

**Meeting of the Longcot Parish Council
on Thursday 24 October 2024 7pm
held in St Mary's Church Hall, Longcot**

In attendance.

Council members.

Andi Cunningham, Chair, John Barneby and Alan Rich.

157/24 Apologies for Absence.

Neil Campbell (prior commitment), Amy Cooper (prior commitment) and Tina Brock, Clerk (unwell). These apologies were approved.

158/24 Variance of business. None.

159/24 Declarations of interests. None.

160/24 Minutes of the Parish Council held on Thursday 10 October 2024.

Council resolved to approve the minutes which were signed by the Chair.

161/24 Matters arising from the minutes. None.

162/24 Public Participation. None.

PLANNING

163/24 Submitted planning application(s). Noted.

Table 1 List of submitted planning applications.

Ref.	Planning application number	Address and proposal
i	P24/V2067/HH	<p>Old Wharf House, Majors Road, Longcot, Oxon SN7 7TR <i>Demolish converted stables and two storey barn replace with similar accommodation, office, store and double garage, resubmission P23/V2438/FUL.</i></p> <p>Response. Council does not object in principle, but request that the following observations to be taken into consideration if planning permission is to be granted.</p> <ol style="list-style-type: none"> 1. Longcot PC has a requirement for every development to submit a drainage plan and for Leigh Travers, Drainage Engineer, VWHDC to be included in the application of the design to ensure that in this case the house next door is not affected by the new footings that will alter the surface drainage at present. Attached is a picture of the surface water that is held regularly in a field north on the other side of the road to Old Wharf House and towards Barrington Avenue to show the clay in Longcot and how it holds water, especially so close to the river Ock. Any changes with footprint of buildings needs to be carefully considered with regard to water and surface drainage, including the positioning of foul and the location of the old canal. 2. This proposed dwelling has a totally new footprint, and should be tied to Old Wharf house, as it does not state in the application that it is planning for a separate dwelling, but for the upgrade of the outbuilding that are included with Old Wharf House. 3. Old Wharf House has 2 access points, the first access point nearer to the crossroads should be kept as the main entrance, Council would welcome highways input on the access points as Majors Road has become a much busier and faster road in recent years. 4. Council has noted the tree reports and note that trees should be preserved and manged during the building works. 5. Bats and Owls in Longcot – we are lucky to have a bat and Owl population in Longcot – please can bat grade felt be used, bat and owl boxes be included especially during the demolishing of the stable block.

Ref.	Planning application number	Address and proposal
ii iii	P24/V2102/LB P24/V2101/FUL	<p>Cleveland Farm, Shrivenham Road, Longcot, Oxon SN7 7TW</p> <p><i>Conversion of redundant agricultural barns to provide 4 residential dwellings with parking, access, landscaping, and associated works following the demolition of the Dutch barn, silos, and associated buildings. Alternative scheme to P19/V3280/FUL. Retrospective.</i></p> <p>Response.</p> <p>Council does not object in principle, but request that the following observations to be taken into consideration if planning permission is to be granted.</p> <ol style="list-style-type: none"> 1. Council would welcome the help of the heritage and conservation department of VWHDC to ensure that the listed barn (Barn 2) which has been rebuilt as a garage is built using the correct heritage materials, including bat friendly roof felt and would comply with the requirements for one of our heritage buildings that is in the curtilage of a listed farmhouse. 2. There appears to be no reference to the bats and owls on the planning, have there been bat and owl boxes put around the development? Bat/owl boxes could be placed in the open garage (Barn 2)? 3. Because of the fantastic wildlife we are lucky enough to enjoy in Longcot we would like restrictions to outside lighting being only allowed to be sensor lighting as the dark night sky is really important to our wildlife such as bats and owls and polecats which have been identified in Longcot and love a riverbank. 4. A drainage plan was not provided with the application, we do request that a drainage plan is submitted with every application please, this development is adjacent to The Ock, and the foul should not be overwhelmed by the surface water which could affect the road or the farmhouse next door.

CONFIDENTIAL INFORMATION

Exclusion of Press and Public

To move the following resolution, in view of the confidential nature of the business to be transacted it is in the public interest that the public and press be excluded from the remainder of the meeting, and they are requested to withdraw.

164/24 Any Matters. None.

DATE OF NEXT MEETING

165/24 Next meeting of the Parish Council.

TBC

The meeting closed at 7.30pm.

Signed.....Date.....2024