

Cholsey Parish Council

MINUTES

Meeting	Wednesday 7 th December 2016 in the Pavilion, Station Road, Cholsey
Chair	Mr M. Gray
Attendees	Mrs M. Dyer-Lynch, Mrs V. Bolt, Mr J Hope-Smith, Mrs M. Kaposy, Mr R. Whitfield, Mr P. Ramsay, Mrs L. Ivereigh, Mrs L. Hamlyn, Mrs I. Neill, Mr J. Adelson. District Cllr Jane Murphy and 17 members of the public.
Apologies	Mrs A. Rowlands and Mr P. Jenkins

138	<p>Presentation by Archstone regarding planning application at East End Farm</p> <p>Nick Kirby (Pegasus Group) gave a presentation on the planning application at East End Farm. The current application follows advice from SODC and feedback from the public meeting. The scheme has been reduced in scale from 71 houses to 68 which has freed space to improve the separation with Rothwells Close and allowed landscaping of focal points.</p> <p>Thames Water has undertaken a Strategic Hydrolic model of drainage which will be complete in the Spring and used to formulate the needs of the site.</p> <p>A surface water flood risk and drainage study has divided the site into two. The Eastern end of the site will be dealt with through infiltration and soak aways – the pavements and driveways will be porous. The Western end of the site under consultation with the Environment will have storage and controlled release of surface water into the ditch. The system has emergency overflow and blockage control and will be the responsibility of the management company.</p> <p>A traffic assessment has been undertaken and the results used to model the junction. OCC Highways have recommended additional traffic calming measures on Wallingford Road to control and reduce speeds.</p> <p>The parking spaces on site are in accordance with OCC guidelines with 129 spaces allowed. A resident asked if it was possible to ensure that garages could not be turned into habitable rooms. This would have to be done by covenants on the houses.</p> <p>A resident asked why the application had been submitted before the Thames Water survey had been completed. The results of the survey will not prevent the development and the impact of the results will be dealt with as the building can't begin until the drainage has been agreed.</p> <p>Mr Kirby noted that it was disappointing the developers had been unable to engage with the Neighbourhood Plan process but they had held public consultations throughout the process.</p> <p>Pavement will be provided to allow pedestrians to access a safe point to cross the road into the village. OCC Highways are happy with the scheme for safety. However the developer is still taking on board comments and will look at potential improvements to the scheme.</p> <p><u>Public Questions</u></p> <p>A resident asked if the speed humps could be replaced with a speed camera especially as road humps cause air and noise pollution problems. Mr Kirby agreed they would continue to liaise with OCC regarding traffic control. The residents agreed they would prefer a different solution than road humps.</p> <p>Questions were raised about the storage and release of surface water. Mr Kirby assured residents that should the management company cease to exist the District Council would be responsible for continued maintenance of the system. A clear inspection regime of system will also have to be agreed with the Drainage Officer.</p> <p>Concerns about the flow of the water further downstream were raised however it was pointed out that it is the responsibility of the relevant landowners to maintain their water courses. Mr Kirby agreed he would talk further with OCC and the Environment Agency about enforcing riparian owners to maintain clear waterways.</p> <p>The permeable surfaces were discussed – with the correct maintenance regime they have a life span of 30 – 40 years.</p> <p>Concerns were raised that the development would open up the potential for further sites which the junction could not cope with. If there was further development mitigation would have to be provided.</p> <p>Mr Ramsay asked if the development could be paused to take into account the emerging Neighbourhood Plan. Mr Kirby said this was not possible as the scheme has so far taken 3 years to plan.</p> <p>The developers would however discuss Chol 7 with the Neighbourhood Plan Group as a road from the current proposal touches the site. They also accept Chol 7 may not come forward in the Neighbourhood Plan.</p>
139	<p>To hear questions or comments from members of the public</p> <p>A resident commented that the East End Farm application was not sustainable, the buffer was not</p>

	<p>respectful of listed buildings and he raised concerns about the treatment of surface water. The Parish Council will not ask about the noise and light pollution as the District Council will consider these aspects of the proposal.</p> <p>Neighbours raised concerns about the treatment of their boundaries with the site. It was noted that this level of detail is not normally included in outline planning permission plans but becomes clearer as the process continues.</p> <p>Mr Over reported that the unauthorised rumble strips at Fairmile are causing a nuisance to the neighbours. OCC have confirmed they will be removed and Mr Over asked that the Parish Council ask for a speedy resolution to the problem.</p> <p>Mr Sheldon expressed his opposition to Planning Application P16/S3977/FUL which will be discussed at the Planning Meeting on December 21st.</p>																								
140	<p>To receive any reports from County and/or District Councillors</p> <p>Mrs Murphy reported that two new Neighbourhood Plan Officers have been appointed. Mr Gray encouraged people to respond to the Daytime Activities Consultation. Mr Gray is heartened following the flooding meeting as a full survey of the brook and drainage pipes was agreed.</p>																								
141	<p>To receive Declarations of Pecuniary Interest for any agenda items.</p> <p>Mrs Dyer-Lynch declared non-pecuniary interest in the East End Farm application.</p>																								
142	<p>To approve and sign the minutes of the meetings held on 2nd November 2016</p> <p>The minutes were approved as a true record and signed by the Chair.</p> <table border="1"> <tr> <td>Proposed</td> <td>Mr Gray</td> <td>Seconded</td> <td>Mrs Ivereigh</td> <td>Carried</td> <td>Unanimously</td> </tr> </table>	Proposed	Mr Gray	Seconded	Mrs Ivereigh	Carried	Unanimously																		
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143	<p>To report matters arising from</p> <p>a) The minutes of 2nd November</p> <p>Item 127 Locking of the Ilges Lane Allotment gate. A letter from CAPA was noted.</p> <p>b) The Action Point Register</p> <p>AP16/072 – Mr Ramsay advised that the Police would find enforcement of the double yellow lines on Station Road difficult.</p> <p>AP16/074 – Dog owner event. It was agreed to organise an event in the new year. Mr Gray proposed purchasing a pair of night vision goggles (£100) to encourage dog owners to pick up after dark.</p> <table border="1"> <tr> <td>Proposed</td> <td>Mr Gray</td> <td>Seconded</td> <td>Mrs Bolt</td> <td>Carried</td> <td>5 in favour 2 against with 3 abstentions</td> </tr> </table>	Proposed	Mr Gray	Seconded	Mrs Bolt	Carried	5 in favour 2 against with 3 abstentions																		
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144	<p>Planning</p> <p>a) To consider Planning Applications as at 30th November</p> <table border="1"> <tr> <td>P16/S3607/FUL</td> <td> <p>East End Farm Erection of 68 residential dwellings</p> <p>The proposal was discussed at length. It was agreed to object to the application on the following grounds.</p> <ul style="list-style-type: none"> - Drainage and Flooding - Dangerous access on an already dangerous road - Dangerous road crossing will increase car journeys - Increased urbanisation of Wallingford Road - Proximity to neighbouring homes - Inadequate Parking - Better communication with Neighbourhood Plan would have been preferred - The Parish Council would prefer that the road not provide a link with Chol 7 </td> <td>Proposed</td> <td>Mrs Bolt</td> <td>Seconded</td> <td>Mrs Dyer-Lynch</td> <td>Carried</td> <td>Unanimously</td> </tr> <tr> <td>P16/S3776/HH</td> <td> <p>Erection of front and rear single storey extensions 4 West End</p> <p>Proposed no strong views with suggestion that covenant prevents garage being converted to habitable room.</p> </td> <td>Proposed</td> <td>Mr Gray</td> <td>Seconded</td> <td>Mrs Bolt</td> <td>Carried</td> <td>Unanimously</td> </tr> <tr> <td>P16/S3803/HH</td> <td> <p>Erection of a new build oak frame garage 58 Wallingford Road</p> <p>After discussion Mrs Bolt recommended approval.</p> </td> <td>Proposed</td> <td>Mrs Bolt</td> <td>Seconded</td> <td>Mrs Hamlyn</td> <td>Carried</td> <td>Unanimously</td> </tr> </table>	P16/S3607/FUL	<p>East End Farm Erection of 68 residential dwellings</p> <p>The proposal was discussed at length. It was agreed to object to the application on the following grounds.</p> <ul style="list-style-type: none"> - Drainage and Flooding - Dangerous access on an already dangerous road - Dangerous road crossing will increase car journeys - Increased urbanisation of Wallingford Road - Proximity to neighbouring homes - Inadequate Parking - Better communication with Neighbourhood Plan would have been preferred - The Parish Council would prefer that the road not provide a link with Chol 7 	Proposed	Mrs Bolt	Seconded	Mrs Dyer-Lynch	Carried	Unanimously	P16/S3776/HH	<p>Erection of front and rear single storey extensions 4 West End</p> <p>Proposed no strong views with suggestion that covenant prevents garage being converted to habitable room.</p>	Proposed	Mr Gray	Seconded	Mrs Bolt	Carried	Unanimously	P16/S3803/HH	<p>Erection of a new build oak frame garage 58 Wallingford Road</p> <p>After discussion Mrs Bolt recommended approval.</p>	Proposed	Mrs Bolt	Seconded	Mrs Hamlyn	Carried	Unanimously
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b)	To note planning decisions received				
	Reference	Description	PC Rec	Decision	
	P16/S2045/FUL	Proposed new detached dwelling. As amended by drawing nos PL01A, 2A, 3A, 4A, 5A and 6A.1 Sandy Lane	Refuse	Approved	
	P16/S3190/FUL	Window, door and roof-line replacement works to residential blocks.2-8 & 10-16 The Gables Waterloo Close	Approve	Approved	
145	Finance				
a)	To approve accounts for payment				
	The accounts were reviewed and approved for payment				
	HMRC	PAYE & NI p/e 5th December	205647	£283.24	
	Virgin Media Payments	Phone & Broadband - November	205648	£64.07	
	Cholsey Community Library	Room Hire - Neighbourhood Plan	205649	£48.00	
	Collier's of Crowmarsh	Post mix	205650	£23.34	
	SODC	Dog Bin emptying	205651	£150.70	
	Swift Digital Services	Agreement and Copies	205652	£103.26	
	Grundon Waste Management Ltd	Churchyard Waste - October	205653	£64.15	
	Thames Water	Cemetery water supply	205654	£4.48	
	Thames Water	Allotments Rothwells Close	205655	£105.16	
	Thames Water	Allotments Station Road	205656	£15.66	
	E. Lee	Manager Happy Hub November	205657	£720.00	
	Total Pest Control	Quarterly mole control Cemetery	205658	£165.60	
	GLS	Stationery	205659	£109.14	
	Cholsey 1000 Plus	Donation Agatha Christie Weekend	205660	£100.00	
	M. Gray	Guilottine and anti climb paint	205661	£5.97	
b)	TOTAL			£1,962.77	
	Proposed	Mrs Bolt	Seconded	Mrs Ivereigh	Carried Unanimously with 1 abstention
	To note payments received				
	Noted				
	The current balances of the accounts were noted.				
	Current Account £38,941.09				
	Reserve Account £42, 920.89				
	Projects Account £40,196.71				
146	To receive the Estate Managers report for November				
	The council reviewed and discussed the Estate Managers report.				
	To agree contractor for Cemetery Path				
	Mr Ramsay proposed Contractor A be appointed for the Cemetery Path work.				
	Proposed	Mr Ramsay	Seconded	Mrs Ivereigh	Carried Unanimously
	To consider request for bin at Cholsey Meadows				
	Mr Ramsay proposed purchasing a bin for Cholsey Meadows				
	Proposed	Mr Ramsay	Seconded	Mr Whitfield	Carried Unanimously
	To agree storage position for Bluebird's Goal Posts				
	It was agreed that the goal posts should be properly attached to the container. The Bluebirds must confirm their insurance for the goals and the liability is theirs.				
	Proposed	Mr Gray	Seconded	Mr Whitfield	Carried Unanimously
	To agree policy for benches				
	Following a request to erect a memorial bench in the Cemetery it was agreed that a policy for benches would be agreed at the next meeting.				
	The allotment plots have been categorised into small, medium and large. A meeting will be held on 21 st January for any allotment holders who have concerns.				

147	<p>To discuss request for funding from Oxfordshire Association for the Blind It was agreed to defer a decision until further information had been received.</p>						
148	<p>To discuss request for funding from South and Vale Carers Council had received a request from S&V Carers asking for a donation. They currently support 6 young carers and their families in Cholsey. It was suggested the Parish Council could provide support to young carers through the Youth Worker. Mr Ramsay proposed council grant £300.</p> <table border="1" data-bbox="231 376 1206 409"> <tr> <td>Proposed</td> <td>Mr Ramsay</td> <td>Seconded</td> <td>Mr Adelson</td> <td>Carried</td> <td>Unanimously</td> </tr> </table>	Proposed	Mr Ramsay	Seconded	Mr Adelson	Carried	Unanimously
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149	<p>To receive list of recent correspondence and Publications and Notices</p> <ol style="list-style-type: none"> 1. LETTERS (including e-mails) <ol style="list-style-type: none"> (i) Corn Exchange – grant letter (ii) Thank you from CAB 2. REPORTS, PLANS & STRATEGIES 3. NOTICES, POSTERS and FLYERS 4. MAGAZINES and NEWSLETTERS <ol style="list-style-type: none"> (i) CPRE – Oxfordshire Voice (ii) SLCC – The Clerk (iii) CWR – The Bunk (iv) CPRE Countryside Voice 						
150	<p>To receive news items or updates from the Chair Mr Gray reported that a Christmas Party had been held for the adult learners. There will be a cake stall outside Tesco on Saturday to raise funds for the Happy Hub. In addition to the monthly brunch COPA will be holding cinema group, exercise classes and memory café.</p>						
151	<p>To receive Councillors' Incident Reports and Items for future agenda Mr Adelson reported that signage is needed for the cycle path on Reading Road as cyclists aren't using it. Mr Gray is looking at having the path sided out and will speak to Keith Stenning about signage. Mrs Ivereigh raised a concern on behalf of Mr Jenkins regarding the activity at Celsea Place. SODC are unable to do anything about the fence and the welfare facilities are needed for the archaeologists etc who are on site legitimately. Mrs Bolt reported a dwelling which does not have planning permission, but was being lived in and asked that it be reported to the Enforcement Officer at SODC. Mrs Bolt requested that the future of the Fairmile Playground and CDT report be included on next month's agenda. Mr Hope-Smith reported that trade has been busy at the Red Lion since it reopened. Mr Ramsay reported that the Neighbourhood Plan surveys will be delivered to every household this week for return by January 8th. It is hoped to submit the plan in June.</p>						