

BIX AND ASSENDON PARISH COUNCIL MEETING
27TH JUNE 2022

Parish Council Meeting - held on 27th June 2022 at Bix Village Hall.

Attendees:

Mrs. Ina Chantry (Chair), Mr William Murdoch (Vice Chair), Parish Councillor Ms Sophie Roper, Councillor Jeremy Montagu Williams, Parish Councillor Mr. Fredrick van Mierlo, OCC Councillor David Bartholomew, Jackie Walker – Chair of Village Hall, Karen Wheeler (Clerk), SODC councillor Lorraine Hillier. 4 x member of the public, 4 representatives from SP Broadway and Elysian residences.

Key: BAG – Bix & Assendon Grapevine alert email service to residents
CIL – Community Infrastructure Levy
OALC – Oxfordshire Association of Local Council
FMS – Fix My Street – website to report highway problems

1. Apologies for absence

SODC councillor Jo Robb.

2. Member's declarations of personal and prejudicial interests

None

3. Confirmation of the minutes on 9TH May 2022

These minutes were declared a true and accurate account of the meeting, then signed by the chair, Ina Chantry.

4. Matters arising from the minutes

Councillor vacancy – Cllr Sophie Roper in attendance. Cllr Freddie van Mierlo noted that he may be moving away from the parish.

Waste team deep cleanse – 19-21st September. Dual carriageway. Bottom of White Lane to road through middle Assendon and Bottom of Old Bix Road – grit through rain run-off is a skid risk.

Litter team – Another litter pick is to be organised for the autumn and next year's spring litter pick will be earlier. Dates to be circulated.

Notice boards – Lower Assendon notice board has also fallen down and awaiting repair (clerk to chase). Bix notice board also needs attention – recommendation to apply to Jo /Lorraine for grant for new notice board.

Noise cameras – letter sent to John Howell to request Bix & Assendon taking part in the trial (Noise pollution) it has been passed on to Grant Shapps.

Queens Platinum jubilee – a great event was held. Thanks to all those involved in the organisation and creating such a great community atmosphere.

Grass cutting survey – to be distributed to gauge residents view on the mowing schedule for the parish.

Parish roads to be recommended for 20mph zone – There was a brief discussion on the exact location of the zones. It was agreed to put out a survey to gather residents' opinions. A draft survey

was shared with councillors and it was agreed that the specific wording and locations to be put forward in the survey would be agreed by councillors ahead of the survey being sent.

Riparian rights – ditch at Chestnut close

Cllr D Bartholomew confirmed the position of the County Council is as I have set it out below – i.e. the ditch line is not within the public highway and would therefore be subject to the conventions of Riparian Responsibilities by the adjacent land (property) owners.

Unfortunately, we do not hold the ownership records of that section of land between the highway boundary and the properties of Chestnut Close. This information should however be readily available (at a small cost) through the Government's Land Registry Office should the Parish Council wish to obtain it, and it may already be in the local possession of those Chestnut Close property owners.

To clarify then – the ditch line to the front of Chestnut Close is not the responsibility of the County Council in its capacity as the Highway Authority and its upkeep and any liability arising from the same would be the responsibility of the adjacent land owner(s).

Cllr Sophie Roper stated that there was other information that should be considered regarding the responsibility and would provide this to Cllr David Bartholomew for further investigation.

SOHA property enquiry – Following an enquiry, it was confirmed that SOHA residents are allowed to run a business from home with SOHA approval.

Approval to adopt new Code of Conduct - approved

Review/approve revised Parish Council standing orders – councillors to review for next meeting.

5. OCC Report – Cllr David Bartholomew

See separate document.

Cycle path – delayed due to resourcing. Meeting to be scheduled that Cllr Sophie Roper expressed an interest in attending.

6. SODC Report – Cllr Lorraine Hillier

See separate document.

Also to thank Jo Robb for her service this year. Chair of SODC is now Cllr David Turner.

7. Public comments/questions

None

8. Chairs Report

First of all, I would like to thank everybody who organized, prepared and tidied up for the Queen's Platinum Jubilee celebrations. Unfortunately, Covid meant I could not attend but it is clear a large percentage of the parish attended, that the weather was good and everybody had a great time. I know Gary Hall is very keen to maintain the community spirit from that day and that can only be of benefit to us all.

On Thursday 23rd June SODC made another site visit to the allotments. SODC have no record of an allotment agreement between themselves and the PC, it has been assumed they were destroyed in the fire several years ago. We are waiting for new documentation to be sent

through to the parish council for signing to clarify the situation. A new padlock will be fitted and allotment holders told the number and asked not to pass on the number to any third party. I completed SODC's Consultation on the Local Plan, however, primarily as a private individual, it is well worth looking at and putting forward your own perspective and point of view. This report is short as most actions completed have been covered under matters arising.

9. Planning

Representatives of the Elysian group outlined their public consultation for 115 homes. which included;

- a mailshot to 1041 nearby residents (details to be checked though as not all residents have received the letter).
- 8th & 9th June public presentation. 29 visitors and a number of electronic contacts – 8 people completed a full questionnaire (est. 6 were interested in purchasing)
- 1st May visited Henley Town Council

It was noted that the developers plan to keep the existing entrance.

Full details of the consultation documents can be reviewed at – www.elysianhenley.com

It was agreed to hold another presentation in the village hall to allow those residents who were unaware of the proposed development to see the plans. Date to be agreed and organised.

Cllr, William Murdoch

Received NEW

[P22/S2009/HH](#)

1 The Green Middle Assendon

Proposed garage conversion and single storey side and rear extensions

Reply by 14th July

[P22/S2194/HH](#)

The Fables Bix

Proposed erection of a garage and car port with storage area, and erection of a front porch to the existing house. This application follows lapsed permission granted in 2018 (P18/S0480/HH).

Reply by 6th July

[P22/S2169/HH](#)

Tanglewood Henley Park near Fawley

Detached garage

Reply by 6th July

[P22/S1796/HH,](#)

15 Mill Close Middle Assendon

First floor extension above the existing garage and two storey rear extension, single storey side and rear extension and internal alterations.

PC responded - no issues

Decisions received

[P22/S1185/LDP](#)

4 Mill Close Middle Assendon

Part garage conversion
SODC Granted

P22/S1236/HH

Symstead White Lane Middle Assendon

The erection of a single storey outbuilding and modifications to the existing access.

SODC Granted

P22/S1330/HH & P22/S1598/HH

High Acres Bix RG9 6BT

New Garage.

Variation of Condition 2 (approved plans) on P21/S5073/HH for a change of roofing materials from tiles to slates External remodelling and conversion of garage to ancillary accommodation

SODC granted

Applications Awaiting SODC decision

P22/S1396/FUL

Benwells Farm Barn Bix

Alterations to existing barn conversion (revisions to application ref : P18/S1066/FUL) including external changes and erection of new annex building.

Decision due 28th June 2022

P21/S3233/FUL

The Fox Wallingford Road Bix RG9 6DB

Change of use from ancillary accommodation to the house - to holiday let/AirBnB accommodation Minor amendment to existing approved annex (REF: P17/S2257/FUL): with additional window and door on the ground floor.

Decision due 25th January 2022 (further amends received March and April 2022)

P21/S3201/HH

Bix Underwood, Bix

Erection of two single storey ancillary workshop buildings

Decision was due 8th Sept 2021 (further amends received Jan and March 2022)

10. Village Hall report

The school has provided a place for a Ukrainian child. Armistice tree is being watered regularly. Hall bookings were busy with children's party throughout May. June is also fully booked. Exterior paint of the VH is being undertaken during summer and deep cleanse of floor. Refurb of rear doors also on the schedule of works. Replacing fridge/freezer.

11. HTC liaison report

Transport strategy meeting – HGV issue now being looked at by OCC on a more county wide basis. Ongoing.

20mph OCC will be paying for Henley Town council to expand the area of 20 mph.

New walking signs to be erected showing distance/time to encourage walking rather than parking in the centre of town.

12. Allotment report

Invoices allotment holders – all payments now received.

SODC are pursuing the trespass issue and will also confirm access rights related to Henley Cottage. Urgent update to be requested from SODC by Chair. SODC agreement to be provided to the Parish relating to its use Chair also to request update.

It has also been noted that the gates are in bad repair and struggling to be closed – SODC to be contacted for repair work.

13. Footpath report

All the Parish paths have been (or about to be) walked and problems flagged.

Brambles and nettles round gates and stiles are easily dealt with, but fallen trees and larger areas of vegetative growth require the services of the volunteer path maintenance group.

Since the November report a large number of trees have fallen. If over a path the landowners should deal with it, otherwise the maintenance group will seek permission to remove it.

Path 3, which runs from Bix common to Crocker End has, over many years, departed from the definitive map, but the landowner has over decades permitted its use. I'm not aware of any changes to this arrangement.

14. Fix my street

- a. **White Lane/Rectory Lane** – flooding reported. Council ref: ENQ21907122. Items escalated and the area has been cleaned and surveyed, work is required and is now being scheduled.
- b. **Foliage Old Bix Road** – reported Council ref: ENQ22925524 – escalated.
- c. **Additional signs for deer** – residents provided detail to clerk on deer crossing points. Passed to OCC to consider additional signage. FMS logged. (Response rec'd assessment concluded that there are sufficient signs)
- d. **Bus stop Bix** – flagstones and overgrown foliage. ENQ22924215 –escalated.
- e. **Potholes** – Rectory lane. ENQ22921442 & **Council ref:** ENQ2292144 - escalated.
- f. **Ditch Middle Assendon** - (see item 4)
- g. **Drain lying in ditch** – reported, Council ref: ENQ22923676 –escalated.
- h. **Fly tipping, Crockmore farm** – clerk to escalate to SODC if not resolved.
- i. **Footpath (not an official path)** – Bix to Lower Assendon, clerk to request foliage to be cleared

15. Correspondence

Garsington sharing views on 2041 joint plan
Crowmarsh sharing letter re motor bike noise
Henley show request for boards on Fairmile

16. Finance

- a. **Payments** – Clerk salary £243.75 per month. £486.17 – Reimbursement G Hall Jubilee expenses. £2269.20 additional size marquee and extra chairs. £65.88 printing 20mph map and grass mowing survey. £372 – J Montagu Williams for Jubilee toilets, £65 Sound equipment Jubilee (to pay). Annual review of clerks' hours - agreed increase to 4.5hrs per week from 1st July 2022

BIX AND ASSENDON PARISH COUNCIL MEETING
27TH JUNE 2022

- b. Income received** – HMRC reclaim £365.98, £2500 donation from Common holders towards jubilee, £9 allotments, Interest £0.77
- c. Bank balance:** Parish Council £5792 as at 26/06/22. Village Hall - £74,271.62

17. Any other business

Next Meeting – 5th Sept 2022.

The meeting ended at 10pm