

**CHOLSEY PARISH COUNCIL
MINUTES**

Meeting	Wednesday 21 st January at 7:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr M Gray
Attendees	Mr J Butler, Mr M Madeley, Mrs M Kaposy, Mrs V Bolt, Mr P Ramsay, Mrs A Rowlands, Mrs L Hamlyn, Mr P Jenkins, Helen Jiggins, Mrs M Dyer-Lynch
Apologies	Mr A Dalby

233	To hear questions or comments from members of the public (max 15mins)	Action
	<p>Mrs Masters spoke about the problems caused by the absence of lighting at the main entrance to Fair Mile. She would like the Parish Council take the matter up with the appropriate organisation.</p> <p>Mr Sheldon requested a correction to the minutes – when he spoke at the last meeting regarding wages and allowances his comment had been about the spectrum of changes over the last number of years not just for this year.</p> <p>Mr Chandler, Mr Morley and Mrs Guiver all spoke about their concerns regarding planning application P14/S3891/FUL and P14/3887/FUL - Land at Caps Lane Erection of agricultural building associated hard-standing, amended highway access and agricultural track and application P14/S2891/FUL – Land at Caps Lane - Erection of an agricultural workers dwelling All were concerned about the noise and disturbance which would be caused by the development, including the safety issues around access to the site and the substantial increase in traffic which the plans indicate would be created. They also questioned the need for the agricultural dwelling being proposed.</p>	

234	To receive Declarations of Interest for any agenda items
	<p>Mrs Hamlyn declared a personal interest in Item 7(b) application P14/3890/HH. Mrs Kaposy declared a personal interest in Item 7 (b) application reference P14/S3891/FUL and P14/S3887/FUL</p>

235	To receive a report from the Children’s Worker
	<p>Sarah Masters the Children’s Worker reported to Council on her first 6 months in post. After providing background on her work history and qualifications she described her current role which includes: Support for families as directed by Cholsey Primary School. Four families have been referred by the school and provided with support. Organising and running, in co-operation with the Youth Worker, “Action in the Park”. Running weekly “Songs and Rhymes” sessions for pre-school children. Work on particular issues of concern to Cholsey Primary School e.g. obesity in children where she has worked with the school nurses to run a number of “Reach for Health” sessions and approached The Barn gym who have agreed to provide some free sessions to parents and children. Liaison and contact with other groups working with children, teachers, health visitors, school nurses to ensure a co-ordinated approach and response to issues.</p>

236	To approve and sign the minutes of the meeting held on 17th December 2014
	The minutes of the meeting of 17 th December were approved as a true record and signed by the Chair.
	Proposed Mr Gray Seconded Mrs Bolt Carried With 3 abstentions

237	To report matters arising	Action
(a)	from the minutes of 17th December 2014	
Item 231	Mr Gray advised that the Transport group are pressing ahead with the application for a minibus.	
Item 231 AP14/202	Mr Bolt reported that she does not have a copy of the Buchanan plan but is now checking to see if Mrs Jeffs has a copy. She suggested that Council contact Buchanan associates directly.	AP15/01

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Item 231	Mr Gray reported that Linden Homes had held meetings in the Pavilion Hall for neighbours of a development they are proposing off Celsea Place. Surprisingly few people had attended. At the request of Mr Gray Linden had given each resident attending a statement of the Parish Councils position i.e. that Council are committed to working with SODC and the Local Development Plan to establish the best location for housing within the village, and despite having spoken to Linden about their plans this did not mean that Council were in favour of the development.	
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(b)	from the action point register	
AP14/	Mrs Dyer Lynch advised that the clearing of the gutters on Wallingford road has been completed.	

238	Planning
(a)	<p>To hear from CABI regarding the revised planning application for the site.</p> <p>Dr Nigel Moor, planning consultant to CABI explained the reasons behind the revised application. The previous proposals for a Care village have been replaced by a development of 160 houses, due to a lack of interest from developers in the Care village proposal In response to a question from Council he said he believed that this was due to the fact that the preferred location for Care villages had changed to being more central to amenities. An open exhibition of the plans is to be held on 22nd January at CABI, with a view to submitting the revised planning application in the spring.</p> <p>Dr Nicholls chief executive of CABI updated Council on the work of CABI and how the proposed development would fund the redevelopment of the CABI HQ to make it fit for purpose and for the future, which he believed was key to CABI remaining in Wallingford. In response to a question from Council he advised that the plans for the redevelopment of the CABI building have not changed from the original application.</p> <p>Mr Butler raised the question of remuneration for Cholsey to compensate for additional commuters using Cholsey Station, explaining the impact this has Cholsey and its residents. Mr Moor responded that they were receptive to looking at what could be done.</p>

(b)	To consider Planning Applications as at 11th December 2014:				
P14/S3890/HH	<p>8 Brentford Close – replacement of conservatory with rear extension and conversion of garage and rear extension to garage.</p> <p>Mrs Hamlyn left the room while the application was discussed.</p> <p>Mr Jenkins advised that he had reviewed the application but due to the fire at SODC had been unable to check their website for any comments from neighbours. He therefore recommended Council register a decision of No Strong Views.</p>				
Proposed	Mr Jenkins	Seconded	Mr Butler	Carried	With 1 abstention
P14/S3891/FUL	<p>Land at Caps Lane – Erection of an agricultural workers dwelling.</p> <p>Mrs Kaposy left the meeting while this application and also P14/3887/FUL were discussed. Mr Jenkins gave some background to the proposal and advised that it was inextricably linked to application P14/S3887/FUL also due to be considered by Council and that when making any decision both applications should be taken into consideration.</p> <p>After much discussion it was proposed that the application be refused based on the following reasons:</p> <ul style="list-style-type: none"> -The proposal contravenes local planning policy which would normally restrict the construction of new homes on such a site. This appears to be a scheme designed to obtain planning permission for a dwelling. -The development is outside of the village envelope this contravenes accepted planning policy and could set a precedent for further development of the area. -There is no justification for building an agricultural dwelling – The agricultural unit is not particularly large and does not appear to justify the construction of a new home for site workers. -Council considers the business proposal as unlikely to be viable or sustainable in the longer term. -The access to the site is on a blind corner <p>Council felt in addition that SODC should be urged to add a caveat to any permission that may be given so that in the event of the business failing the dwelling must be removed.</p>				
Proposed	Mr Jenkins	Seconded	Mr Gray	Carried	unanimously

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P14/S3887/FUL	Land at Caps Lane Erection of agricultural building associated hard-standing, amended highway access and agricultural track. After much discussion it was proposed that the application be refused based on the following reasons: The development is un-neighbourly – due to it's proximity to residential properties the land is unsuitable for raising poultry with its attendant noise, odour and dust issues. The noise generated by poultry farms is 24 hours per day with no respite for neighbours. The development would result in a loss of amenity - Caps Lane is a quiet road which is regularly used by the residents of Cholsey village as part of a circular walk, parents teaching their children to ride bicycles, horse riding etc. This development would mean that such activities are a safety risk and this amenity would be denied to residents. The development would cause access and traffic issues – Caps Lane is a single track road and as such is entirely unsuitable for the increase in traffic which it is suggested would be generated by this development. Access to the site is on a blind corner. Council felt that in their response to the planning department they should raise additional concerns about the plans to deal with the large amount of waste which would be generated by the proposed development and request reassurance that the contract with a poultry producer mentioned in the application has been examined by the planning officers.				
Proposed	Mr Jenkins	Seconded	Mr Gray	Carried	unanimously
P14/S3982/LB	The Old Chapel Fair Mile – repairs to external fabric and thermal upgrade of roof After discussion Mr Jenkins proposed Council approve the application.				
Proposed	Mr Jenkins	Seconded	Mrs Rowland	Carried	unanimously

(b) To note planning decisions received.		
P14/S3402/HH	7 Rowland Road – side extension - Granted	
P12/S2563/FUL	Lupton Rd – Foodstore development planning appeal – withdrawn	
P14/S2846/FUL	Land West of Reading Rd – Granted	

239	Finance				
(a)	To approve accounts for payment The accounts were approved for payment. Mr Gray advised that £15 was to pay for the cost of room rental for the Early Learning Seminar which is to be held at Fair Mile.				
Proposed	Mr Gray	Seconded	Mrs Dyer-Lynch	Carried	With 2 abstentions
	Mr Gray asked Council for approval to buy 2 desks, a drawer pedestal for new staff and to replace the laptop which was repaired last year but is now faulty. He advised that the cost of the office equipment was likely to be around £400 and the laptop around £300.				
Proposed	Mr Gray	Seconded	Mr Butler	Carried	unanimously

(b)	To note payments received Noted				
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240	To discuss the positioning and design of the Fair Mile bus stop.				Action
	Council reviewed the plans for the new site for the Fair Mile bus stop. Mr Gray advised that due to problems with buses being unable to turn at the current bus stop it is proposed that the stop be moved to the main road. In addition it is proposed that the bus runs only in one direction so that users would only ever get off on the Fair Mile side of the road. A shelter would be provided but Council would need to accept ownership of this and maintain it in future. After discussion Council decided to accept the proposal but request that bus stop warning signs are put up along the road, and that the stop is marked on the road surface. Linden Homes will be asked for recompense for ongoing maintenance and insurance of the shelter and for the cost of eventual replacement. Once the stop is in place a communities notices frame will be put up in the shelter.				AP15/02
Proposed	Mr Gray	Seconded	Mrs Rowlands	Carried	

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241	To discuss the work required on the listed boundary wall at the burial ground					Action
	<p>Mr Gray advised that he had consulted with a specialist in listed structures "Lime and Listed". Mr Workman who is also a Parish Councillor at Benson had agreed to give some free advice on the listed churchyard wall in need of repair. After seeing the wall Mr Workman had suggested that the existing proposals and costs were excessive for what was needed. He undertook to find and supervise a technician to do the work, which he believes can achieve an acceptable and long lasting solution at a cost around £3000, substantially lower than originally quoted. In the meantime the Maintenance Person will remove all vegetation from the wall. Once work is complete Mr Workman has agreed to produce the required report.</p> <p>Mr Gray proposed Council accept Mr Workman's offer. The Clerk was asked to check the Insurance position.</p>					AP15/03
	Proposed	Mr Gray	Seconded	Mr Butler	Carried	unanimously

242	To discuss a request from Circus Ginnett for a reduction in ground rent.					Action
	<p>Circus Ginnett have requested a reduction in Council's usual ground rent of £250 per week or part thereof as it is their intention to only stay at Cholsey for 3 days. After discussion It was agreed to charge Circus Ginnett £50 per day or part thereof subject to the usual conditions</p>					
	Proposed	Mr Butler	Seconded	Mrs Bolt	Carried	unanimously

243	To approve the gateway features to be erected by Linden on the Reading Road.					Action
	<p>Council reviewed a proposal from Linden Homes for the erection of a gateway feature at the Moulsoford end of the Reading road on the village boundary. After discussion Mr Gray proposed Council approve the design but advise Linden that Council are not prepared to take ownership or responsibility for ongoing maintenance etc which Mr Gray will discuss with OCC Highways dept.</p>					AP15/04
	Proposed	Mr Gray	Seconded	Mr Jenkins	Carried	unanimously

244	To discuss the unspent section 106 funding from Fair Mile					Action
	<p>Council reviewed the money still available from the Fair Mile S106 agreement. After discussion it was agreed that Mr Gray would approach SODC to find out more about the allocation of the money and whether it could be used to fund projects elsewhere in the village, where the impact of the new housing at Fair Mile has been felt, such as traffic measures in the centre of the village. In addition he will enquire about the possibility of using some of it to pay for the upgrade of the broadband cabinet at Fair Mile.</p> <p>Helen Jiggins undertook to produce a list of requirements for Fair Mile.</p> <p>Mr Butler requested that money allocated for additional policing is used to fund services in Cholsey and not put into a general pot and end up funding services elsewhere in the Thames Valley.</p>					AP15/05
						AP15/06

244	To receive lists of recent Correspondence and Publications and Notices					Action
	<p>Council reviewed the following correspondence:</p> <ol style="list-style-type: none"> 1. LETTERS (including e-mails) <ol style="list-style-type: none"> (i) Thank you from South & Vale Carers for donation (ii) Email from Linden Homes re: Fair Mile Allotments The Clerk was asked to respond to Linden with the name of Council's solicitors– Field Seymour Parks in Reading and to clarify that Lindens will be responsible for all charges. (iii) Letter from D Weaver requesting Public Meeting Mr Gray left meeting while the issue was discussed. Mr Butler took the Chair. In his letter Mr Weaver had requested Council call an extraordinary public meeting to ask County Councillor Mark Gray why he abstained on the vote to increase basic allowances for Councillors by 19%. Council agree that this was not an issue for the Parish Council. (iv) Letters and Emails from residents re: Planning applications at Caps Lane. These were dealt with under Item 237. (iv) Community Car Service Consultation The Clerk was asked to add this item to the agenda for the next meeting. The 					AP15/07
						AP15/08

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	<p>(vi) Chair and Clerk will draft a response for consideration by Council. Email re: charges for contested elections. Mr Gray advised that SODC have taken a radical look at what they charge for contested elections and suggest that the charge for a parish of Cholsey's size would be around £3000.</p> <p>2. REPORTS, PLANS & STRATEGIES</p> <p>3. NOTICES, POSTERS and FLYERS</p> <p>(i) RSN Course - The Lottery and Local Authorities (ii) Oxford Hospitals – Open weeks and Public Talk (iii) CPRE – notice of rally in Witney</p> <p>4. MAGAZINES and NEWSLETTERS</p> <p>(i) Thames Guardian magazine</p>	AP15/09
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245	To receive news items or up-dates from the Chair	Action
	<p>Mr Gray reported that: SODC are still trying to re assemble their operation after the fire at the district offices, in the meantime they are asking residents to go through their local councillors for any queries other than those relating to housing. The County Council have put forward proposals for a Unitary Authority, which would enable large savings to be made on running costs. However, most district councils oppose the idea. He has met with John Wheeler the manager of day centre regarding Council's plans to employ and Older Persons Worker. Mr Wheeler is to recommend to the Day Centre Trust that they provide some funding for the role. A support group COPA (Cholsey Older Peoples Advice) has been formed by volunteers which will eventually be driven by the Older Persons Worker. An Early Intervention Seminar is to be held at the Great Hall on 26th February to garner enthusiasm for finding a solution to the lack of preschool provision in Cholsey</p>	

246	To receive Councillors' Incident Reports and Items for future Agenda	Action
	<p>Mrs Dyer-Lynch reported that she had attended the Oxfordshire Transport Group Meeting where she had been told that buses that don't get used could be cut in the future. Mrs Kaposy advised CAPA have requested a meeting with herself and Mrs Bolt as Council Allotment Representatives. Mrs Bolt agreed on the basis that the Estate Manager also attends. Mrs Kaposy will arrange a time and date for the meeting. Mrs Bolt reported that Linden Homes will not be finished at Fair Mile until June and, in relation to The Lime Walk, that the nature reserve is due to be handed over to BBOWT in the next few weeks. Mr Butler reported that CHOKO have sent the latest tranche of funding to Africa, this brings the total sent in the last 10 years to over £150,000. Mr Ramsay reported that areas of the churchyard close to Agatha Christie's grave are very overgrown and that a large number of molehills have appeared in the burial ground. Mr Gray advised that the Maintenance Person is working on clearing that area. The Estate Manager will be informed about the mole activity. Mr Ramsay reported that he will be attending the Extraordinary AGM of CWRPS on Saturday. Mr Madeley reported that there had been fly tipping at the bottom of Ferry Lane over Xmas period. Mrs Rowlands asked if Council could make more use of assets in the village and surrounding area to generate income, in particular the Agatha Christie Trail, St Mary's Church and the CWR. It was suggested that more information could be put on the website, and consideration could be given to putting up an Agatha Christie information board at Cholsey Station. The bad state of repair of the pavement outside the station was raised - Mr Gray undertook to speak to OCC Highways dept. Mr Jenkins advised that although the roadsweeper had been working in the village last week once again it was unable to sweep where cars were parked. It was suggested that notices announcing "cleaning tomorrow." could be placed in an effort to get people to move their cars.</p>	AP15/10

There being no further business the meeting closed at 10pm