

CHOLSEY PARISH COUNCIL

MINUTES

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| Meeting | Wednesday 2 nd March 2016 at 7:30pm in the Pavilion, Station Road, Cholsey. |
| Chair | Mr M Gray |
| Attendees | Mr P Jenkins, Mrs A Rowlands, Mr P Ramsay, Mrs M Dyer-Lynch, Mrs L Ivereigh, Mrs M Kaposy, Mr R Whitfield, Mr A Curtis, Mrs L Hamlyn, Mr J Adelson |
| Apologies | Helen Jiggins |

| 226 | To hear questions or comments from members of the public | Action |
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| | <p>Mr Seed asked for a representative of Council to liaise with on the issue of path maintenance, he understands that due to budget cuts minor maintenance in the future will fall to volunteers. The Estate Manager was asked to contact Mr Seed after the meeting.</p> <p>Mr Sheldon questioned the necessity for additional gravel extraction sites and asked that reassurance be given that all potential gravel extraction sites are being considered on a level playing field. He expressed the view that extraction of gravel from site SG37 would be wrong, bounding, as it does, the village.</p> | AP16/013 |

Mr Gray proposed that under section 6(e), item 9 on the agenda, the presentation from Grundon, be brought forward. Seconded Mrs Rowlands, carried unanimously.

| 227 | To receive a presentation from Grundon regarding proposed plans for gravel extraction at New Barn Farm |
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| | <p>Mr Stewart Mitchell, Grundon Estates Manager gave an overview to the meeting of Grundon's proposals for gravel extraction on the New Barn Farm site. He advised that a public exhibition would be held on Monday 14th March at the Pavilion to give residents the chance to see the plans and ask questions.</p> <p>The life of the site is expected to be 18 years with one eighteenth of the site being worked each year. As one phase is being worked another will be restored with inert waste back to agricultural use. It is anticipated that 140,000 tons of sand and gravel will be extracted per year.</p> <p>Access to the site will be via Bosley Way only, with up to 120 lorry movements a day. Grundon are in discussion with OCC Highways regarding junction capacity.</p> <p>The site will be worked wet, which should reduce dust. Water spraying from bowsers will be used to damp down dust. Noise mitigating strategies will be employed.</p> <p>There will be a small processing plant on site to wash and sieve the gravel.</p> <p>More archaeological work is to be done on areas of the site identified by initial investigations</p> <p>Grundon anticipate applying for planning permission in April. They do not expect that any extraction will take place for at least another 3 years.</p> <p>The Chair opened the floor to the Parish Council to ask questions.</p> <p>Question Mr Gray – Why is this being done outside of the OCC Core Strategy?</p> <p>Response – The OCC Core Strategy Sites document is not going to be finalised in the next five years. It will then be three years before the site is up and running.</p> <p>Question Mr Gray - What do we as a village get from this?</p> <p>Response - SODC will get over £100,000 from this and should Cholsey Parish come up with some ideas of things they would like to see in the village, Grundon would be willing to look at them. Grundon currently contribute tens of thousands on a voluntary basis to TOE.</p> <p>Question - Mrs Kaposy - What sort of vehicle movements will be taking place?</p> <p>Response – There is expected to be 120 lorries movements per day. The limiting factor is how much the site can process per day. The lorries will be hired in as and when needed. There will also be 5 or 6 staff vehicles.</p> <p>Question - Mrs Hamlyn – Residents will be concerned about the site generating extra traffic in the village.</p> <p>Response – Access to the site is on Bosley Way only so unless vehicles are making a delivery in the village there should be no additional traffic generated.</p> <p>Question - Mrs Bolt – We were told that the previous plans to develop the site failed due to the poor quality of the sand and gravel, what has changed?</p> <p>Response – Grundon have conducted their own tests and the quality is good.</p> <p>Question – Mr Adelson – What are the hours of operation of the site?</p> <p>Response – The site will operate from 7am to 5pm.</p> <p>Question Mr Adelson – What are Grundon doing about the proximity of the site to houses?</p> <p>Response – The design of the site provides a buffer zone around the houses and noise and dust mitigation measures will be employed.</p> <p>Question - Mr Whitfield – Will the site operate 7 days a week?</p> <p>Response – The site will operate 5 and a half days per week.</p> <p>Question - Mr Jenkins – Council were previously advised that aggregate would be brought in to mix with the</p> |

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gravel because of its low quality will this still be the case?

Response – Because the quality of the gravel is good, this will not be the case.

Question - Mr Jenkins - Will wheel wash for vehicles be compulsory?

Response – Yes.

Statement - Mr Jenkins – As well as the trucks from the site a new housing estate is being built along the Wallingford bypass which will also generate large volumes of traffic.

Response – Grundon have been in discussion with OCC Highways who are responsible for looking at traffic volumes now and in the future.

The Chair opened the floor to questions from members of the public.

Question - Mr Allan – CAGE and a number of other community groups believe that OCC's figures regarding the amount of gravel required are flawed. What would Grundon do if this is established?

Response – Grundon are looking at replacing capacity which will be lost when sites close in order to maintain existing levels.

Question – Mr Allen - Why have Grundon refused permission for an independent archaeological survey of the site?

Response – a full archeological survey of the site has already been done by professional archaeologists.

Question Mr Rayner – An independent survey placed Cholsey right at bottom of list for gravel extraction, why has this changed?

Response – This would be down to OCC.

Question - Mr Taylor - How many years is it planned to extract gravel from the site?

Response – 18 years.

Statement Mr Neale – Grundon's application is premature.

Statement Mr Curtis – The application seems premature and opportunistic, it has no benefit to anyone within the community.

Response – as a society we all use minerals.

Mrs Bolt asked that notices about the exhibition be put on social media.

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To receive any reports from County and/or District Councillors

District Councillor

All councillors had received a copy of Mrs Murphy's report which included information on council tax, corporate services, planning and development, Didcot gateway, rubbish and waste, grants, air quality, and PCSOs. In response to queries about PCSOs from Mr Ramsay Mrs Murphy undertook to forward the Q2 and Q3 PCSO report.

Mr Gray asked what consultation was likely with residents in relation to the unitary authority proposals announced by the Oxfordshire District Councils. Mrs Murphy undertook to inform Council as soon as more was known.

County Councillor

Mr Gray reported that money had been found in the County Council budget for Day Centres and Children's Centres, this should mean that Cholsey Day Centre should receive some funding after all.

OCC have announced a review of the working place parking levy.

County councillors have been told that they will be given a free vote on any proposal on unitary government.

As a result of discussions Mr Gray has had with the Environment Agency regarding local concerns over the Oxford Flood Alleviation Scheme they have agreed to hold a presentation in Wallingford once a final decision has been reached on the scheme to be used.

Better Broadband for Oxfordshire are offering subsidies of up to £350 per household for satellite solutions for broadband for homes and businesses in remote areas, Mr Gray asked councillors to pass on the information to anyone they know of who lives in a more remote area.

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To receive Declarations of Interest for any agenda items

The were no declarations of interest for any agenda items.

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To approve and sign the minutes of the meeting held on 3rd February 2016

The minutes of the meeting on 3rd February 2016 were approved and signed as a true record.

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| Proposed | Mrs Rowlands | Seconded | Mr Jenkins | Carried | with 2 abstentions |
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| 231 | To report matters arising from the minutes of 3rd February 2016 | | Action |
| a) | 215 b) | Mrs Rowlands asked for an update on the meeting between the Burial Ground Working Party and Andrew Petit. Mrs Bolt advised that they had agreed a way forward that was acceptable to all parties. | |
| | 215 a) | Tesco have agreed that the Parish Council can erect signs to the defibrillator on the side of their building. | |
| | 218 | Mr Gray advised that Monica Brown the Youth Worker is working alongside Kerry Lobb from SOHA and young people at Cholsey Meadows to try and find a site for a possible youth shelter etc. | |
| | 221 | Mr Gray advised that the benches are now in the Rec Ground. | |
| | 222 | Mrs Rowlands asked for an update on the Forty phone kiosk, she may know someone who would be willing to do painting. The Estate Manager was asked to contact her for further information. | AP16/014 |
| | 222 | Mrs Bolt is aware of who is advertising cars for sale. She undertook to pass the details on to the Office who will write to the individual concerned. | AP16/015 |
| | 225 | Mr Jenkins asked what response had been received from BT regarding the damaged box on Station Rd. The Estate Manager advised that the issue had been reported to BT on a number of occasions. | |
| b) | from the action point register | | |
| | AP15/006 | Mrs Bolt suggested that Helen Jiggins should be asked to provide the list of S106 requirements for Fair Mile before she moves away. | AP16/016 |

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| 232 | Planning | | | | |
| (a) | To consider Planning Applications as at | | | | |
| | P15/S3387/FUL | Amendment 1 - CABI International, Nosworthy Way – Demolition of existing buildings and creation of a new headquarters building and erection of 91 dwellings Mr Jenkins advised that the amendment only relates to the work on the main CABI building not the housing development. Therefore it doesn't change the comments made previously by Council regarding the proposed development. After discussion Mr Jenkins recommended Council refuse the application on the same basis as before. | | | |
| | Proposed | Mr Jenkins | Seconded | Mrs Ivereigh | Carried unanimously |
| | P16/S4009/HH | 9 Brentford Close – Proposed ground and first floor side extension Mr Jenkins advised that although the proposed extensions are large the property has a very large garden. No adverse comments have been received from neighbours. After discussion Mr Jenkins recommended Council approve the application. | | | |
| | Proposed | Mr Jenkins | Seconded | Mrs Bolt | Carried With 1 abstention |

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| (b) | To note planning decisions received. | | | | |
| | P16/S4009/HH | 6 Larkfield – Granted Mrs Rowlands advised that she was aware of an objection that had been made regarding this application online, but that the minutes had said that no objections had been made. Mr Jenkins confirmed that he had checked the SODC website and no objections had been recorded at the time of the meeting. | | | |

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| 233 | Finance | | | | |
| (a) | To approve accounts for payment | | | | |
| | The accounts were reviewed and approved for payment. | | | | |
| | Proposed | Mrs Ivereigh | Seconded | Mr Jenkins | Carried With 1 abstention |

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| (b) | Finance | | | | |
| | To note payments received | | | | |
| | Noted | | | | |

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| 234 | To meet the new resident directors of Cholsey Meadows and discuss their role within the estate | | | | | |
| | <p>Mr Chris Phillips one of the new resident directors of the Cholsey Meadows Management Company (CMMC) provided Council with an overview of the role and responsibilities of CMMC. Mr Phillips has been assigned as liaison with the Parish Council.</p> <p>The company is made up of 9 directors and has now taken over some areas of the management of Cholsey Meadows including the handover of the site from Linden Homes and management of the communal areas. Current concerns include roads and the lack of adequate parking provision, signage, the Chapel, the Reading Road crossing, lighting, litter bins and dog bins.</p> <p>Mr Gray suggested that a separate meeting be scheduled to discuss these concerns and what Council is doing and, can do to help.</p> | | | | | |
| 235 | To agree a date and venue for the APM | | | | | |
| | Mr Gray proposed that the Annual Parish Meeting be held on 20 th April at 7:30pm, after the monthly planning meeting, in the community library | | | | | |
| | Proposed | Mr Gray | Seconded | Mrs Ivereigh | Carried | unanimously |
| 236 | To ratify the appointment of new councillors etc. | | | | | |
| | Mr Gray proposed that Mr Adelson should be appointed to the Finance Committee and Mr Whitfield to the Personnel Working Group. | | | | | |
| | Proposed | Mr Gray | Seconded | Mr Ramsay | Carried | With 2 abstentions |
| 237 | To receive a verbal report on the Childrens Centre. | | | | | |
| | <p>Mr Gray reported that the role of Team Leader was being re-advertised as both interview candidates withdrew at last minute.</p> <p>On 12th March there will be an auction to fundraise for the Centre. The committee would like people to donate items, and volunteers to help on the day, make cakes or put flyers through doors.</p> | | | | | |
| 238 | To receive a verbal report on the proposed Neighbourhood Plan | | | | | |
| | <p>Mr Ramsay reported that an initial meeting had taken place of interested councillors. A public meeting will take place on 9th April to explain the process and benefits of a neighbourhood plan and to try and engage residents in the project. A steering group of 21 residents will need to be put together and Mr Ramsay requested that until such time as individuals can be recruited onto the group, all Parish Councillors become members. As and when more residents get on board Parish Councillors can step down.</p> <p>Mr Ramsay explained that unlike the Community Led Plan which Cholsey produced in 2007, a Neighbourhood Plan has a legal status. It can help in allocating development sites within the village that are most suitable for the community and also enable Cholsey to obtain additional funds from developers. For example without a Neighbourhood Plan Cholsey would receive £75,000 under the Community Infrastructure Levy (CIL) for a development in Cholsey of 80 homes. However, with an adopted Neighbourhood Plan in place Cholsey would receive £125,000 under the CIL for the same development.</p> <p>After much discussion Mr Gray proposed that Cholsey has a neighbourhood plan</p> | | | | | |
| | Proposed | Mr Gray | Seconded | Mrs Bolt | Carried | unanimously |
| | Mr Ramsay undertook to write an article for the Forty magazine and the Village Voice and proposed Council allocate £500 to production of leaflets to launch the project to residents. | | | | | |
| | Proposed | Mr Ramsay | Seconded | Mr Gray | Carried | unanimously |
| 239 | To receive the Estate Managers report for February | | | | | |
| | <p>Council reviewed the Estate Managers report for February.</p> <p>The Estate Manager advised that he is in the process of obtaining quotes from builders for repairing the existing churchyard path and laying new paths in the new burial ground.</p> | | | | | |
| 240 | To receive lists of recent Correspondence and Publications and Notices | | | | | |
| | <p>1. LETTERS (including e-mails)</p> <p>(i) Oxfordshire First – Neighbourhood Plan Roadshow – 16th March Mr Ramsay advised that he may be attending.</p> <p>(ii) DKG Tennis/Cholsey Tennis Club – request to acquire additional land to install a hitting wall. The Clerk was asked to put this on the agenda for the next meeting and ask the Tennis Club to approach all the neighbours who may be affected by the proposals.</p> | | | | | |
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| | <p>(iii) Oxfordshire District Councils – Devolution proposal (iv) Oxfordshire Minerals & Waste Local Plan – timetable update (v) RTS Society – nominations for annual awards 2. REPORTS, PLANS & STRATEGIES 3. NOTICES, POSTERS and FLYERS (i) Oxfordshire Health Foundation Trust – Become a Governor 4. MAGAZINES and NEWSLETTERS</p> | |
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| 241 | To receive news items or up-dates from the Chair | |
| | <p>Mr Gray reported that the County Council gave permission for the owners of the chicken farm on Caps Lane to use the Old Reading Road for access with a condition attached that signage be put in place to direct traffic away from Reading Road. Mr Gray advised that he had covered his other news items earlier in the meeting.</p> | |

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| 242 | To receive Councillors' Incident Reports and Items for future Agenda | Action |
| | <p>Mrs Ivereigh reported that there was a lot of litter along Wallingford Rd. The Estate Manager was asked to contact Biffa to do a litter pick. Mr Jenkins reported some loose kerbstones opposite Tesco in Ilges lane which he felt were a trip hazard and the continuing potholes on Celsea Place Mr Gray advised him to register them via Fix My Street. Mr Gray reported that he has once again taken Keith Stenning of OCC around the village to look at Highway issues. He has also reported the issue at the bottom of Panter's Lane where building deliveries have damaged kerbstones. Mrs Hamlyn asked for an update on the Wallingford Rd Cycle Path. Mr Gray explained that there are a few final hurdles to get over with OCC who haven't worked in this way before and who are having high level meetings to decide how it can be done. Mrs Hamlyn advised that she has received several complaints from people who drive past the school in the morning. Parents dropping off their children are parking in restricted areas and letting their children out onto the very congested road. Mrs Bolt responded that the school are already taking a number of measures to tackle the problem. Mrs Kaposy advised that as allotment representative she had received a letter from CAPA regarding a number of issues surrounding the allotments. The Clerk apologised for not including the letter in the meeting correspondence. Mrs Bolt suggested that these would be discussed by the group which Council had agreed to set up later this year to look at a various issues around the allotments. As had been previously discussed there would be CAPA representation on the group. Mr Ramsay asked the Office to write to the School about the rubbish along the bank of the brook. Mr Whitfield asked if Mr Gray's tour of the village highways issues with OCC included the problems at the junction of Reading Road with Papist Way. Mr Gray advised that these had been reported on a number of occasions but unfortunately were the responsibility of British Gas not OCC Highways.</p> | <p>AP16/017</p> <p>AP16/018</p> |

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| Chair | Mr M Gray |
| Attendees | Mr P Jenkins, Mrs A Rowlands, Mr P Ramsay, Mrs M Dyer-Lynch, Mrs L Ivereigh, Mrs M Kaposy, Mr R Whitfield, Mr A Curtis, Mrs L Hamlyn, Mr J Adelson |
| Apologies | Helen Jiggins |

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| 236 | To ratify the appointment of new councillors etc. | | | | | |
| | Mr Gray proposed that Mr Adelson should be appointed to the Finance Committee and Mr Whitfield to the Personnel Working Group. | | | | | |
| | Proposed | Mr Gray | Seconded | Mr Ramsay | Carried | With 2 abstentions |
| 237 | To receive a verbal report on the Childrens Centre. | | | | | |
| | <p>Mr Gray reported that the role of Team Leader was being re-advertised as both interview candidates withdrew at last minute.</p> <p>On 12th March there will be an auction to fundraise for the Centre. The committee would like people to donate items, and volunteers to help on the day, make cakes or put flyers through doors.</p> | | | | | |
| 238 | To receive a verbal report on the proposed Neighbourhood Plan | | | | | |
| | <p>Mr Ramsay reported that an initial meeting had taken place of interested councillors. A public meeting will take place on 9th April to explain the process and benefits of a neighbourhood plan and to try and engage residents in the project. A steering group of 21 residents will need to be put together and Mr Ramsay requested that until such time as individuals can be recruited onto the group, all Parish Councillors become members. As and when more residents get on board Parish Councillors can step down.</p> <p>Mr Ramsay explained that unlike the Community Led Plan which Cholsey produced in 2007, a Neighbourhood Plan has a legal status. It can help in allocating development sites within the village that are most suitable for the community and also enable Cholsey to obtain additional funds from developers. For example without a Neighbourhood Plan Cholsey would receive £75,000 under the Community Infrastructure Levy (CIL) for a development in Cholsey of 80 homes. However, with an adopted Neighbourhood Plan in place Cholsey would receive £125,000 under the CIL for the same development.</p> <p>After much discussion Mr Gray proposed that Cholsey has a neighbourhood plan</p> | | | | | |
| | Proposed | Mr Gray | Seconded | Mrs Bolt | Carried | unanimously |
| | Mr Ramsay undertook to write an article for the Forty magazine and the Village Voice and proposed Council allocate £500 to production of leaflets to launch the project to residents. | | | | | |
| | Proposed | Mr Ramsay | Seconded | Mr Gray | Carried | unanimously |
| 239 | To receive the Estate Managers report for February | | | | | |
| | <p>Council reviewed the Estate Managers report for February.</p> <p>The Estate Manager advised that he is in the process of obtaining quotes from builders for repairing the existing churchyard path and laying new paths in the new burial ground.</p> | | | | | |
| 240 | To receive lists of recent Correspondence and Publications and Notices | | | | | |
| | <p>1. LETTERS (including e-mails)</p> <p>(i) Oxfordshire First – Neighbourhood Plan Roadshow – 16th March Mr Ramsay advised that he may be attending.</p> <p>(ii) DKG Tennis/Cholsey Tennis Club – request to acquire additional land to install a hitting wall. The Clerk was asked to put this on the agenda for the next meeting and ask the Tennis Club to approach all the neighbours who may be affected by the proposals.</p> | | | | | |
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CHOLSEY PARISH COUNCIL

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| | <p>(iii) Oxfordshire District Councils – Devolution proposal (iv) Oxfordshire Minerals & Waste Local Plan – timetable update (v) RTS Society – nominations for annual awards 2. REPORTS, PLANS & STRATEGIES 3. NOTICES, POSTERS and FLYERS (i) Oxfordshire Health Foundation Trust – Become a Governor 4. MAGAZINES and NEWSLETTERS</p> | |
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| 241 | <p>To receive news items or up-dates from the Chair</p> <p>Mr Gray reported that the County Council gave permission for the owners of the chicken farm on Caps Lane to use the Old Reading Road for access with a condition attached that signage be put in place to direct traffic away from Reading Road. Mr Gray advised that he had covered his other news items earlier in the meeting.</p> |
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| 242 | To receive Councillors' Incident Reports and Items for future Agenda | Action |
|------------|---|---------------------------------|
| | <p>Mrs Ivereigh reported that there was a lot of litter along Wallingford Rd. The Estate Manager was asked to contact Biffa to do a litter pick. Mr Jenkins reported some loose kerbstones opposite Tesco in Ilges lane which he felt were a trip hazard and the continuing potholes on Celsea Place Mr Gray advised him to register them via Fix My Street. Mr Gray reported that he has once again taken Keith Stenning of OCC around the village to look at Highway issues. He has also reported the issue at the bottom of Panter's Lane where building deliveries have damaged kerbstones. Mrs Hamlyn asked for an update on the Wallingford Rd Cycle Path. Mr Gray explained that there are a few final hurdles to get over with OCC who haven't worked in this way before and who are having high level meetings to decide how it can be done. Mrs Hamlyn advised that she has received several complaints from people who drive past the school in the morning. Parents dropping off their children are parking in restricted areas and letting their children out onto the very congested road. Mrs Bolt responded that the school are already taking a number of measures to tackle the problem. Mrs Kaposy advised that as allotment representative she had received a letter from CAPA regarding a number of issues surrounding the allotments. The Clerk apologised for not including the letter in the meeting correspondence. Mrs Bolt suggested that these would be discussed by the group which Council had agreed to set up later this year to look at a various issues around the allotments. As had been previously discussed there would be CAPA representation on the group. Mr Ramsay asked the Office to write to the School about the rubbish along the bank of the brook. Mr Whitfield asked if Mr Gray's tour of the village highways issues with OCC included the problems at the junction of Reading Road with Papist Way. Mr Gray advised that these had been reported on a number of occasions but unfortunately were the responsibility of British Gas not OCC Highways.</p> | <p>AP16/017</p> <p>AP16/018</p> |