



CROMMARSH PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held at North Stoke Village Hall on Thursday 4th October 2018,
starting at 7.30pm**

Present:

Mr J Griffin (Chairman)	Mrs E Ryall
Mr N Hannigan	Mr S Sherbourne
Mrs D Hall	Mr S Soames
Prof A Johnson	Mr D Topliss
Mr D Rowley	

Attending: Mrs P Millar, Dr Y Peet (Finance Officer), Mrs S Rance (Clerk) and District Councillor Mrs Sue Cooper. Two members of the public attended part of the meeting.

Apologies: Received from Mrs F Jones and Mrs F Stevenson.

Declarations of interest: Cllr Sherbourne declared an interest in planning application P18/S2693/HH and took no part in the discussion.

The meeting was quorate.

NO.		ACTION
4791	MINUTES OF PREVIOUS MEETING Corrections to previous Minutes: <u>Item 4778</u> Culvert at North Stoke. It was noted that County Councillor Gray had offered to fund £1,000 of the cost of remedial work. <u>Item 4780(b)</u> Accounts status at 31 st August 2018. It was noted that £10,000 of the council's reserves are being earmarked for the neighbourhood plan. <u>Item 4780 (e)</u> A request for a grant had been received from Victims of Abuse (not Victim Support). Subject to these corrections, the Minutes of the meeting held on 6 th September were approved as a true record and signed by the Chairman.	
4792	MATTERS ARISING FROM PREVIOUS MINUTES <u>Item 4780:</u> Cllr Jones had researched the work of the charity, Victims of Abuse and reported that its work is mainly in the	

	<p>external wall at the pavilion.</p> <p>It was noted that the parish council has high levels of reserves which are held in anticipation of future projects. An estimate of the cost of each project with an indication of the timescale will be recorded to enable to council to budget for these more accurately.</p> <p>The RFO reported that the damage at the pavilion and Bellamy Way which was caused by the Thames Travel bus has now been repaired.</p> <p>Donations to the playground project, received at Mr Bellamy's funeral, are likely to be around £500.</p> <p>The RFO reported that details of complaints received about the external auditors had been circulated to local councils for information.</p>	
<p>4794</p>	<p>CHAIRMAN'S REPORT</p> <p>Mrs Patricia Millar, a resident of North Stoke, had expressed interest in becoming a parish councillor and details of her interest in this role had been circulated. Councillors introduced themselves and it was proposed by Cllr Griffin and seconded by Cllr Soames that Mrs Millar be co-opted to fill the existing vacancy. This was agreed; Mrs Millar completed a declaration of acceptance of office and joined the meeting.</p>	
<p>4795</p>	<p>REPORT OF THE DISTRICT COUNCILLOR</p> <ul style="list-style-type: none"> • District Councillor Cooper reported on the SODC local plan review of large sites for housing developments which will be published by the end of 2018. • The new national planning policy framework includes a reduced number of houses needed in South Oxfordshire but officers have recommended that the higher figure should be retained. This is to do with joint working with other local councils to access government grant funding for infrastructure. Cllr Cooper will feedback further details following the forthcoming briefing meeting. • The Oxford to Cambridge expressway route has not yet been agreed and council leaders have written to the government asking for a decision. • The government would like to give more funding to local authorities to deal with social care. SODC is likely to face budget cuts next year. The new homes bonus may be cut in future. • Cllr Cooper has spoken to the planning officer regarding the retrospective planning application at the top of Crowmarsh Hill and has received permission for additional comments to be submitted. 	

	<ul style="list-style-type: none"> • Cllr Cooper attended the planning committee meeting for the Bloor development and put in a request for Section 106 funding for a pedestrian crossing in The Street, Crowmarsh Gifford. It is expected that traffic figures will rise especially when SODC returns to Benson Lane. However the county council is of the opinion that such a crossing is not necessary. Cllr Cooper also asked at the meeting for a contribution towards the cost of the village hall extension. There was also a discussion about the possibility of a fenced path for residents of the new development through to Benson Lane. • There have been some complaints about where Biffa employees leave residents' wheelie bins after emptying them. 	
4796	<p>REVIEW OF STRATEGIC PRIORITIES</p> <p>Apart from the playground project the next priorities are the two pedestrian crossings for Crowmarsh Gifford at the Portway and in The Street. The cost of a suitable crossing is estimated at £100,000. It is hoped that a crossing at Portway could be funded from development money, preferably with the support of the county council. Other road safety projects include traffic calming in North Stoke.</p>	
4797	<p>PLANNING</p> <p>Decisions: The Council noted the following decisions from SODC.</p> <p>P18/S1420/RM (Reserved Matters): Application proposal, including any amendments: Reserved matters application following outline approval P15/S3387/FUL. (The demolition of existing buildings and erection of a new headquarters for CABI) for the approval of layout, appearance, landscaping and scale. CABI, Nosworthy Way, Mongewell (in the Parish of Crowmarsh): OX10 8DE. PERMISSION GRANTED.</p> <p>P18/S2693/HH (Householder): Application proposal, including any amendments: Demolition of existing conservatory. Construction of new single storey rear extension. Construction of new single storey front porch. 7 Jethro Tull Gardens, Crowmarsh Gifford, OX10 8DS. PERMISSION GRANTED.</p> <p>Applications: The Council was asked to agree its response to SODC on the following applications.</p> <p>P18/S2871/FUL (Full Application): Retrospective planning application for a change of use from an existing car workshop (B2) use to the retention of the car workshop use (B2) with ancillary car sales (Sui Generis use) as subsidiary to the car workshop, and the erection of a fence. Nuffield Garage, Crowmarsh Hill, Crowmarsh Gifford, OX10 8BG. RECOMMEND REFUSAL for the following reasons:</p>	

This application is retrospective and the subject of an enforcement notice. The development work that has taken place is in contravention of the conditional permission granted (also retrospective) in 2003. The installation of high security fencing, floodlights, hard standing without appropriate drainage, signage, banners, a high flag-pole are all inappropriate in an Area of Outstanding Natural Beauty. The floodlighting is unneighbourly as well as being intrusive light pollution in the AONB. The loss of the natural landscape buffer between the application site and the neighboring residential property will have a significant effect on the occupants due to added noise, light and vehicle pollution. The increase in operating hours and vehicle movements due to the car sales element of the application will have a significant impact to the A4130. The impact on the road junction should be picked up by OCC Highways in terms of road safety. This application can be considered as intensification of use from a low-key reuse of a redundant agricultural building that was compatible with a rural location to an intrusive commercial use causing visual impairment to the AONB by means of fencing, lighting, advertising signs etc., as well as loss of landscaping and increased traffic movements. For the reasons above we recommend refusal of this application

P18/S2866/FUL (Full Application): Detached dwelling (amended scheme to planning approval number P16/S2454/FUL). 27 Benson Lane, Crowmarsh Gifford, OX10 8ED: RECOMMEND REFUSAL for the following reasons:

The size and positioning of the proposed development are significant for a relatively small narrow parcel of land. The scale, bulk and design of the proposed dwelling are out of character for the area and are considered to be over development of the site.

P18/S3221/PHD (Permitted Development): Conservatory, depth 3.7m, height 3.62m, height to eaves 2.12m. 18 Robert Sparrow Gardens, Crowmarsh Gifford, OX10 8DQ: NO COMMENTS ALLOWED by the Parish Council.

Land East of Benson Lane

The Chair of Planning spoke against the duplicate application for up to 150 houses on Land East of Benson Lane at the Planning Committee Meeting on the 26th September. The Planning Committee unanimously voted to approve the application, overturning a unanimous decision to refuse fifteen months earlier, despite no significant changes to the application and completely ignoring the fact that SODC now have a five-year land supply. There was very little discussion by the Committee and the Chair of Planning was not asked any questions by them. The whole episode appeared to be staged. District Councillor Cooper, who stood down from the Committee to address them, asked for a number of infrastructure projects to be included in a Section 106

	<p>Agreement. All were rebuffed. She later stated that in light of the Planning Inspector's decision to approve the original application the Committee had no alternative but to approve this unnecessary application. The Applicant did not address any comments made by the Chair of Planning as to their intentions to claim the £225,000 costs awarded by the Inspector.</p> <p>John Howell M.P. has contacted the Chair of Planning and he will contact the Secretary of State for Housing, Communities and Local Government as to why he has not replied.</p> <p>Neighbourhood Plan</p> <p>SODC will be holding Neighbourhood Planning Surgeries at their offices in Milton Park. They are proposing three-weekly drop-in sessions, commencing on 17th October. The drop-in sessions might benefit groups who are in need of some quick advice and reassurance on their neighbourhood plans, whatever stage they are at.</p>	
<p>4798</p>	<p>REPORTS OF COMMITTEES</p> <p><u>Environment & Recreation Ground</u></p> <p>Cllr Sherbourne had suggested that an additional litter bin should be located in The Street, Crowmarsh Gifford near to the entrance to the coach house at Newnham Manor. The Clerk will contact SODC about this.</p> <p><u>Update on Playground Project:</u></p> <p>The parish council has been awarded all of the major grants applied for, for the play area and gym project, a total of £185,000. It was confirmed that the project can proceed.</p> <p>A meeting was held on 3rd October with representatives of Eibe (the potential main contractor for the playground), the parish council and the project manager from Oxfordshire Playing Fields Association (OPFA) to discuss recent changes, project details, and Eibe's quote.</p> <p>The next step is to agree the current proposal and contractors for the main project. Eibe's quote is the cheapest and preferred proposal for the play area and will do the flood compensation scheme at no extra cost.</p> <p>Fresh Air Fitness (subject to quote and due diligence checks) is the preferred supplier for the outdoor gym. The next lowest price quote is from Eibe.</p> <p>All quotes include installation and exclude VAT.</p>	<p>Clerk</p>

	<p>SODC has requested that the paths in the play area be extended and material improved to provide better disabled and wheelchair access. The revised quote from Eibe to include this is £184,600.(a £4,400 increase)</p> <p>Some neighbouring residents would prefer the zip wire to be further away from the houses. This could be achieved by moving the gym closer to the path. There would be no additional charge for this and this was recommended to the council.</p> <p>Following comments received on surface wear, a quote will be obtained for installation of a specialist, more robust surface around the roundabouts. It is hoped that this will be signed off by the end of October.</p> <p>After discussion it was proposed by Cllr Sherbourne and seconded by Cllr Rowley that Eibe's quote for the play area and the new layout be accepted and this was agreed.</p> <p>A contingency figure of £10,000 was approved, in addition to the provision for ongoing maintenance of the equipment.</p> <p>It was agreed to complete the play area project first, followed by the outdoor gym. Subject to quote checks, the gym will be supplied by Fresh Air Fitness, or otherwise by Eibe.</p> <p>SODC's £99,970 Community grant funding is towards the play area and the outdoor gym. SODC have requested that the parish council acts through a solicitor: Jeremy Hodson at Slade Legal has been appointed. The draft SODC Community Grant Agreement (V4 9.10.18) and its obligations were discussed and it was resolved to accept the Agreement as it stands. It was agreed that Cllr Johnson may act on behalf of the parish council, in consultation with the Finance Officer, to sign this. Once the deed is signed, the first 33.33% of the funding will be released by SODC</p> <p>WREN's £80,040 grant is towards the play area, and WREN would like the council to provide certain activities as part of the project and have asked for invoices to be raised before any payments are made. The money will be paid to the parish council, so that VAT may be reclaimed. It was agreed that Cllr Johnson may act on behalf of the Parish Council to sign the agreement with WREN.</p> <p>The proposed project programme and timescale for payments will be drawn up. The largest payment to be made by the parish council will be due on receipt of the play area equipment</p>	<p>AJ</p> <p>AJ/DR</p>
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The agreement with Fields in Trust regarding their £5k contribution towards the gym has now been signed. Sponsors would like publicity and Fields in Trust have asked for data on the people using the gym.

The parish council's contribution towards the project is approximately £19k depending on other small grants which may be received, plus the extra cost of surfacing changes around the 2 roundabouts (£7.7k), extra signs, adapting the access to the pavilion to allow access to the WCs, and possibly a new swing if the existing one is found not to be suitable for relocation. The PC will also be paying the 10.75%, £8,604 cost of the WREN grant third party administration contribution and providing the project contingency.

Some landscaping (mounds and works to existing trees and bushes) will be done by the contractor, but soft planting will be done later by a landscaper – still to be agreed.

A vote of thanks was made to Cllrs Johnson and Rowley and their helpers, especially Mrs Michelle Reynolds.

Update on Notice boards

- A quote for replacement noticeboards has been received from Greenbarnes.
- Revd Kevin Beer has advised that if the noticeboard at the St. Mary Magdalene Church is to be moved, this will require an application to the Diocese for a faculty in order to gain permission, which is likely to be a lengthy process. There should not be any significant problems in replacing the noticeboard in the current location.

Traffic and Transport

- Cllr Griffin reported that the 134 Goring and the Stokes bus is no longer serving Crowmarsh Gifford but going via Hithcroft, in expectation of a new LiDI store being built there.
- Cllr Jones will attend the parish transport representatives' meeting to be held next week in Oxford.
- Cllr Hall reported that no brackets are supplied with the radar speed signs and the council would have to source these. Cllr Hall plans to visit a site where these are used.

4799	<p>REPORTS OF REPS ON OUTSIDE BODIES</p> <p><u>Grundon Liaison Committee</u> Cllr Sherbourne attended the meeting of the Grundon Liaison Committee on Monday 10th September.</p> <p><u>North Stoke Village Hall</u> Cllr Soames will contact Mr Jeremy Hodson of Slade Legal in order to have the village hall registered with the Land Registry. Cllr Hannigan will supply Cllr Soames with Mr Hodson's email address.</p>	NH/SS
4800	<p>DATE OF NEXT MEETING</p> <p>The next Parish Council Meeting will be held at Crowmarsh Gifford Village Hall on Thursday 8th November starting at 7.30pm.</p>	
4801	<p>ANY OTHER BUSINESS</p> <ul style="list-style-type: none"> • Cllr Soames reported that the police have installed a barrier at North Stoke crossroads after a large vehicle caused some damage to a drain there. • It was noted that the steel grid to go on the culvert at North Stoke will cost £630 + VAT. A galvanized grid could be provided at an additional cost of £200 + VAT. After discussion it was agreed to proceed with the £630 option. • Cllr Topliss would like to discuss new signs to address the problem of dog fouling. This will be on the agenda for the next meeting. • The Finance Officer will contact the Information Commissioner's office to enquire about our continuing data protection registration. The registration fee is £40. 	Clerk RFO
	<p>The meeting closed at 9.40 pm.</p>	