

CHOLSEY PARISH COUNCIL
MINUTES

Meeting	Wednesday 18 th March at 7:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr M Gray
Attendees	Mrs M Dyer-Lynch, Mr M Madeley, Mrs M Kaposy, Mrs A Rowlands, Helen Jiggins, Mr P Jenkins, Mrs L Hamlyn, Mr P Ramsay.
Apologies	Mrs V Bolt, Mr J Butler, Mr A Dalby.

338	To hear questions or comments from members of the public (max 15mins)
	Barry Sheldon spoke about the proposed Solar Farm on the old allotments which is coming to fruition. His concern is that the fencing will be ugly, he looked at a Solar Farm in Reading which he described as horrific. At the moment the only break in the hedges is a short brick wall and Mr Sheldon feels we need to preserve this country scene. Mr Sheldon suggests hedges to cover up the fence. Mr Gray proposed moving agenda items 8 and 9 to this part of the meeting.

339	To receive Declarations of Interest for any agenda items
	None.

340	To approve and sign the minutes of the meeting held on 4th March 2015
	The minutes of 4 th March were approved as a true record and signed by the chair.
	Proposed Mr Gray Seconded Mrs Rowlands Carried Carried with 4 abstentions.

341	To report matters arising
(a)	from the minutes of 4th March 2015
Item 330	Mrs Rowlands asked to see the application forms for the Older Persons Worker position. Mr Gray said 5 applications had been received and he has met with John Wheeler to discuss them. Mr Gray said he would pass the application forms onto Mrs Rowlands.
Item 327	Helen Jiggins confirmed that the Fair Mile allotment launch meeting has been set for 26 th March.
Items 328/329	Mr Gray reminded everyone of the Consultation dates and times (20 th March 3-8pm and 21 st March 10-1pm) and asked for Parish Councillors to attend if possible.
Item 331	Mr Ramsay was not yet in attendance at the meeting at this time due to a previous meeting that had over run so couldn't report on this item.
Item 336	Helen Jiggins advised that she had advertised for new councillors in the Cholsey Mile newsletter.
Item 334	Mr Gray reported that the Maintenance Person had checked the bridges in Millennium Wood and they already have chicken wire laid on the surface and concluded that perhaps the bridges Mr Ramsay had referred to do not belong to the Parish Council.

(b)	from the action point register
AP14/195	Helen Jiggins advised she has reported the potholes and street lighting issues, she will follow up by checking to see if the pot holes have actually been filled.
AP15/031	Helen Jiggins reported that the Parish Councillor role has been advertised in the Cholsey Mile newsletter.
AP15/036 AP15/037	Helen had provided the contact name of Niall Hammond. Mr Gray has tried to contact Mr Hammond but with no success, they keep missing each other. Mark will keep trying.
AP14/159	Mr Madeley asked for an update about the defibrillator. Mark said it needs to be discussed at next meeting as they can't get grant from British Heart Foundation if Council go with a locked cabinet.
AP14/190	Mrs Kaposy asked about Caps Lane. Mr Gray asked her to call him the next day about it.

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342	Planning					
(b)	To consider Planning Applications as at 11th December 2014:					
	P15/S0538/HH	<p>10A Amwell Place - Single storey side extension Mr Jenkins declared interest as his property backs onto the proposed extension. Mr Jenkins explained the application and how it would be in a confined space but that he couldn't take a position on it. 8 neighbours including Mr Jenkins have objected on the grounds that it constitutes over development in a tight space. After general discussion it was felt that generally on Amwell Place the development was a bit 'hotch potch' and the area had lost it's village feel. The actual neighbours in Amwell place haven't complained but they have set precedent with how they have developed their properties. Mr Gray proposed opposing with the main reason being over development.</p>				
	Proposed	Mr Gray	Seconded	Mrs Rowlands	Carried	Carried with 3 abstentions.
	P15/S0604/HH	<p>52 Wallingford Rd – Erection of a carport Mr Jenkins explained it is opposite the entrance to the sewerage works and explained where car port would be. There were no objections from neighbours and the general consensus was that a carport didn't really need planning permission, mainly as it didn't really constitute a permanent building. Mr Jenkins suggested approving the application.</p>				
	Proposed	Mr Jenkins	Seconded	Mr Gray	Carried	Carried unanimously.

(b)	To note planning decisions received.					
	P15/S0006/HH	2 Cross Road – single storey extension to side & rear. Noted by all.				

(c)	To note Planning Appeal.					
	APP/Q3115/W/15 /3003029 –	Meadow Farm Reading Rd – Erection of barn etc. Noted by all that Parish Council had approved the original planning application but that SODC had objected for reasons unknown.				

343	Finance					
(a)	To approve accounts for payment					
	Mr Gray proposed acceptance.					
	Proposed	Mark	Seconded	Helen	Carried	Unanimous.

(b)	To note payments received					
	Noted.					

344	Presentation by Barton Willmore regarding Land at East End Farm.					
	<p>This item was moved to the start of meeting (just after members of the public spoke) at Mr Gray's suggestion. Jonathan Porter said he wanted to discuss land at East End farm in light of SODC local plan. Archstone and Bloor have delivered similar developments in other villages. Those schemes had Parish Council support and consultation had been made into community requirements. These were included in planning application. This is the approach they would like take with Cholsey. Mr Porter explained about the plan included in the agenda packs. These ideas involved earlier ideas from Parish Council such as a paddock area and children's play area. This is a loose concept and starting place for further cooperation with the village. They are aware of the Local Plan and that the East End site is one of the shortlisted sites. They are looking forward to hearing Parish Council's and the village residents opinions. They want to press forward as notice planning applications for other sites have already gone forward. Mr Gray interjected that Parish Council have rejected the other proposals and would prefer village cooperation rather than hasty planning applications. Mrs Hamlyn commented that the size of plots are shockingly small with not much garden. Mr Porter handed out copies of a bigger, clearer plan to all the councillors on which the plots looked bigger. Mrs Dyer-Lynch commented that they still looked too small. Mr Jenkins asked if the new plan was to scale as the plots appeared much smaller than the plots on Rothwells Close.</p>					

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	<p>Mr Gough representing Archstone & Bloor explained that although the plots were narrower they had more depth, so comparable. A general discussion followed regarding actual sizes of the plots and that they proposed 85 houses.</p> <p>Mrs Rowlands and Mr Gray said there would be opposition from Ilges Lane residents.</p> <p>Mrs Dyer-Lynch raised the point that it would be dangerous for cars coming out opposite the proposed East End farm entrance, as it currently is with Rothwells Close. Mr Gray further commented that the plan did not show enough 'splay'.</p> <p>Mr Porter and Mr Joseph (Archstone & Bloor) said that they have had input from the Highways department and the engineer had deemed that this would be a viable entry. Mr Madeley said that the plots would be too short and residents would see into each others properties. Mr Porter said this could be amended after public consultations. Mr Gray commented that this was one of the points that Linden changed after public consultation. Mr Gray also mentioned that the individual letters/meetings that Linden had arranged had not been appreciated. Mr Porter said that they would not have private meetings. Mrs Hamlyn suggested that Barton Willmore should walk around the village and get to know it.</p> <p>General discussion followed regarding the density of dwellings. Mrs Kaposy asked what the ratio of 2, 3, 4 bedroom houses would be. Mr Porter advised that they would be led by SODC on this but usually mostly 3 bedroom houses, with just a few 2 and 4 bedroom houses. Mrs Kaposy asked would office space be taken into consideration? Mr Porter said they would have to look into this.</p> <p>Mr Gray then explained about problems Linden have had with broadband etc. Helen Jiggins said all the houses at Fair Mile still had no broadband.</p> <p>Mr Gray asked about car parking spaces. Mr Porter said they would go with guidelines, Mr Gray questioned which guidelines and said he thinks garages should be kept as garages and not converted into living spaces. Mr Jenkins asked what percentage would be social housing? Mr Porter said 30% would be social housing as per government guidelines but that they would design them so that they wouldn't stand out from the other houses. Mrs Kaposy mentioned the number of cars per household in modern times and if garages are turned into living space this could mean war between neighbours with regards to on street parking. Mr Porter advised that they allowed for 1.5 cars per household. Mrs Kaposy said that this was not enough. Mr Gray drew the discussion to a close.</p>
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345	To discuss a request to erect a fence along the Wallingford Rd side of the disused allotments as part of the solar farm development.	Action
	<p>This item was brought forward after the Barton Willmore presentation. Mr Gray gave a short introduction about the work Mrs Hamlyn has been doing with regards to obtaining permission for change of use from the Secretary of State and what Geoff Anderson of Anderson Contractors proposes for the fence as part of the Solar Farm development.</p> <p>The fence would be 2 meters high and 2 meters into the boundary. Mrs Hamlyn asked if Mr Anderson was aware of the gypsy issue in the past, Mr Anderson said yes, he had to pull out some of gypsy caravans himself!</p> <p>Mr Gray said Council would want to levy some sort of rent. Mr Anderson responded by saying they would then take down the fence on the other 3 sides and in view of the reptile refuge the fence wouldn't work. Mr Anderson went into some detail about reptile refuge for the benefit of the Council. Reptiles would be attracted to land when weather warms up and then an ecologist would then collect reptiles to go to the refuge and once no reptiles had been seen for 10 days or more they then would be able to proceed. Mr Anderson also mentioned the Badger set also on site which is protected. Mrs Hamlyn asked regarding the timing of the project. Mr Anderson advised June would be the earliest switch on date for the solar panels, after a survey for 20 days once the weather was warmer. Helen asked about the Community interest payment, i.e 1000 pounds from Solar Farm to the community. Mr Anderson said they haven't gone any further with it yet as it is dependent on go ahead for solar panels, fences etc. Mr Gray reminded Mr Anderson about past discussions where it had been agreed. Mr Anderson said they would need a formal proposal from Parish Council.</p> <p>Mrs Rowlands said she supported Barry Sheldon's earlier comments about the visual aspect of the fence. Mr Anderson said there would be hedges and trees 4 metres high. Forestry at SODC have advised Mr Anderson on what would be required and what it would entail.</p> <p>In addition there would be a 1.8 metre fence that would specifically be a deer fence and planting 6cm away would grow onto the fence and obscure a view of the Solar panels from the road.</p> <p>Mr Gray proposed approving the fence.</p>	
	<p>Proposed Mr Gray Seconded Mr Madeley Carried Unanimously</p>	

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346	To receive the Parish Council elections timetable
	Mr Gray said all Parish Councillors are up for re-election with only Mr Butler standing down. Mr Gray advised that if elections were contested SODC will charge £3000.00 and mentioned 9 th April as the last date to register. As only 11 out of 13 spaces are currently filled for Cholsey Parish Council it is not likely in this case. Mr Gray explained that Parish Councillors had to individually notify of standing again.

347	To discuss a request from a resident to create a wildflower meadow on the Forty.	Action
	Mr Gray explained the proposal and that Jo Heydon and he had suggested a compromise of a 2-3 metre strip closest to the houses. Mr Gray is aware that The Forty is a sensitive subject in the village as the Parish Council office already receive complaints about the grass not being cut until after the bulbs have finished blooming. Mr Gray proposed a public consultation and will ask Mr Rayner and Mr Hobbs to help. General discussion followed as to whether it is too late in the year to have public consultation considering the planting season would soon be upon us, Mr Hobbs agreed that it could be so but his personal opinion is that The Forty should be left as it is.	AP15/061
	Proposed Mr Gray	Seconded Mr Ramsay
		Carried Carried with 8 in favour, 1 against.

348	To discuss and agree requests for S137 donations from:
a)	COPA
	Mr Gray and Mrs Dyer-Lynch declared an interest. Mr Gray said there was 350 pounds left in S137 fund as far as he knew. Mr Ramsay proposed a 50 pound donation.
	Proposed Mr Ramsay
	Seconded Helen Jiggins
	Carried Carried with 6 in favour. 2 abstentions.

b)	CHiPs
	Mr Gray had wanted to ask Ms Wintle and /or Mrs Bolt specifically what they wanted to do with the donation but as this was not possible at the moment Mr Gray proposed waiting until the new financial year when they could clarify. General discussion followed. Mr Gray proposed allocating 100 pounds and that the Clerk encourage Ms Wintle to advise specifically what they would use the donation for.
	Proposed Mr Gray
	Seconded Mr Jenkins
	Carried Unanimously.

c)	Action for Children
	Mr Gray mentioned the pre-school issue i.e not enough places to meet the number required. Mr Gray proposed they give 200 pounds to Action for Children. Mr Madeley commented that a lot of village doesn't benefit as they are not aware of these groups.
	Proposed Mr Gray
	Seconded Mr Jenkins
	Carried Unanimously.

349	To discuss the proposed changes to Wallingford Police Station
	A general discussion took place regarding the current effectiveness of the police in Cholsey and whether siting the Police station in the centre of Wallingford would make a difference. It was also generally discussed whether it was more effective to have police officers out and about or located in the Police Station better to receive members of the public. As no decision was being looked for from the Parish Council in this case it was proposed that the discussion be ended.

350	To agree a response to the CIL draft charging schedule	Action
	Mr Gray explained what response the Parish Council had given previously. Mr Gray clarified that it is not about social housing. Mr Gray asked for it to be looked into by one of the Parish Councillors by the 26 th April, Mr Ramsay agreed to respond on behalf of Council.	AP15/061

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351	To receive lists of recent Correspondence and Publications and Notices	Action
	The correspondence was discussed.	

352	To receive news items or up-dates from the Chair	Action
	<p>Mr Gray reported that he had been to a meeting of the Cabinet Advisory Group in Oxford earlier that evening and they have rejected the OCC minerals plan. The Cabinet Advisory group (which Mr Gray is part of) want a 10 year rolling average but the OCC officers final decision could be different.</p> <p>If there is no mineral plan this puts Cholsey in weak position so a developer may take advantage of the situation. Mr Jenkins asked how Council could have input and Mr Gray advised this could be done through public consultation.</p> <p>Mr Gray reported that the first meeting about this summers Action in the Park with Sarah Masters and Jacob Dearman had gone very well. He is impressed with the initiative shown by both of them in their roles.</p>	

353	To receive Councillors' Incident Reports and Items for future Agenda	Action
	<p>Mrs Hamlyn explained about what she had done so far to get permission for change of use from the Secretary of State and that it would be much to our advantage to become a member of NASLG with this end in mind. A short discussion followed after which it was decided this should be put on the agenda of the next meeting.</p> <p>Mr Ramsay mentioned the bad flooding under the railway bridge. Mr Gray confirmed that Keith Stenning is looking into this.</p> <p>Mr Ramsay asked that the Estate Manager write letters to residents about overhanging trees on Chequers Place.</p> <p>Helen Jiggins advised that the Cholsey Mile newsletter is being successfully published. The May Day celebration is not being organised by Cholsey 1000 as usual per year but there would be a similar event on the 6th June at Fair Mile that would include 1000+ and all are welcome.</p> <p>Mrs Dyer-Lynch said straw is filling and blocking gutters/gullies on Wallingford Road and other roads around the village. Mrs Dyer-Lynch will get more specific details to Mr Gray.</p> <p>Mr Jenkins asked about village weeding in the gutters. Mr Gray explained the current situation with no suitable applicants for a Street cleaner/lollipop person and the role will need to be re-advertised in new way, perhaps be sending post cards to parents of school children. In the meantime Council will give the go ahead to Charlton to carry out weed killing as usual on job-by-job basis.</p> <p>Mr Jenkins has noticed how bad the pavements are since his mobility has become impaired, general discussion followed but nothing can be done with out major re-engineering. Patrick Green had told Mrs Hamlyn that these are old cow tracks paved over.</p> <p>Mr Jenkins mentioned that Benson Parish Council are in revolt over new housing issue proposed for Benson in the local plan. Mr Gray agreed that we are in similar situation but with 5 year plan, opposition and public consultation etc Cholsey can have input to certain degree.</p> <p>Mr Ramsay mentioned that the fencing on the path West End to the Railway Station. The Estate Manager and the Maintenance person are to look into this.</p> <p>Mr Gray reminded Parish Councillors about Public consultations on Friday and Saturday..</p> <p>Mrs Hamlyn reminded the Estate Manager re a thank you card/present for Mr Cory-Wright.</p>	<p>AP15/062</p> <p>AP15/063</p> <p>AP15/064</p> <p>AP15/065</p>

There being no further business the meeting closed at 21:17