



CROMMARSH PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held at Crommarsh Gifford Village Hall on Thursday 8th December 2016
starting at 7.30pm**

Present:

Mr J Griffin (Chair)	Mrs A Sharp
Mr N Hannigan	Mr S Sherbourne
Prof A Johnson	Mr S Soames
Mrs F Jones	Mrs F Stevenson
Mr D Mannering	

Attending: County Councillor Gray, Mrs Y Peet (Finance Officer) and Mrs S Rance (Clerk). Thirty members of the public attended part of the meeting.

Apologies: Received from Mr A Hermsen and District Councillor Pullen.

Declarations of interest: Cllr Griffin declared a potential interest in planning application P16/S3801/HH as the applicant is known to him. Cllrs Griffin, Johnson and Sharp declared an interest in planning application P16/S3665/O as they live in the immediate vicinity. Cllr Stevenson and Mrs Peet declared an interest in planning application P16/S3608.O as they live in the immediate vicinity

The meeting was quorate.

NO.		ACTION
4543	WELCOME AND INTRODUCTION OF MRS Y PEET The Chairman introduced Mrs Yvonne Peet, the recently appointed Finance Officer and councillors introduced themselves.	
4544	INTRODUCTION AND CO-OPTION OF PROSPECTIVE PARISH COUNCILLORS The Chairman welcomed Mrs Denise Hall and Mr David Topliss.. After introducing themselves, it was proposed by Cllr Griffin and seconded by Cllr Hannigan that they be co-opted as councillors and this was unanimously agreed. It was noted with regret that Cllr Hermsen had tendered his resignation as a parish councillor, with immediate effect.	

4545	<p>MINUTES OF PREVIOUS MEETING</p> <p>The minutes of the meeting held on 3rd November were approved as a true record and signed by the Chairman.</p>	
4546	<p>MATTERS ARISING FROM PREVIOUS MINUTES</p> <p><u>Item 4532: Possible flooding in The Street, Crowmarsh</u> County Councillor has spoken to the relevant county council officers about the possible flooding problem associated with the drainage ditch in The Street.</p> <p><u>Item 4532 Ash Tree at Jethro Tull Gardens:</u> Cllr Sharp has spoken to the resident and reported that the council should consider carrying out some pruning.</p> <p><u>Item 4532 Grit Bins:</u> County Councillor Gray reported that the four new grit bins have been approved. The Clerk will email a map to Councillor Gray, showing the proposed locations.</p> <p><u>Item 4532 Nettlebed Parish Council:</u> A discussion with the chairman of Nettlebed Parish Council about neighbourhood plans has taken place.</p> <p><u>Item 4535 IT equipment for officers:</u> The Finance Officer has purchased a laptop for her own use and the Clerk will ask Mr Hermsen or Mrs Peet to help obtain a similar one for her use.</p> <p><u>Item 4538 Storage of Sandbags:</u> Cllr Jones is researching a source of suitable sand bags.</p>	<p>Clerk MG</p> <p>Clerk</p> <p>FJ</p>
4547	<p>PLANNING</p> <p>Decisions: The Council noted the following decisions from SODC.</p> <p>P16/S3175/HH (Householder): Application proposal, including any amendments: Demolition and replacement of existing lean-to boiler housing, replacement of timber boards forming the roof of the front porch and alterations to the front door. 1 Church Cottages, Church Lane, North Stoke (in the parish of Crowmarsh), OX10 6BH. PERMISSION GRANTED.</p> <p>P16/S3176/LB (Listed Building Consent): Application proposal, including any amendments: Demolition and replacement of existing lean-to boiler housing, replacement of timber boards forming the roof of the front porch and alterations to the front door. 1 Church Cottages, Church Lane, North Stoke (in the parish of Crowmarsh), OX10 6BH. PERMISSION GRANTED.</p>	

Applications: The Council was asked to agree its response to SODC on the following applications:

P16/S3564/HH (Householder): Erection of extension and re-modelling of existing single storey roof of an existing residential dwelling following approval of application ref. P15/S2542/HH. 3 Murren Croft, Crowmarsh Gifford, OX10 8EZ. RECOMMEND APPROVAL.

P16/S3608/O (Outline): Outline planning application for up to 150 dwellings together with associated access, public open space, landscaping and amenity areas. Land to the east of Benson Lane, Crowmarsh Gifford, OX10 8ED. RECOMMEND REFUSAL for the following reasons:

1. The number of proposed dwellings is more than three times the amount of homes allocated to the larger village of Crowmarsh Gifford in the Strategic Housing Land Availability Assessment (SHLAA).
2. The proposed development will drastically increase the amount of traffic in The Street and Benson Lane, Crowmarsh Gifford and it will also impact on Wallingford Bridge and The High Street in Wallingford.
3. The National Planning Policy Framework (NPPF) states that preference should be given to brownfield sites, the proposed development is a greenfield site.
4. A large increase of housing in Crowmarsh Gifford has the potential to make the rest of the village less sustainable. It would put pressure on local infrastructure, schools, doctors and dental practices and the already over burdened sewage system.
5. The proposed site is on the edge of Crowmarsh Gifford. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
6. The proposed site has the presence of legally protected barn owls and adders on the northern part of the site.

P16/S3665/O (Outline): Erection of up to 80 dwellings including affordable housing (40%), along with the provision of open space, community hall, enhanced facilities including sports pitch and car parking for Crowmarsh Gifford Primary School. New vehicular access from Old Reading Road. Land to the west of Old Reading Road, Crowmarsh Gifford, OX10 8EN RECOMMEND REFUSAL for the following reasons:

1. The number of proposed dwellings is in excess of the amount of homes allocated to the larger village of Crowmarsh Gifford in the Strategic Housing Land Availability Assessment (SHLAA).

2. The proposed development will drastically increase the amount of traffic in The Street and Old Reading Road, Crowmarsh Gifford and it will also impact on Wallingford Bridge and The High Street in Wallingford.
3. The National Planning Policy Framework (NPPF) states that preference should be given to brownfield sites, the proposed development is a greenfield site.
4. A large increase of housing in Crowmarsh Gifford has the potential to make the rest of the village less sustainable. It would put pressure on local infrastructure, schools, doctors and dental practices and the already over-burdened sewage system.
5. The proposed site is on the edge of Crowmarsh Gifford. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.

P16/S3800/O (Outline): Re-development of CABI Wallingford Site. CAB International, Nosworthy Way, Mongewell (in the parish of Crowmarsh), OX10 8DE. RECOMMEND REFUSAL for the reasons stated in the Council's response to P12/S0436/O (Outline), but take this opportunity to add to 6. in that response:

This Outline "enabling" application depends entirely on the additional housing and care home to fund the new office complex. The Council had serious concerns that the financial information supplied by the applicant was very vague and there would be a shortfall in their figures. At the subsequent SODC Planning Committee the objectors were denied access to the applicant's detailed financial summary. In the four years since the decision of the Planning Committee the developers have failed to find a developer partner.

P16/S3801/HH (Householder): Development of a dwelling with associated access, parking and landscaping. In addition there will be a greenhouse, yard, double garage, workshop, cold and dry stores and a plant room. Land at Cherry Orchard Mongewell (in the parish of Crowmarsh), OX10 8DA. RECOMMEND APPROVAL.

P16/S3852/FUL (Full Application): Hybrid planning application for the erection of 100 new residential dwellings including new access road off the A4074, public open space (full application) and the provision of school land (outline application). Land at Newnham Manor, Crowmarsh Gifford, OX10 8ED. Crowmarsh Gifford, OX10 8ED. RECOMMEND REFUSAL for the following reasons.

1. The number of proposed dwellings is in excess of the amount of homes allocated to the larger village of Crowmarsh Gifford in the Strategic Housing Land Availability

	<p>Assessment (SHLAA).</p> <p>2. The proposed access to the development onto the A4074 is sub-standard. Drivers on the A4074 continually ignore the 30 mph limit. The suggested road layout will create dangerous entry and exit problems, not only for the proposed development, but also for entry and exit to and from Cox's Lane. The developer's have indicated they are willing to pay for a roundabout. Oxfordshire Highways have indicated that they would object to a roundabout at this location, but have failed to provide valid reasons for their objections.</p> <p>3. A large increase of housing in Crowmarsh Gifford has the potential to make the rest of the village less sustainable. It would put pressure on local infrastructure, schools, doctors and dental practices and the already over-burdened sewage system.</p> <p><i>The Council noted that they had not yet received the official application paperwork from SODC and that it has not been posted on the SODC Planning website. When the Council receive the official application they may well submit further objections.</i></p> <p>P16/S3918/HH (Householder): First floor rear extension over existing. 54 Park View, Crowmarsh Gifford, OX10 8BN. RECOMMEND APPROVAL.</p> <p>Amended Applications</p> <p>P16/S2961/FUL (Full Application): Erection of two detached houses with new (shared) highway access. Amendment no. 1 (amended by drawings accompanying letter dated 21st October, removing car ports and alterations of parking arrangements). Amendment no. 2 (amended by drawings accompanying e-mail received 17th November, removing car ports, alterations of parking arrangements and reducing extent of flat roof of the side of the dwellings). Land fronting Wallingford Road, North Stoke (in the parish of Crowmarsh), OX10 6BD. RECOMMEND REFUSAL for the same reasons as the original application.</p> <p>P16/S3186/HH (Householder): Garage conversion to habitable accommodation and second-storey extension above. Amendment no. 1 (amended by drawings received 23rd November to reduce the height of the 1st floor element and move the proposal forward). 27 Howbery Farm, Crowmarsh Gifford, OX10 8NR. RECOMMEND APPROVAL..</p> <p>P16/S3407/HH (Householder): Proposed detached garage, car port and stores with loft room above. Amendment no. 1 (amended by drawings accompanying e-mail from agent received 7th December, reducing the size of the building, siting and removal of external staircase). 2 Wallingford Road, North Stoke (in the parish of Crowmarsh), OX10 6BD. RECOMMEND APPROVAL.</p>	
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	<p>e) Consideration of precept and budget for 2017/18</p> <p>Mrs Peet reported that Ms Malcolm, the previous finance officer, had recommended uplifting the budget by 2% across the board and keeping the precept as at present.</p> <p>The following points will be taken into consideration:</p> <ul style="list-style-type: none"> • Cllr Johnson reported that the £2,000 budget for the nature area had been insufficient this year and recommended increasing it to £3,000. • Repairs to the children's play area could be carried out as running costs but capital expenditure would be needed for a major project. • Less income had been received from hiring the facilities this year. • There may be increased costs for grass cutting next year. Chris Strange prefers Scion as the recreation ground contractor. Their current charge per cut is £190 + VAT. Estimate for all other grass cutting is £5,500 p.a. • Current maintenance budget is £7,475 including church floodlighting and general maintenance. • The deadline for submitting a precept request to SODC is 13th January 2017. • OCC Cllr Gray reported that there has been no further news from the county council about capping. <p>After discussion it was proposed by Cllr Hannigan and seconded by Cllr Sherbourne that the budget be uplifted by 2% and the precept remain at its present level. This was agreed.</p>	
4549	<p>CHAIRMAN'S REPORT</p> <p>Feedback on Housing Development Questionnaires</p> <p>A vote of thanks was made to Cllr Stevenson for her analysis of the responses to the housing questionnaire. It was agreed to send a copy of the analysis to SODC's planning policy department.</p>	
4550	<p>REPORT OF THE COUNTY COUNCILLOR</p> <ul style="list-style-type: none"> • County Councillor Mark Gray reported that a further £7 million pounds worth of cuts are expected in the county council budget. The county council will only be able to carry out their statutory duties. There is concern about this as £50 million worth of the cuts already made have not yet taken effect. Councillors and members of the public are 	

	<p>encouraged to make their views known to OCC.</p> <ul style="list-style-type: none"> • Children’s Centres: the county council may now go ahead and make all the planned cuts. • Unitary authorities are still under debate: OCC would prefer a single county-wide unitary authority but SODC and all the other districts would prefer three district-based authorities. There is £20 - £30 million a year to be saved by having a unitary authority if agreement can be achieved. • OCC Cllr Gray will advise the parish council when the highways meeting is to take place. 	MG
4551	<p>REPORTS OF COMMITTEES</p> <p><u>Environment and Recreation Ground</u></p> <ul style="list-style-type: none"> • Repairs are needed to the children’s play area following the RoSPA report. This expenditure was agreed. The play area is now about 25 years old. Quotes are being obtained for a replacement play area, to include some ‘green gym’ equipment. This could cost up to £100,000. It is planned to apply for an SODC grant for 50% of the cost. Other possible sources of funding: <ul style="list-style-type: none"> ○ Trust for Oxfordshire’s Environment (TOE2) – provides grants for environmental projects rather than community projects. ○ Biffa ○ Agrivert ○ Sport England. <p>The SODC grant scheme opens again in April.</p> • Nature Area: only 15-20% of the black poplars planted a year ago have survived. Cllr Johnson recommended planting some more mature trees which would have a better chance of success. The cost for approximately 30 trees would be £634. This expenditure was proposed by Cllr Johnson, seconded by Cllr Stevenson and agreed unanimously. <p><u>Traffic and Transport</u></p> <ul style="list-style-type: none"> • <u>School Transport Contract:</u> County Councillor Gray reported that the present contractor of the 134 bus, Go Ride, is discontinuing the service in January. A new contractor is preparing to start in February and might bid for the school transport contract from North Stoke and Mongewell to drop off and pick up at Wallingford School. 	

	<ul style="list-style-type: none"> • <u>Proposed crossing at A4074</u>: An email acknowledgement of the letter sent by the Chairman has been received. County Councillor Gray will check on progress. • <u>Parish Transport Reps' meeting</u>: the minutes of the recent meeting have been circulated. 	MG
4552	<p>CORRESPONDENCE</p> <p>The following correspondence was noted:</p> <ul style="list-style-type: none"> • Letter from a resident of The Limes, reporting a series of problems with Thames Water, who regularly require access to her back garden, where there is a mains drainage cover. Cllr Jones suggested inviting Thames Water to talk to the council about the situation. • Copy of a letter addressed to John Cotton, from Magdalene College, Oxford, about development in the green belt adjacent to Grenoble Road. • Notice of Town Carol Service to be held on 14th December at 6.30pm in Wallingford Market Place. • Telephone call from a resident of Park View, raising concern about sycamore trees on Botany allotments overhanging his garden. Cllr Sherbourne will follow this up. • Chiltern Society Magazine. 	SSh
4553	<p>DATES OF MEETINGS FOR 2017</p> <p>The dates of meetings for 2017 were agreed as follows:</p> <p>Thursday 12th January (venue to be announced) <i>later changed to Monday 16th January at Crowmarsh Gifford Primary School, Old Reading Road</i></p> <p>Thursday 2nd February at Crowmarsh Gifford Village Hall</p> <p>Thursday 2nd March at Crowmarsh Gifford Village Hall</p> <p>Thursday 6th April at Crowmarsh Gifford Village</p> <p>Thursday 11th May at North Stoke Village Hall</p> <p>Thursday 8th June at Crowmarsh Gifford Village Hall</p> <p>Thursday 6th July at North Stoke Village Hall</p> <p>Thursday 3rd August at Crowmarsh Gifford Village Hall</p> <p>Thursday 7th September at Crowmarsh Gifford Village Hall</p> <p>Thursday 5th October at North Stoke Village Hall</p> <p>Thursday 9th November at Crowmarsh Gifford Village Hall</p>	

	<p>Thursday 14th December at Crowmarsh Gifford Village Hall.</p> <p>The date of the Annual Parish Council Meeting will be agreed at a later date.</p>	
4554	<p>ANY OTHER BUSINESS</p> <ul style="list-style-type: none"> • Cllr Mannering reported that Grundons have offered help with any community projects. It was agreed to request assistance with improving the surface of Watery Lane at the end near to Wallingford Bridge. Cllr Mannering will contact them. 	DM
	<p>The meeting closed at 10.30 pm.</p>	