

**MINUTES OF THE MEETING OF THE PARISH COUNCIL OF
CLIFTON HAMPDEN,**

HELD IN THE VILLAGE HALL ON 24th JUNE 2024

	Present: Suzanne Neave, Marc Juffkins, Nick Fielding, Christine McCulloch, and Paul Schenk.	
	<p>Apologies: Sam Casey Rerhaye (SODC)</p> <p>Also Present: Cllr Robin Bennet (OCC)</p> <p>Representatives of Statera – planning applicant and also present 10 members of the public.</p>	
12.	<p>Minutes</p> <p>The minutes of the meeting on 30th May 2024 were agreed to be a correct record..</p>	AD
13.	<p>Councillor’s Report</p> <p>Cllr Bennett reported that OCC are currently consulting on their Flood Risk strategy with a view to minimising flooding events where possible.</p> <p>The Detailed application relating to proposals at Culham no 1 site have now been lodged with SODC.</p> <p>He was asked to follow up progress on the repair/ renewal of the Speed camera in Burcot.</p> <p>He confirmed that SODC had a thermal imaging camera available for loan to Parish Councils and other interested groups.</p>	
14.	<p><u>P24/S1498/FUL</u></p> <p>Land to the north of the Culham Science Centre Thame Lane near Clifton Hampden OX14 3GY The development of a Battery Energy Storage System (BESS), comprising a 500 megawatt (MW) battery storage facility with associated infrastructure, access and landscaping, with a connection into the Culham Jet National Grid substation.</p> <p>The Parish Council received a presentation by Statera – a company applying to develop land at UKAEA to house 20,000 megawatts of commercial batteries, to provide back up support for the National Grid. The development is currently projected to continue for a period of 40 years. The presentation included a detailed report from a former OCC Chief Fire Officer, but fire risk and noise remained major concerns of members of the public listening to the presentation, especially considering proposals for residential development at Culham and the children’s nursery on site.</p>	
15.	<p>Matters Arising</p> <p>None.</p>	
16.	<p>Interests</p> <p>None.</p>	

17.	<p>Flooding</p> <p>The Parish Council agreed the terms of its Flooding Committee, and noted that OCC had provisionally agreed to provide a grant to the parish Council to fund investigatory works.</p> <p>The Parish Council also agreed to form other committees to oversee its activities, and noted that the terms of reference for the Flood Committee would be a model for these.</p>																															
18.	<p>Finance</p> <p>The Council noted its financial position and authorized the following payments:-</p> <table border="0" data-bbox="95 582 1513 981"> <tr> <td>O Bowden</td> <td>cleaner</td> <td>54.00</td> </tr> <tr> <td>Village Hall</td> <td>room hire</td> <td>360.00</td> </tr> <tr> <td>A Davies</td> <td>salary</td> <td>185.30</td> </tr> <tr> <td>HMRC</td> <td>cl tax</td> <td>43.00</td> </tr> <tr> <td>SODC</td> <td>election</td> <td>200.00</td> </tr> <tr> <td>BT</td> <td>VH internet</td> <td>11.72</td> </tr> <tr> <td>S Neave</td> <td>expenses</td> <td>55.20</td> </tr> <tr> <td>Bank</td> <td></td> <td>18.00</td> </tr> <tr> <td>Google</td> <td>chrome</td> <td>36.00</td> </tr> <tr> <td>BT</td> <td>VH Internet</td> <td>108.48</td> </tr> </table>	O Bowden	cleaner	54.00	Village Hall	room hire	360.00	A Davies	salary	185.30	HMRC	cl tax	43.00	SODC	election	200.00	BT	VH internet	11.72	S Neave	expenses	55.20	Bank		18.00	Google	chrome	36.00	BT	VH Internet	108.48	AD
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19.	<p>Planning Consultations.</p> <p>The Parish Council agreed to object to the following planning consultations;- P24/S1759/O Culham No 1 Site Abingdon Road near Culham OX14 3DA Demolition of buildings and outline planning application (with all matters reserved) for up to 115,000sq.m (GIA) of employment floorspace [Use Class E(g), B2 and B8]; up to 2,500sq.m (GIA) of hotel floorspace (equating to approximately 100 hotel bedrooms) [Use Class C1]; up to 600sq.m (GIA) of retail floorspace [Use Class E(a) and (b)]; up to 500sq.m (GIA) of health club / gym floorspace [Use Class E(d)]; up to 500sq.m (GIA) of creche / children's nursery floorspace [Use Class E(f)]; up to 800sq.m (GIA) of restaurant / public house floorspace (Sui Generis); and landscape and associated infrastructure.</p> <p>Clifton Hampden and Burcot Parish, with its Conservation Area and Grade 2 listed church lies very close to the Culham 1 Site and will be greatly affected by the proposed development. The Parish Council seeks an extension in time to consider the voluminous plans only received 3 June 2024 by further consultation with the public. Although you held a public consultation in 2022, several of the points then raised have not been met.</p> <p>The Council is concerned about the large number of planned buildings, up to 25m above ground level, which will make the site visible even from Wittenham Clumps; light pollution; concentration on leisure facilities which will impinge on established local businesses; lack of assurance that foul water drainage does not make the current sewerage problems in the village even worse, and increased traffic congestion.</p> <p>During the construction period of the Culham Site 1 starting in 2025, traffic will be horrendous. It is likely that construction of both the HIF road scheme and the Culham Site1 development will take place at the same time, causing havoc on the busy A415: congestion will be horrendous.</p> <p>The Clifton Hampden bypass has not yet been finally approved. The promised relief is in doubt when the most direct route between Culham and Berinsfield remains the A415 through Clifton Hampden and Burcot. There are no plans to facilitate traffic arising from the bypass once it reaches the Golden Balls roundabout. An approach road for construction vehicles to Culham Site 1 shown on a map in the plans is the B4015 from Golden Balls to Chislehampton, which is Unsuitable for Heavy Vehicles! No plans have been developed to improve this road. The Parish Council opposes the start of construction of Site 1 before improvements in traffic plans to accommodate the large number of heavy goods vehicles which will be employed.</p>	CM/A																														

	<p>Nor is use of the Culham rail station, which lacks sufficient car parking, likely to offset the new road traffic likely to be generated by a 100-bed hotel and other new developments planned for the site.</p> <p>The Parish Council is also concerned about the removal of sites for start-up businesses and the effect on local pubs and numerous providers of holiday accommodation. Inclusion of traffic-generating facilities, such as the proposed 100-bed hotel and leisure facilities is problematic when transport to the site by road and rail is poor.</p> <p>The Parish Council asks for the above points to be considered and in addition, seeks an extension of time, until 1 September, to allow further consultation with parishioners.</p> <p><u>P24/S1498/FUL</u> Land to the north of the Culham Science Centre Thame Lane near Clifton Hampden OX14 3GY The development of a Battery Energy Storage System (BESS), comprising a 500 megawatt (MW) battery storage facility with associated infrastructure, access and landscaping, with a connection into the Culham Jet National Grid substation. (A hard copy of the Environmental Statement can be viewed at South Oxfordshire District Council, Abbey House Abbey Close Abingdon OX14 3JE).</p> <p>The Parish Council recognises the need for BESS plants to regulate the National Grid but believes that this Green Belt site is unsuitable. The site would be an eyesore affecting views from the Thames path, Nuneham Park and the village. Despite reassurances about the potential fire risk, more information is needed about accessibility for fire engines and hydrants. Release of poisonous gases is another potential hazard which makes this site near the Culham Science Centre and its children's nursery undesirable.</p> <p style="text-align: right;">25 April 2024</p> <p><u>P24/S1234/LDE</u> The Burrows Abingdon Road Burcot OX14 3DP Certificate of Lawful Existing Use for a residential dwellinghouse (Use Class C3(a)).</p> <p>Neighbours attest that the applicant has lived in the summer house for ten years, except for periods when the property has been used for holiday lets. The Parish Council asks the District Council to check when planning permission was given for the summer house to be converted into a permanent residence and whether the appropriate Council tax has been paid. The applicant is advertising his two-acre plot around the summer house for sale.</p>	
20.	<p>Parish Election</p> <p>As there was no nomination for the vacancy, another election will be called. Residents will be urged to put themselves forward to be elected to the Parish council.</p>	
21.	<p>Traffic/ 20 MPH proposals</p> <p>OCC have agreed to a reduced speed limit from the recreation ground to the Village Hall, in view of the location of the school. The Parish Council will now investigate the availability of gates at parish entry points, and look at availability of historic village signs.</p>	AD
22.	<p>Recreation Ground</p> <p>The company proposing to carry out repairs to the play equipment has now increased its quote. The Council agreed to challenge this. The Council noted that, in view of the imminent start to the school holidays, repairs to the current play equipment should take place, but also noted an aspiration to replace the play equipment, and increase the equipment available for use by older children and adults.</p> <p>It was noted that a local contractor has agreed to trim the hedges round the play area and the tennis courts, and the new football nets are now available for use.</p>	

23.	<p>Neighbourhood Development Plan</p> <p>All documents have now been lodged with the Examiner, and the Parish Council expects that a referendum on the contents of the plan will take place in September 2024.</p>	
24.	<p>Neighbourhood Development order</p> <p>The Parish Council resolved to seek advice from a consultant to advise on the viability of the Plan</p>	
25.	<p>Bus shelter</p> <p>The current state and age of the bus shelter in Clifton Hampden means that it is expensive to repair. The council has received a quote of £4500 to renew he bus shelter, which was agreed on the basis that the expenditure would include grant support from SODC.</p>	
26.	<p>Any Other Business</p> <p>None</p>	All
27.	<p>Date of Next Meetings</p> <p>To be agreed.</p>	

Clifton Hampden Parish Council			Monthly Financial Report	
			Parish Council Meeting	24 June 2024
Payments processed since last meeting				£2,245.22
	31-May-24	OALC	B/P	£288.00
	31-May-24	A Davies	B/P	£188.80
	31-May-24	Information Commissioner	B/P	£40.00
	31-May-24	HMRC	B/P	£43.00
	31-May-24	Savills	B/P	£1.00
	31-May-24	OALC	B/P	£144.00
	31-May-24	M Juffkins	B/P	£203.04
	31-May-24	O Bowden	B/P	£42.75
	31-May-24	Creative Badger	B/P	£700.00
	31-May-24	PCC	B/P	£500.00
	07-Jun-24	Google	B/P	£40.63
	+ 10 more			£54.00
Receipts processed since previous report				£0.00
Bank Reconciliation			Statement dated	23 June 2024
		Unity Trust Current account		£61,328.12
Items not yet cleared:				
	Receipts	None		
	Payments	None		
			Net Total	<u>£61,328.12</u>
Of which:				
Allocated reserves		CiL grants		£10,817.43
		Resilience		£5,999.00
General reserve				£50,510.69

