

CHOLSEY PARISH COUNCIL

Minutes of the meeting of Cholsey Parish Council held on Wednesday 4 June at 7.30pm in The Pavilion, Station Road, Cholsey, Oxfordshire.

Chair: Mr Gray

Present: Mr Dalby, Mrs Bolt, Mrs Rowlands, Helen Jiggins, Mrs M Kaposy, Mrs M Dyer-Lynch, Mr J Butler, Mrs Hamlyn (from 7.35pm) Mr Ramsay (from 7:45pm)

Apologies: Mr Jenkins, Mr Madeley.

40 To hear questions or comments from members of the public (max 15mins)

Mr Sheldon asked for clarification about members' insurance liability and the recent insurance renewal declaration made by members. Mr Dalby clarified that the declaration did not refer to liability but to members personal financial circumstances.

Mr Gordon spoke about information he had received relating to possible income for the Parish were the proposed Solar Farm on Wallingford Road to go ahead which indicated that similar installations paid around 1% of gross profits. Recently announced legislation also indicated that in the future sites generating over 5MW may be subject to a mandate for shared ownership.

41 To receive any reports from County and/or District Councillors

Helen Jiggins asked if anything further had been heard about the timetable for completion of the play area at Cholsey Meadows. Mr Gray responded that he had heard nothing further but that the developers have been urged to complete it before the start of the school holidays.

42 To receive Declarations of Interest for any agenda items

None.

43 To approve and sign the minutes of the meeting held on 21st May 2014

Mr Gray proposed acceptance of the minutes, seconded Mrs Rowlands, **carried** with 3 abstentions.

44 To report Matters arising

(a) from the minutes of 21st May 2014

Item 28 - Mrs Rowlands advised that although she had reported the problems with West End bridge on 'Fix My Street' the problems had not been resolved to date. She will monitor the situation.

Item 34- Mr Gray reported that SODC had admitted an error in the number of residents who had written to oppose Winterbrook being subsumed into Wallingford and that the actual final figures were 20 opposed and 4 in favour.

Item 38 (i) - Mrs Bolt advised that she was still awaiting the results of a meeting with SOHA before bringing the latest Community Development Trust report to Council.

Item 37 - Mrs Hamlyn reported she had recently seen the police in the village. No other members reported any sightings of the police out and about. Mr Gray suggested that Council wait a while longer and then if there has been no increase in police presence in the village he will raise the issue again with the local sergeant Fraser Weller.

Item 37 - Mr Gray introduced Jacob Dearman the new Youth Worker who spent some time updating members about his background and experience having worked for over 10 years with young people. He outline the plans for his role which will include: running the Summer Activity Scheme in the school holidays, the homework club "Club H" which is to start in September and also outreach work with disengaged young people mainly in the year 9-10 age group involving 1 to 1 and small group sessions. He will also run/organise Youth Club, hopefully bringing a second older group "on-line".

(b) from the Action Point Register(s)

14/079 – Mr Gray reported that Tesco and the Post Office have changed the closure plans for next week. The only work which will now be done on the store is to move Post Office to the checkout counter. The refurbishment of the shop is now due to be carried out later in year. There is now to be a separate Post Office counter although this will still be next to the checkout counters and a dedicated Post Office member of staff. The response received to letters and canvassing of the Post Office protesting about the changes has been largely generic, with answers to questions raised generalised and not fully addressed. The PO have said that after 6 months of operating the new system they will conduct further information gathering exercise to canvas customers opinions. Mr Gray advised that he felt that nothing further could be done currently, but Council should monitor the new set-up and respond to residents who are unhappy about it.

Council asked the Clerk to minute that members lament the fact that the situation has lost the village its well liked and highly thought of Post Mistress.

14/068 – Mrs Bolt reported on the dementia support initiative course which has now concluded and which she felt had been very good and well worth attending. She now intends to work with the Clerk to co-ordinate the next steps. **AP14/103**

45 Planning

(a) To consider Planning Applications as at 29th May 2014:

P14/S1441/FUL – Bezants, 33 Winterbrook – New detached dwelling & garage in grounds of existing dwelling.

Mr Carroll the architect for the above development spoke to provide some background for Council to the planning application. He explained he had conducted pre-planning exercises with the planning officer, the conservation officer and tree officer, and the form of the development in terms of a large individual Arts and Crafts style house, had been as a result of these discussions.

Mr Gray read out 2 emails received from Winterbrook residents, both requesting that Council object to the application. Mr Dalby confirmed that there were no comments from neighbours on the planning website.

After lengthy discussions Mr Butler proposed that Council refuse the application on the basis that it sets a dangerous precedent for future development in the Conservation Area, seconded Mrs Rowlands **carried** with 1 abstention.

P14/S1413/LB – Causeway House Cholsey- demolition and rebuilding of garden wall

Mr Dalby outlined the application and proposed Council approve the application, seconded Mr Butler **carried** with 1 abstention.

P14/S1496/LB – Causeway House Cholsey – remove and replace woodburner, re-point fireplace, replace timber mantle.

Mr Dalby outlined the application and proposed Council approve the application, seconded Mr Butler **carried** with 1 abstention

P14/S0631/FUL – 11 Kentwood Close – Plan amendments – parking for new dwelling at rear accessed from Station Rd.

Mr Dalby detailed the amendment to the plans to provide additional access to the dwelling through SOHA property. After much discussion Mr Dalby proposed that the application be refused on the grounds of over-development and un-neighbourliness, seconded Mr Butler, **carried** unanimously.

Council requested that when responding to planning the Clerk should express Councils opinion that creation of 2 dwellings from a single dwelling does not constitute a minor development.

(b) To note planning decisions received.

P14/S0847/HH – Argyll House, Winterbrook – Granted

P14/S0937/HH – 29 Papist Way – Granted

P14/S0958/LB – 3 Reading Road – Granted

P14/S0955/HH – 22 Lapwing Lane – Granted

P14/S1054/FUL – 73 Papist Way – Granted

P14/S1122/HH – 20 West End - Granted

46 Finance

(a) To approve accounts for payment

ACCOUNTS FOR PAYMENT 4 JUN 2014

Petty Cash	Top up	205051	£40.00
Grundons	Churchyard Waste	205052	£42.26
Vigin Media	Phone and Broadband- May	205053	£53.11
HMRC	PAYE + NI - p/e 5/6/14	205054	£138.55
Countrywide Grounds Maint	Grass Cut 3/5/14	205055	£239.98
Champions & Co	Strimmer Wire & oil for hedge trimmer	205056	£18.44
TOTAL			£532.34

PAYMENTS RECEIVED

Cholsey Lawn Tennis Club	Annual Lease	4757	£130.00
TOE2	Grant for Bulls Hole Bridge	4758	£1,000.00
T De Franca	Vendor Fee - May	4759	£40.00
L A Caswell	Allotment Rent		£1.60
TOTAL			£1,171.60
Current Account Balance to date			£76,481.46

NEW PARISH HALL ACCOUNT

Merrill Commercial Consultants	Project Consultancy	400066	£437.64
New Parish Hall Account Balance to date			£40,598.22

Mr Gray proposed acceptance of Merrill Commercial Consultant bill for payment, seconded Mr Butler, **carried** unanimously.

Mr Gray proposed the accounts be approved for payment, seconded Mr Dalby, **carried** unanimously.

(b) To note payments received

Noted

47 To discuss the future of the disused allotments at the end of Wallingford road in light of the proposed Solar Farm development.

Mr Gray brought those members unaware of developments up to speed on the proposal from Mr Anderson to build a Solar Farm on land he owns off Wallingford Road and his approach to Council regarding the possible use of the disused allotment land which adjoins the proposed Solar Farm. The Clerk updated Council on the advice received from the Oxfordshire Association of Local Councils who advised that as long as any lease agreed was for less than 7 years Council did not need to apply to the Secretary of State for permission to change the use of the former allotment land. However, they had advised that Council should approach the local planning department to check whether Council will need to apply for planning permission for a change of use. Mr Gray undertook to contact the planning department, he will also clarify with them Councils involvement in the planning process where they would be a beneficiary of the application. **AP14/104**

Mr Gray proposed that members agree in principle that Council are prepared to lease the land to a third party, seconded Mr Butler, **carried** unanimously.

Mrs Kaposy left at 8:55.

48 To discuss the advice received by the Estate Manager from OALC re: risk assessments for Cholsey's trees.

The Clerk summarised the advice received from OALC relating to management of Cholsey's trees. OALC had confirmed that Council's current plans, which record information about each tree in the public spaces, more than cover the current criteria for record keeping. However, they also advised that in addition to the existing regular program of inspection and maintenance by tree surgeons, a survey of the trees should be conducted by an Arboriculturalist on a 1-2 yearly basis. The Estate Manager is to take forward this and other suggestions regarding zoning of trees based on risk and will seek quotations from local Arboriculturalists. **AP14/105**

49 To discuss cost of signage for Eagles Path and Scragg's Alley.

Mr Gray summarised the proposal obtained from SODC relating to signage for Eagle's Path and Scragg's Alley. For a total cost of £106.26 SODC will provide, erect and maintain signs for both lanes. Mr Gray proposed Council accept the proposal, seconded Mr Butler, **carried** unanimously.

50 To discuss possible 20 m.p.h speed limit for Ilges Lane.

Mr Gray reported that he had spoken to Mr Stenning of the Highways dept who had advised that it is unlikely that a 20 mph speed limit could be obtained for Ilges Lane. Mr Gray has also contacted the manager of Larkmead Veterinary Practice and as a result the manager has drawn up a leaflet to be distributed to their customers about speeding on the lane. Additional speed awareness signs have been put up by the Estate Manager.

Mr Gray proposed that despite the negative feedback from Highways Council should write to the Highways department to request a 20 mph speed limit on the lane, seconded Mrs Bolt **carried** unanimously. **AP14/106**

51 To agree plans for the new burial ground

Mr Bolt advised Council on the plan Mr Cory-Wright had drawn up for the design of the new burial ground. Once agreed the plan will be held in electronic format making the work of the office in recording information easier and more accessible. After discussion Mr Gray proposed Council accept the plans, seconded Mrs Dyer-Lynch, **carried** unanimously

Council asked that the Clerk minute their appreciation and thanks to Mr Cory-Wright for his work in both the design of the ground and the production of the plan in electronic format.

52 To receive the supplementary internal auditors report.

Council reviewed the internal auditors report and the Clerk outlined the findings reported and the subsequent investigations and their conclusions. The Clerk reported that there were now no outstanding items from the

auditors report. Council expressed their thanks to the Clerk for her work on the accounts. Mr Gray proposed that Council accept the external auditors report, seconded Mr Ramsay, **carried** unanimously.

53 To discuss Council having a “summer recess” by reducing the number of meetings to one for August only.

Mr Gray proposed that Council meet on the first Wednesday in August only, but reserve the right to call a second meeting should it be deemed necessary, seconded Mr Dalby **carried** unanimously.

54 To receive the Estate Managers report for May.

Mr Butler brought Councils attention to the poor Grass Cutting outside the Pavilion and suggested that Council should provide additional support to the Estate Manager in dealing with the contractors by sending an official letter from Council if required. Mr Gray responded that he had and would continue to provide support as necessary.

55 To receive lists of recent Correspondence and Publications and Notices

- (i) Email re: Oxfordshire Clinical Commissioning Consultation in Non Emergency Patient Transport. Mr Gray suggested that the Community Car scheme should be made aware of the consultation. He undertook to contact Mrs Woolaston. **AP14/107**
- (ii) Invitation to Connecting Oxfordshire public debates. Mr Gray advised that he will be attending.
- (iii) Info from CPRE re Independent Report on SHMA and call for public enquiry into draft Oxfordshire Strategic Economic Plan. Mr Ramsay undertook to review CPRE’s reports on behalf of Council. **AP14/108**

56 To receive news items or up-dates from the Chair

Mr Gray reported that most of his time recently had been taken up with the Post Office campaign and spending time with the new Youth Worker. He advised that he had hosted some visitors from Benson Parish who are considering a new hall and who had come to look at the Pavilion.

57 To receive Councillors’ Incident Reports and Items for future Agenda

Mr Butler advised that it was now the 10th anniversary of his association with Council and he felt that he had seen a positive change in both the village and Council from when he first joined.

Mrs Hamlyn invited Council to her garden Open Day on Saturday in aid of the Day Centre.

Mrs Rowlands advised Council of a Family Fun day she is involved in running on 12th July with includes a Cricket tournament, barbecue, bar, and jazz band – it will be free to get in with donations to the leukemia and lymphoma charity. She will also be having a Cake Sale on the morning of 14th June on the Forty from 10am.

There being no further business the meeting closed at 9:50pm.