



CROWMARSH PARISH COUNCIL

Minutes of the Parish Council Meeting
Held at Crowmarsh Gifford Village Hall on Thursday 5th November, 2015,
starting at 7.30pm

Present:

Mr J Griffin (Chair)	Mr D Mannering
Mr N Hannigan	Ms A Sharp
Mr A Hermsen	Mr S Sherbourne
Mrs F Jones	Mr S Soames

Attending: Ms C M Malcolm (Finance Officer) and Mrs S Rance (Clerk). County Councillor M Gray attended part of the meeting. One member of the public attended the meeting and two members of the public attended part of the meeting.

Apologies: Received from Cllr M Fillmore, Cllr A Johnson and Cllr F Stevenson.

Declarations of interest: None.

The meeting was quorate.

The meeting was preceded by a presentation from representatives of CABI about their proposals for development of the site. (Ref: P15/S3387/FUL)

NO.		ACTION
4402	MINUTES OF PREVIOUS MEETING The Minutes of the Meeting held on 1 st October were approved as a true record and signed by the Chairman.	
4403	MATTERS ARISING FROM PREVIOUS MINUTES <u>Item 4392</u> Grass Cutting: it was noted that the Crowmarsh Hill end of the footpath through to Park View has still not been cut. This will be added to the specification for next season. Cllr Soames has asked Scofell to do the last cut on the recreation ground at North Stoke. <u>Item 4392</u> South Oxfordshire Food and Education Alliance: The Clerk will request more information about the charity's financial position and ask whether local people are benefitting from the service they offer.	

<p><u>Item 4392 Dog and Litter Bins</u>: the Clerk reported that SODC will not approve applications for additional dog bins in future but will continue to empty existing ones. Applications for new litter bins have to be approved by SODC and none of the ones recently requested by the Parish Council have been approved. As dog waste has recently been downgraded from hazardous waste to offensive waste, it may now be disposed of in litter bins where no dog bin is available. Where appropriate, SODC will place notices to this effect on litter bins. This waste is now incinerated, not buried. The Clerk was asked to request a copy of the relevant waste regulations.</p> <p>The Chairman reported that Howbery Park do not wish to install a litter bin at the bus stop at the entrance to their site but their staff will continue to remove litter from the area when necessary.</p> <p><u>Item 4393</u>: Legal documents and deeds. Cllr Hannigan reported that legal documents are stored safely by Slade Legal.</p> <p><u>Item 4394</u> Vacancy for Parish Councillor: There is still one vacancy.</p> <p><u>Item 4394</u>: Long Service Awards for Councillors: OALC's advice on this is that nothing of monetary value may be awarded but certificates are acceptable. It is important to specify the length of service for which the certificate is awarded. This will be discussed further at a future meeting.</p> <p><u>Item 4394</u>: Wallingford Bridge Estate Charity. It was noted that Mr Bellamy was appointed as a Trustee in January 2015 for a four-year term of office.</p> <p><u>Item 4396</u>: Consultation on household waste and recycling centres. No decision has yet been made by SODC on site closures.</p> <p><u>Item 4397</u>: Agrivert Liaison Meeting. It was noted that the composting and anaerobic digestion operations are going smoothly. Agrivert supply compost for the allotments and are open to applications to assist with community projects.</p> <p><u>Item 4401</u>: Former site of SODC offices. The Chairman had attended the recent Town and Parish Council Forum and reported that negotiations continue with the insurers of the former offices in Benson Lane. It is hope that a settlement will be reached by the end of the year after which an announcement will be made.</p> <p>A village resident reported that she had contacted the District Council, expressing concern about possible exposure to asbestos. A response was received from SODC indicating that</p>	<p>Clerk</p>
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	<p>air monitoring had shown that asbestos particles were very low in numbers. It was noted that there have been rats in the vicinity. The Clerk will email the SODC officer and District Councillor Pullen.</p>	<p>Clerk</p>
<p>4404</p>	<p>REPORTS OF COMMITTEES</p> <p><u>Recreation Ground and Environment</u></p> <p>Ash Tree at Howbery Farm: Cllr Soames has received an estimate from Mr Cottrell for remedial work on the ash tree.</p> <p>An email has been received from a resident requesting that remedial work be carried out on the ash tree at Jethro Tull Gardens. It was agreed that Cllr Soames will ask Mr Cottrell to carry out the tree work at Howbery Farm and to submit an estimate for the tree at Jethro Tull Gardens.</p> <p>The Finance Officer has a contact for a contractor in Cholsey and will pass the details to the Chairman.</p> <p>Cllr Soames reported on a tree survey carried out on the trees at the riverside which are the responsibility of the Parish Council. There are a number of willow trees near the river which need to be made safe and action on this is under review. It may be necessary to put up a notice and fence off part of the area to keep the public away.</p> <p>Cllr Soames would like to see some promotion of the hard courts to increase use of them. It was noted that the tennis club has moved to Benson.</p> <p><u>Traffic and Transport</u></p> <p>On 10th November a decision will be made about bus subsidies. A Parish Transport Representatives' meeting will be held on 25th November. Cllrs Sherbourne and Sharp expressed interest in joining a formal traffic and transport sub-committee, along with Cllr Jones. This was agreed.</p> <p>A volunteer drivers scheme to replace Dial-a-Ride could be a project for consideration when drawing up the 2015/16 budget.</p> <p>The Chairman has received a letter from the Manager of the Hants and Thames Valley Police Operations Unit, which suggests holding a meeting to discuss the issue of speeding motorists. This will be arranged.</p>	<p>SS</p> <p>RFO</p>

<p>4405</p>	<p>FINANCE</p> <p>(a) <u>Consideration of payments made in October</u></p> <p>A schedule of payments made in October was presented. After discussion it was proposed by Cllr Hannigan and seconded by Cllr Soames that the payments be approved and this was agreed.</p> <p>(b) <u>Accounts Status at 31st October 2015</u></p> <p>The accounts status at 31st October was noted.</p> <p>(c) <u>Draft Budget for 2015/16</u></p> <p>A draft budget will be presented for consideration at the December meeting. It was agreed that a working group of councillors will meet with the Finance Officer beforehand to prioritise suggested projects for presentation at the full council meeting. Consideration could be given to grant applications for approved projects. The budget meeting could be held at the Pavilion or North Stoke Village Hall. The Finance Officer will check on availability and circulate details and a list of possible projects.</p> <p>It was noted that the Parish Council is subject to local authority accounting rules.</p> <p>The Finance Officer reported that the Council Tax Relief Support Grant, which has been received in the past from SODC, is being withheld this year but funds may be applied for in the form of a grant, for example, for a neighbourhood plan.</p> <p>(d) <u>Review of the Council's Insurances</u></p> <p>The insurance arrangements were reviewed and approved. The RFO will review the asset register and report back in due course.</p> <p>(e) <u>Requests for Grants and Donations</u></p> <ul style="list-style-type: none"> • British Legion Poppy Appeal: it was proposed by Cllr Hannigan and seconded by Cllr Mannering that a donation of £100 each be made for the Crowmarsh and the North Stoke appeals. This was approved. • OxBel: the Clerk will seek further information about this organisation. 	<p>RFO</p> <p>RFO</p> <p>Clerk</p>
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	<p>(f) <u>Consideration of Annual Return for the Village Green, North Stoke Charity</u></p> <p>The Annual Return had been submitted and copies were circulated to Councillors. The Clerk will check on the ownership of the land at the Village Green, North Stoke.</p>	Clerk
4406	<p>CHAIRMAN'S REPORT</p> <p>The Chairman reported on the recent Town and Parish Council Forum.</p> <ul style="list-style-type: none"> • A decision on the future of the SODC offices site will be made in the new year. The Parish Council has been encouraged to let SODC know what kind of development they would like to see there in the event that the offices are not rebuilt. • Neighbourhood Plans: the plan developed by Woodcote was highlighted as a good model. • There is no further news about the riverside access road. 	
4407	<p>PLANNING</p> <p>Decisions: The Council noted the following decisions from SODC.</p> <p>P15/S2987/HH (Householder): Application proposal, including any amendments: Erection of two single storey timber buildings to be used as garden rooms. 26 Wallingford Road, North Stoke, OX10 6BB: PERMISSION GRANTED.</p> <p>P15/3026/DIS: Application proposal, including any amendments: Discharge of condition 3 of planning permission P14/S3445/HH. Demolish existing derelict outbuilding, construct new outbuilding incorporating a double garage, storage and functions ancillary to the main house. Walled Garden The Street Crowmarsh Gifford OX10 8EJ: PERMISSION GRANTED.</p> <p>Applications: The Council was asked to agree its response to SODC on the following applications:</p> <p>P15/S2158/FUL (Full Application): Amendment no. 1: Proposed partial demolition of The Springs Hotel and part conversion, along with new build development to create 19 dwellings. (As amended by drawings accompanying agent's email of 19th October 2015). The Springs Hotel, Wallingford Road, North Stoke (in the parish of Crowmarsh), OX10 6BE: RECOMMEND REFUSAL as original application.</p> <p>P15/S3211/HH (Householder): Single storey side and rear extension. 14 Benson Lane, Crowmarsh Gifford, OX10 8ED: RECOMMEND APPROVAL.</p>	

P15/S3221/HH (Householder): Double and single storey rear extensions. Replacement glazing. Provision of PV panels to rear roof slope of existing house and roof slope to new rear extension. Demolition of existing outbuildings (as amended by revised plan received on 29th October 2015 showing a reduction in the depth of the two and single storey extensions). 24 Wallingford Road, North Stoke OX10 6BB: RECOMMEND APPROVAL.

P15/S3350/HH (Householder): Garsons Cottage, Pocock Lane, North Stoke OX10 6BG: NO STRONG VIEWS.

P15/S3387/FUL: Demolition of existing buildings and creation of a new headquarters for CABI, erection of 91 dwelling houses, comprising open market and affordable housing, provision of open space, landscaping and parking and other associated works. The residential part of the proposal is made in full while the CABI headquarters part is made in outline form with all matters reserved for future consideration except access: CABI International, Nosworthy Way, Mongewell OX10 8DE: RECOMMEND REFUSAL for the following reasons:

1. In planning terms this application consists of two distinct parts: an outline application for a replacement headquarters building for CABI, and a full application for a commercial housing development (intended to fund the new CABI building). The harm caused by the major “enabling” housing development in visual, amenity and environmental terms would greatly exceed the benefit of replacing the existing CABI offices with a sustainable new HQ building in the Area of Outstanding Natural Beauty.
2. The main reason for recommending the refusal of this application is that it proposes major new residential development in an isolated location in the countryside. This is a substantial proposal for 91 housing units in a rural area away from the settlements of Crowmarsh Gifford and Wallingford. This is not a location where housing would normally be allowed. It is not a sustainable location for residential development and is contrary to Core Strategy policy CSS1 and SOLP policies G1 to G4 and H6: “Except as specifically provided for under other plan policies, planning permission will not be granted for new houses: (i) in the countryside, (ii) in settlements not listed ..., and (iii) on the edge of settlements ...” The site is approximately three-quarters of a mile from the settlement of Crowmarsh Gifford (designated as a larger village in the Local Plan) across open fields with no direct vehicular access.
3. This site is part of the Chilterns Area of Outstanding Natural Beauty, where only development that conserves or enhances the landscape quality of the AONB will be allowed (SOLP policy C2, Core Strategy policy CSEN1,

	<p>NPPF paragraph 155). The residential development proposed will not conserving or enhancing the AONB</p> <ol style="list-style-type: none"> 4. The proposals greatly expand the built footprint of a mainly green site, destroying biodiverse green areas (contrary to SOLP policy C6 and Core Strategy policies CSG1 and CSB1) and urbanising a rural area, including the setting of the popular bridleway along one side of the site. 5. The site is accessed off the A4130 Nosworthy Way, a very fast piece of road, on a curve, with restricted visibility. The residential development will cause significant extra traffic as almost all travel between this remote site and any services or facilities will need to be by motorized transportation. 6. The outline application for the new HQ complex depends entirely on the “enabling” additional housing to fund it. We have serious concerns that if the full application part of the proposal is approved prior to a fully approved application for the HQ complex it could allow the site to become a housing development without the proposed HQ complex being completed. In any case, this is not the best location for a sustainable office development and is only put forward because CABI already occupies the site. There are far better and more sustainable locations for a new HQ building. 	
<p>4408</p>	<p>REPORT OF THE COUNTY COUNCILLOR</p> <p>County Councillor Gray reported on the ‘Talking Oxfordshire’ meeting held at the Regal Centre. The meeting asked Oxfordshire County Council to consider holding a referendum on an increase in council tax. This would avoid the necessity of cutting so many services such as children’s centres and public transport subsidy cuts.</p> <p>An on-line consultation is taking place on children’s centres, which may be withdrawn and replaced by eight resource centres in the major towns. More children are being taken into care than ever before so an early intervention service is needed to reduce this. Cllr Gray is working with children’s centres to see what can be done in terms of locality support and to try to obtain some funding from other organisations such as parish councils.</p> <p>Wallingford Town Council has lost £17,000 in council tax grant funding and needs to find alternative sources of funding.</p> <p>Cllr Gray reported that £50,000,000 of cuts could be avoided by increasing council tax by 10%. It would be necessary for the County Council to hold a referendum and win it in order to</p>	

	<p>achieve this.</p> <p>The 134 Go Ride bus service is unlikely to be cut. There are currently 100 users of this service per day.</p> <p>Oxfordshire Together: OCC is asking parish councils to take on some of their responsibilities, for example, grass cutting (which Crowmarsh Parish Council already carries out), school patrol officers, and minor tree maintenance. Verges are now cut twice a year except for areas where safety is a consideration.</p>	
4409	<p>REPORTS OF REPRESENTATIVES ON OUTSIDE BODIES</p> <p><u>River Users' Group (RUG3)</u></p> <p>Cllr Mannering reported on the following:</p> <ul style="list-style-type: none"> • There will no longer be public access to fire extinguishers at locks • Health and Safety issues have been identified associated with the use of poles • Riverside trees are to be managed by the land owners • The fee for non-payment of mooring fees is £100. This applies to any boat using the river. 	
4410	<p>UPDATE ON WEBSITE</p> <p>Councillors were reminded to use the Crowmarsh Facebook page.</p>	
4411	<p>CORRESPONDENCE</p> <p>The following correspondence was noted:</p> <ul style="list-style-type: none"> • Consultation on a scoping study for a possible gravel pit opposite Mongewell in Cholsey parish. • 'Chalk and Trees' magazine from the Chilterns Conservation Board. 	
4412	<p>DATE OF NEXT MEETING</p> <p>The next meeting will be held on Thursday 10th December at Crowmarsh Gifford Village Hall, starting at 7.30pm.</p>	

4413	<p>ANY OTHER BUSINESS</p> <ul style="list-style-type: none"> • Cllr Hannigan reported that a resident of the Croudace development has posted notices warning people not to use the footpath which runs in front of his house. The path may be used by the public and the management association has been advised to remove these signs. • Gantries for electrification of railway lines: Cllr Jones will attend a meeting on 9th December. 	
	<p>The meeting closed at 10.45 pm.</p>	