

CHOLSEY PARISH COUNCIL

MINUTES

Meeting	Wednesday 4 th March 2015 7:30pm in the Pavilion, Station Road, Cholsey.
Chair	Mr M Gray
Attendees	Mrs M Dyer-Lynch, Mrs A Rowlands, Mr P Ramsay, Helen Jiggins, Mr A Dalby
Apologies	Mr J Butler, Mr M Madeley, Mr P Jenkins, Mrs L Hamlyn

318	To hear questions or comments from members of the public (max 15mins)
	<p>Mr Sheldon expressed a wish that, should any development go ahead at Celsea Place, that the 61 houses proposed would be classed as fulfilling part of the 128 new homes allocated to Cholsey as part of the existing Local Plan</p> <p>Mr Woodley spoke about the failure of the SODC bin operatives to replace empty bins outside the appropriate property, The Clerk will write to SODC about the problem.</p> <p>Mr Adrian Curtis spoke about the planning application made by Linden Homes to develop Celsea Place. He expressed concerns that the documentation of the application is misleading, in particular that it does not show the bungalows in Lapwing Lane and that there are inaccuracies in the photographic representation of the area.. He told Council that when residents had met with Linden Homes they had been told that there would not be access through the development to link to any potential future housing which may be built on the large field behind Celsea Place. However, the plans submitted state that this is an access road. He expressed concern that the traffic and parking issues on Celsea Place had not been fully considered.</p> <p>Mr Andrew Flack asked how it was that Linden Homes could apply for planning for this development when it is contrary to the generic housing plan for the area. Mr Gray responded explaining that this was a speculative application by the developers.</p> <p>Mr Adam Jones spoke about a new planning application from Waites for 85 new homes to be built in Winterbrook. Mr Jones speaking on behalf of the "Save Winterbrook" group believes the application should be refused on the basis that the proposed development is outside of the Local Plan and also in the light that Winterbrook has recently been designated a conservation area.</p>

319	To hear reports from County and/or District Councillors
	Mr Gray suggested that he roll his County and District Councillor reports in with his Chair report at the end of the meeting as the agenda was very full and there was a lot of business for Council to consider at the meeting.

320	To receive Declarations of Interest for any agenda items
	There were no declarations of interest for any agenda items.

321	To approve and sign the minutes of the meeting held on 18th February 2015						
	<p>Mrs Rowlands asked for an amendment to be made to the minute of item 305 be amended regarding the land next to Kentwood House and possible planning application, to make clear that this was not fact, but the owners "may well" apply for permission.</p> <p>Noting this amendment the minutes of the meeting of 18th Feb were approved as a true record and signed by the Chair.</p>						
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Proposed</td> <td style="width: 25%;">Mr Gray</td> <td style="width: 25%;">Seconded</td> <td style="width: 25%;">Mr Ramsay</td> <td style="width: 25%;">Carried</td> <td style="width: 25%;">With 2 abstentions</td> </tr> </table>	Proposed	Mr Gray	Seconded	Mr Ramsay	Carried	With 2 abstentions
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322	To report matters arising	Action			
(a)	from the minutes of 18th February 2015				
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">310</td> <td style="width: 80%;">Helen Jiggins advised that the erection of the notice board on the play area may run into issues. Mr Gray suggested that the possible issues should be explored and the site of the notice board be reconsidered by Council at a later date.</td> <td style="width: 10%; text-align: center;">AP15/26</td> </tr> </table>	310	Helen Jiggins advised that the erection of the notice board on the play area may run into issues. Mr Gray suggested that the possible issues should be explored and the site of the notice board be reconsidered by Council at a later date.	AP15/26	
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323	Planning					
(a)	To consider Planning Applications as at 26th February 2015					
	P15/S0191/FUL	Land west of Reading Rd Winterbrook – erection of 85 new homes Mr Dalby gave Council an overview of the proposed development. After discussion Mr Dalby recommended Council refuse the application on a number of grounds: 1. The application is contrary to the Local Plan, pre-emptive and outside of the District Council's Housing Allocation Plan. 2. The proposed development does not preserve or enhance the Winterbrook conservation area. 3. Safety concerns around access to the site.				
	Proposed	Mr Dalby	Seconded	Mrs Bolt	Carried	unanimously
	P14/S3887/FUL	Land at Caps Lane – Amendment 1 – report from Landscape on behalf of SODC Mr Dalby advised that Landscape had been contracted by SODC to assess the proposed development and had concluded that the site is too small and underdeveloped to justify the presence of a permanent dwelling on the site. After discussion Mr Dalby recommended that Council write to Planning advising that the report has not changed Councils view that the application should be refused on the grounds already given and believe that the report strengthens their case for refusal.				
	Proposed	Mr Dalby	Seconded	Mr Gray	Carried	unanimously
	P15/S0211/FUL	11 Ilges Lane – demolition of existing bungalow and erection of new dwelling. After discussion Mr Dalby proposed Council approve the application. He confirmed no comments had been received from neighbours.				
	Proposed	Mr Dalby	Seconded	Mr Ramsay	Carried	unanimously
	P15/S0262/O	Land north of Celsea Place – outline application for erection of 61 dwellings After discussion Mr Dalby recommended Council refuse the application on a number of grounds: 1. The application is contrary to the Local Plan, pre-emptive and outside of the District Council's Housing Allocation Plan. Council believe the point of the site allocation process is to take an holistic look at the village and the infrastructure required to support new homes. One-off developments do not allow for this approach. 2. Site access is inadequate. Adding another 60 houses is not compatible with a sensible safe traffic strategy. Council also registered concern, following residents comments, about the accuracy of the plans and the existing housing. Mr Gray advised that should any development go ahead the Parish Council will require the developers to provide money towards enhancement of the centre of the village to provide further parking and towards the provision of a cycle path on Wallingford road.				
	Proposed	Mr Dalby	Seconded	Mr Ramsay	Carried	Unanimously

(b)	To note planning decisions received.					
	No planning decisions had been received since the last meeting.					

324	Finance					
(a)	To approve accounts for payment					
	The accounts were reviewed and approved for payment.					
	Proposed	Mr Gray	Seconded	Mrs Bolt	Carried	unanimously

(b)	To note payments received					
	Noted					

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325	Presentation from the Oil Buying Club					
	Mr Gray advised that the Oil Buying Club representative had been unable to attend the meeting. Mr Ramsay suggested that Council do not reschedule and instead invite ORCC who operate a bulk oil buying scheme to present to Council. The Clerk was asked to contact ORCC about the possibility of a presentation.					AP15/027
326	To agree to take ownership of the Fair Mile/Cholsey Meadows allotments					
	Mr Gray explained that although Council have discussed taking ownership of the allotments at Fair Mile this had not been formally agreed. He proposed Council take ownership of the Fair Mile allotments.					
	Proposed	Mr Gray	Seconded	Mrs Rowlands	Carried	unanimously
327	To agree a public meeting to launch the Fair Mile/Cholsey Meadows community garden					
	Mr Gray proposed Council should have a Fair Mile allotments launch meeting for residents. Helen Jiggins undertook to organise a date and to send out notices.					
	Proposed	Mr Gray	Seconded	Mrs Rowlands	Carried	unanimously
328	To agree a public consultation session on Wallingford Rd cycle path 20/21st March.					
	Mr Gray proposed Council hold a public consultation meeting at the Pavilion on the proposal for the Wallingford Rd cycle path. He advised that John Sinclair who has been working on the proposals on behalf of Council has agreed to attend.					
	Proposed	Mr Gray	Seconded	Helen Jiggins	Carried	unanimously
329	To agree a public consultation session on the Local Plan 20/21st March.					
	SODC have issued a revised Local Plan 2031 and wish to hold a consultation with local residents. Mr Gray proposed Council agree to hold a public consultation on 20 th and 21 st March at the same time as the cycle path consultation.					
	Proposed	Mr Gray	Seconded	Helen Jiggins	Carried	unanimously
330	To discuss and agree proposals from the Day Centre regarding funding of the Older Persons Worker					
	Mr Gray reported that the Day Centre Trust have agreed to part fund the Older Persons Worker for a period of 3 years with the provisos that they have some indirect involvement in the management of the post and that they are part of an agree review structure for the post with some sort of escape clause if the post does not prove of discernable benefit to the Centre. Mr Gray proposed Council accept the proposal.					
	Proposed	Mr Gray	Seconded	Mrs Bolt	Carried	unanimously
331	To agree the sign to be erected by HortSoc at the entrance to their store.					
	Mrs Bolt declared an interest as a member Hort Soc. Mr Ramsay declared a personal interest in item the item as spouse of the Youth Club leader. Mrs Ramsay the leader of the Youth Club had written a letter with concerns regarding the placement of the Hort Soc sign. Council discussed the reservation expressed by the Youth Group Leader and suggested Hort Soc and the Youth Group get together to resolve the issue.					AP15/028
332	To agree a vote of thanks to Mr Cory-Wright and the Estate Manager for their work on the new burial ground.					
	Mrs Hamlyn had asked for this item to be included on the agenda. In her absence Mr Gray suggested that to recognise all the work done by Mr Cory-Wright and the Estate Manager in relation to the new burial ground Council should purchase cards and small gift for each, to express Councils thanks for their efforts.					AP15/029
	Proposed	Mr Gray	Seconded	Mr Ramsay	Carried	unanimously

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333	To approve staff salaries as contained in the 2015-16 budget					
	Mr Gray proposed Council approve the 1.5% pay rise for all staff, and the increase in hours for the Youth Worker as contained in the budget					
	Proposed	Mr Gray	Seconded	Mrs Bolt	Carried	unanimously

334	To receive the Estate Managers report for February					
	Council received and reviewed the Estate Managers report for February. Mr Ramsay raised issue of slippery surface of bridges. The Maintenance Person will be asked to put chicken wire over the surface of the bridges. Mr Gray suggested that the purchase of chippings for paths be added to the list of considerations for next years budget.					
						AP15/030
						AP15/031

335	To receive lists of recent Correspondence and Publications and Notices				Action
	<p>1. LETTERS (including e-mails)</p> <p>(i) SODC – Notification of CIL consultation. Mr Gray suggested that councillors look at the draft schedule on the SODC website and respond as individuals if they wish. The Clerk was asked to add the item to the next agenda.</p> <p>(ii) Barton Willmore – Request for meeting re East End Farm site The Clerk was asked to invite them to present at the next meeting.</p> <p>(iii) SODC - Notification of Science Vale Action Plan consultation</p> <p>(iv) Thames Valley Police – Future of Wallingford Police Station The Clerk was asked to add this item to the agenda for the next meeting.</p> <p>(v) Cholsey Youth Club – letter re: notice boards This item was discussed earlier under item 331.</p> <p>2. REPORTS, PLANS & STRATEGIES</p> <p>3. NOTICES, POSTERS and FLYERS</p> <p>4. MAGAZINES and NEWSLETTERS</p>				<p>AP15/032</p> <p>AP15/033</p> <p>AP15/034</p>

336	To receive news items or up-dates from the Chair				Action
	<p>Parish Council elections will take place on Thursday 7th May. Mr Butler has advised that he will not be re-standing for election. Mr Gray asked councillors if they know of anyone who had shown an interest in becoming a councillor. The Clerk will advertise for new councillors on the Parish website and in the Village Voice newsletter. Helen Jiggins will include something in the Cholsey Mile newsletter.</p> <p>Mr Gray reported he had attended the Parish Councils “doing more” conference, he had felt that Cholsey were already doing more than most other Parish Councils. One item of interest was a talk about crowd-funding which might be a way of raising money for capital projects in the future.</p> <p>Mr Gray advised that he is meeting with the head of Cholsey School and the Children’s Worker tomorrow to discuss the way ahead for the additional pre-school places needed for Cholsey.</p> <p>On a County Council level Mr Gray reported that OCC agencies are feeling chastened by the Serious Case review into Bullfinch and there is feeling that much has already been undertaken to improve things for the future.</p> <p>Mr Gray reported that he had been impressed by a visit he made to the Virtual School who act in lieu of parents to support children in care through school.</p> <p>Work is progressing on the clearing of vegetation from the listed churchyard wall. Mr Gray has obtained the names of three contractors who are able to do listed wall work and the Estate Manager will be contacting them shortly for quotes.</p>				AP15/035

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337	To receive Councillors' Incident Reports and Items for future Agenda	Action
	<p>Helen Jiggins advised Council that a petition was being raised about issue of a pedestrian crossing for Reading Rd. Mr Gray asked if he could be put in touch with the person running the petition. He suggested that incidents around crossing the road are recorded so that a dossier of evidence can be built up to assist in getting something done. He undertook to add something to his blog to tell people to send incident reports to the Parish Office, Helen Jiggins will include something similar in the Cholsey Mile newsletter. Mr Gray has already spoken to the school to try and get the bus to always stop at the Fair Mile side of the site so children do not have to cross the road to get on the bus. He also undertook to get the Highways department to visit the site.</p> <p>Mrs Dyer-Lynch reported that there is a lot of litter on Wallingford Rd. The Estate Manager will be asked to contact Biffa . She advised that the Woodland Trust are giving away trees with a deadline for application by September.</p> <p>Mrs Bolt reported that she has written to SODC, HCA and Lindens to inform them that the CCDT are not in a position to take on the old chapel. She has not yet received any response. Mr Gray suggested she copy in Paula Fox planning office manager.</p> <p>Mrs Bolt also reported on issues that she is having problems regarding Linden fulfilling the requirement for 18 pews which need to be reused on site. Mr Gray suggest that she raises this with the SODC planning dept.</p> <p>Mr Ramsay raised issues with blocked gullies, Mr Gray advised he had contacted them after the problems in the village recently and advised that contractors were due to come to clear the gullies on 5th March. Mr Ramsay also raised a problem with tarmac around the drain outside the bus stop on Station rd coming away, he undertook to register the problem on Fix My Street.</p> <p>Helen Jiggins reported that the Early Learning seminar had gone well. The recent history talk at Fair Mile Great Hall was a sell out and she had received a good response from attendees.</p> <p>Helen Jiggins reported that she has been approached by residents about buses not arriving. She will provide names of people effected to Mr Gray. The transport representative for OCC Alan Field is currently reviewing the possibility of putting together an action which might result in a fine being levied against the operator.</p> <p>Mr Gray advised that the bus stop at Fair Mile is in but awaiting the bus shelter and access path to be installed by Linden Homes.</p>	<p>AP15/036</p> <p>AP15/037</p> <p>AP15/038</p> <p>AP15/039</p> <p>AP15/040</p>