VAT	Cost	Total (£)	Payee	Detail	Power
100651	18-May	19.25	110.00	129.25	Banbury mini-skip hire	Skip hire/village cleanup day	c)
100652	18-May	22.70	129.73	152.43	CT Walters	Electrical works to pavilion	e)
Total		41.95	239.73	281.68			
CHEQUES PRESENTED FOR APPROVAL ON 12TH APRIL 2010							
100653	12-Apr	0.00	24.00	24.00	Aynho Village Hall	1st quarter invoice	a)
100654	12-Apr	0.00	308.03	308.03	Northants CALC	Internal audit fee and LCR subscription	a)
100655	12-Apr	23.00	131.43	154.43	e-on UK Energy Services	Removal of wall light and streetlight maintenance 1st quarter	d)
100656	12-Apr	55.10	314.84	369.94	e-on UK plc	Unmetered electricity supplies 1 st quarter	d)
100657	12-Apr	62.63	357.89	420.52	Greenbarnes Ltd	Sportsfield noticeboard	e)
100658	12-Apr	2.78	15.88	18.66	AH Contracts	Dog bin emptying March	f)
100659	12-Apr	19.68	112.50	132.18	M.K Sabin	Hedgetrimming on playing field	c)
100660	12-Apr	2.10	294.22	296.32	S. Patamia	Clerk's March salary and allowance; village expenses	a) £36.12 b) £260.20
100661	12-Apr	0.00	119.60	119.60	A. Hitchcox	RFO March fee and expenses; costs of web domain renewal	a) £77.90 b) £41.70
		165.29	1678.39	1843.68			

Key to Powers

Code	Power	d)	Electricity/street lighting
a)	Administration	e)	Equip recreational buildings
b)	Salaries	f)	Provision of litter bins
c)	Open space/grasscutting etc	g)	Donations

Report prepared by:
Amby Hitchcox
RFO, Aynho Parish Council

Report for Aynho Parish Council - SNC planning comments from village walkabout on 18th March 2010

7th April 2010

Introduction

A housing need survey was carried out in Aynho Parish during May 2009. Analysis of the survey returns found that an affordable housing need for four properties exists in the parish. Following recent adoption of the report by South Northamptonshire Council, a village walkabout was arranged to try to identify potential sites to locate the houses. This took place on 18th March and was attended by Amanda Haisman (Planning Officer, SNC), Paul Brunige (Strategic Housing Officer, SNC) and several parish councillors.

Please find below a summary of comments that Amanda Haisman has provided regarding the relative merits of each site looked at.

Site A - Ryelands Woods

This large site associated with Aynhoe Park was put forward by the landowner in response to the article in the parish newsletter publicising the survey results. It is outside the village confines at some distance from the main part of the village.

In 2007, planning permission for an art gallery/workshop in the vicinity of the storage containers was granted subject to legal agreement. However, planning permission is not effective as this agreement has never been signed. This previous application is not considered to have set a precedent in relation to residential development.

The Planning Officer feels that this site does not have much in its favour to support residential development, as it is subject to a group Tree Preservation Order and is a Grade II Registered Park and Garden, which affords the site a '...high level of protection'. Furthermore, development here would not relate well to the main part of the village as the site is both too isolated and contrary to 'exception site' policy because it does not adjoin the village confines.

Site B - Garage forecourt, The Glebe

This site within the village confines is the garage forecourt off The Glebe, currently owned by South Northants Homes.

If South Northants Homes are agreeable to its redevelopment, there are a couple of factors that would need to be carefully considered. Firstly, as the site is adjacent to the Conservation Area, the quality of design and materials chosen would be important to ensure the new development integrated well into the existing landscape. In addition, on inspection, there appears to be a right of way to the rear of one of the private properties backing onto the garage forecourt, which would require some further investigation.

Overall, the Planning Officer considers this site is likely in principle to receive planning support for housing development.

Continued over.....

Site C - Paddock, Off Charlton Road

This site behind Charlton Road, falls partly within and partly outside the village confines and like Site A was put forward by the landowner in response to the parish newsletter article. It is situated at the back of a large paddock.

In its favour, the site relates well to the village confines. However, there is no direct access to the site at the moment.

To access this site means looking at creating a road from the field access on Charlton Road across the paddock, considered feasible, but likely to be very expensive, highly visible and slightly incongruous, as the road will '... appear to go nowhere'.

The Planning Officer thinks that a better solution for this location might be to consider positioning the dwellings nearer the road. It is acknowledged that the views from Charlton Road to the west are a particular feature of the village. Any new building in the paddock is therefore likely to have some adverse visual impact here. It is suggested that the four homes could be single or one and a half storey, positioned at right angles to Charlton Road, with a much shorter access road.

Site D - Station Road

This site is outside the village confines on Station Road.

It is felt that this site has little in its favour for affordable housing development. The site is isolated from the main part of the village and separated by a steep hill (possibly discouraging residents to access the village on foot). Views across the Cherwell Valley would also be compromised.

Summary

The planning officer considers that Site B (The Glebe) is the best option to meet the affordable housing need, following by further consideration of Site C (Charlton Road) if Site B is not forthcoming.

Site A (Ryelands Woods) and Site D (Station Road) are unlikely to be supported.

What next?

Normally, the next stage of the process is to attempt to contact landowners to see if they are willing to sell. This is usually done using a sequential approach, based on the preferred site in planning terms. Therefore, it follows that in this case we would want to contact South Northants Homes (the owners of the garage site in The Glebe) first.

I would ask councillors to consider the above information and welcome any feedback and further discussion, before we proceed to the next stage.

Paul Brunige
Strategic Housing Officer
South Northamptonshire Council