

Cholsey Parish Council

MINUTES

Meeting	Wednesday 3 rd July 2019 in the Pavilion, Station Road, Cholsey
Chair	Mr M Gray
Attendees	P. Jenkins, Val Bolt, C. Worley, Valerie Artenne, D. Seed, I. Neill, P. Turner, M. Dyer-Lynch and G. Herbert. 21 members of the public.
Apologies	Mr J Hope- Smith and D. Bamford

48	<p>To hear questions or comments from members of the public</p> <p>Residents expressed their concerns about the planning proposals for The Morning Star regarding noise, opening times, number of events, parking and smoking. They consider that the expansion of the venue in a residential area is not appropriate.</p> <p>The neighbours have not been consulted directly by the applicants and currently struggle to complain when they have problems.</p> <p>If permission is granted there should be restrictions on the number and timing of events and strict controls on the noise.</p> <p>Information only. Agatha Christie tourists are growing with over 800 people in the last 4 years from all over the world.</p> <p>Shepherds garden – field opposite church. It was reported there has been a dispute recently as sheep in field with complaints about nettles and electric fence.</p> <p>A resident suggested that meadow strips be allowed to grow on The Forty to improve the aesthetic and increase biodiversity. The War Memorial and a strip in front of the houses would need to be cut and this would make the plan look deliberate and the Forty cared for. Council asked the resident to prepare a plan for consideration at the next meeting.</p> <p>Tom Rider from Deanfield Homes reported they will but Boshers Yard once planning permission is granted. They will then submit a variation to the plan. The main difference is to remove secondary access off the Reading Road which is supported by planning and OCC. The detached houses to be made into semis and flats into maisonettes. Not changing numbers just improving aesthetics. Heights will remain the same and red brick houses will be more in keeping with the village (no render). The variation will be submitted in the next 6 weeks and hope to begin work at the end of the year/early next year.</p> <p>Jonathon Porter planning director from Archstone gave a report on their plans which are part of the Neighbourhood Plan. The initial layout follows policies of the Neighbourhood Plan. The plans show the allocated site, built up area and sets the extent of landscaping, number of houses, parking and footpath links and allotments.</p> <p>Paul Ireland (architect) showed a plan of the proposed development. Built up plan set by Neighbourhood Plan leaving substantial space around perimeter, also introduced a central green space and to the western side of site. Outward facing development to provide views of green spaces. Included tree planting between houses. Road network looped as per government guidelines. Includes small play area in centre. Boundary vegetation to be retained. Surface water attenuation area. Fowl pumping station. Site for allotments, dedicated parking and community woodland. Tried to achieve lower density to give softer feel at outside to open countryside. All two storey plus 8 two bed bungalows. 3.9 hectares total number houses 106. 27 dwellings/hectare.</p> <p>Mr Gray asked if the footpaths to Caps and Ilges Lane could also be cycleways?</p> <p>Mr Gray asked who will look after the spaces/woodlands. This has not yet been decided. If transferred to the Parish Council they would need to come with money to look after them.</p>
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	<p>Mr Gray also asked why allotments have been included as the Parish does not need any more. Allotments were included in the Neighbourhood Plan allocation but the developers are happy to discuss this.</p> <p>The Parish Council would want covenants included that garages can't be changed into living space and the much needed bungalows can't be turned into dormers/houses.</p> <p>Mr Gray asked for a tour of phase one to look at SUDS.</p> <p>How the materials will be got onto the site was questioned. Possibly Wallingford Road or down Caps Lane through farm access. It was noted that Caps Lane is really not suitable.</p> <p>Mrs Bolt reported Bellway have not behaved well with Ilges Lane carpark and she has concerns it will be used even more extensively. It was reported that it can't be used for phase two without planning permission and permission from landowner. It is not needed for phase two. There is more open space in phase two to create parking and compound for phase two. Not convinced that it would be safe to take all materials though occupied houses in phase one.</p> <p>Dialogue and undertakings are needed before building begins. The Parish Council are very concerned about access and a proper traffic management plan is needed.</p> <p>Mr Jenkins asks as the Wallingford Road is about to be closed for 13 weeks how is equipment etc to be brought on site during this period for phase one? Weren't aware – may need to get materials on site before.</p> <p>Mrs Herbert asked why 106 houses and could more of the open areas be woodland? 106 houses as a result of design process. Open space not restricted – number of ways it could be managed, want to allow for a variety of uses. Will need to discuss landscape strategy.</p> <p>Mr Seed suggested it would be good to have a footpath around the edge for dog walking.</p> <p>Will all the water from hardstanding go into pond? Yes.</p> <p>Mr Worley asked if the surrounding path could it be adopted as public footpath? Looked into it and landowner happy to formalise.</p> <p>What can Bellway offer to the community? Contributions to children's centre and wheel park? Need some steer as to where the contribution is going and more information. Can talk about contribution in addition to CIL – wheel park especially. Need to understand more before making a commitment. Need to have further conversations.</p>												
49	<p>To receive any reports from County and/or District Councillors</p> <p>Anne-Marie Simpson reported that the new council is looking at the Local Plan. At scrutiny last night it was agreed to look at option 3. They are aware that NP villages are worried, but they are stand alone and should not be affected especially as the land supply is currently met. The decision goes to council on 18th July. Need to make sure it is the right thing for the district.</p> <p>Turn it Off Campaign – has been included in newsletter.</p> <p>Mr Gray reported that he heard last Friday that the Wallingford Road is to be closed for 13 weeks. OCC can't do anything as utilities trump highways. Pub horrified could put them out of business. SGN will pay compensation. Mr Gray to speak to other businesses. SGN don't want to put the pipe in the buffer at the edge of the site rather than under the road as the excavation may damage the pipe.</p> <p>It was agreed to hold a demonstration on Friday to object to the lack of consultation or warning of the works.</p>												
50	<p>To receive Declarations of Pecuniary Interest for any agenda items.</p> <p>There were none.</p>												
51	<p>To approve and sign the minutes of the meeting held on 5th June and 19th June 2019</p> <p>The minutes of the meeting held on 5th June were approved as a true record and signed by the Chair.</p> <table border="1" data-bbox="236 1572 1442 1637"> <tr> <td>Proposed</td> <td>Mr Gray</td> <td>Seconded</td> <td>Mrs Bolt</td> <td>Carried</td> <td>9 in favour 1 abs</td> </tr> </table> <p>The minutes of the meeting held on 19th June were approved as a true record and signed by the Chair.</p> <table border="1" data-bbox="236 1697 1442 1762"> <tr> <td>Proposed</td> <td>Mr Gray</td> <td>Seconded</td> <td>Mrs Bolt</td> <td>Carried</td> <td>8 in favour 2 abs</td> </tr> </table>	Proposed	Mr Gray	Seconded	Mrs Bolt	Carried	9 in favour 1 abs	Proposed	Mr Gray	Seconded	Mrs Bolt	Carried	8 in favour 2 abs
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52	<p>a) To report matters arising from: The minutes of 5th June 2019</p> <p>Mr Worley refuted that the steering group had acted outside its remit and the steering group had ceased to exist. The developers are now meeting with the Parish Council.</p> <p>b) The Action Point Register</p> <p>Moving along with solar panels. Need further clarification</p>												

53	To discuss a request for a donation from CHOKO					
	Request for £99 to sponsor barrel.					
	Proposed	Mr Gray	Seconded	Mrs Turner	Carried	9 favour 1 abstention
54	To agree a date for a finance meeting					
	Thursday 11 th July 6pm.					
55	Happy Hub Extension Update					
	Deferred					
56	Appoint Members of CIL Working Party					
	Mr Gray, Mrs Neill and Mr Worley were appointed.					
57	Planning					
	P19/S1180/HH Amend	Dormer to front and loft conversion. 36 Rothwells Close Mr Jenkins took council through the application. Nothing from neighbours. Previously no objections. Difficult to find difference. Propose no objections				
	Proposed	Mr Jenkins	Seconded	Mrs Neill	Carried	Unanimously
	P19/S1863/HH	Side and Rear Extensions 26 West End. Nothing from neighbours. Straightforward application in large garden. Mr Jenkins prop fully supports.				
	Proposed	Mr Jenkins	Seconded	Mrs Bolt	Carried	Unanimously
	P19/S2005/FUL	Replacement function room with extension to club room, improved toilet provision and porch entrance for first floor accommodation. The Morning Star 98 Papist Way Mr Jenkins took council through the application and noted the neighbours noise and parking concerns. He considers the plans to be overdevelopment. It is a village facility and with pubs closing in other places need to consider it is expanding. Would hate to see it close down altogether but need to take into account feelings of neighbours. Mr Seed felt the plans are misleading as there isn't currently a function room this is new not a replacement and being self-contained it could become a commercial venture in its own right. Mrs Bolt noted that no matter what you do it is hard to keep windows and doors closed and stop people going outside. The other issues are licensing matters not planning matters. How would these be policed? It is a pity there was no liaison with Parish Council ahead of the application. There is no reason to suggest the venue would fail without expansion. Unneighbourly. Mr Jenkins proposed objection. Overdevelopment, highways, unneighbourly. Also need to speak to environmental health as well.				
	Proposed	Mr Jenkins	Seconded	Mr Gray	Carried	Unanimously
	P19/S1595/HH	Erection of single storey low pitched roof rear extension. Proposed loft conversion with rear dormer window and gable end roof to provide necessary head height.36 Papist Way Mr Jenkins raised concern about alteration of gable as will be out of character. Proposed no objection with concerns about style of gable.				
Proposed	Mr Jenkins	Seconded	Mr Gray	Carried	Unanimously	
37	Finance					
	PAYMENTS					
	HMRC	PAYE & NI	500017	£128.55		
	Virgin Media	Telephone/Broadband	500018	£67.46		
Heritage tree Services Ltd	Hire of Flail for Cholsey Meadows Allots	500019	£75.00			

Hawthorn Pest Control	Pest Control	500020	£140.00
Nick Robins Ltd	Grass Cutting	500021	£741.00
Swift Business Services Ltd	Photocopier Contract	500022	£159.51
Cholsey Youth Club	Room hire NP	500023	£18.00
Cholsey Library	Room Hire	500024	£144.00
Grundon Waste Management	Waste Removal Churchyard	500025	£53.17
C Hunt	MHSW Expenses	500026	£37.44
SODC	Uncontested Election Fees	500027	£100.00
P. Turner	Glasses	500028	£33.78
GLS	Stationery	500029	£40.70
M. Gray	Office 365	500030	£79.99
Charlton Environmental Ltd	Weed spraying	500031	£396.00
			£2,214.60

AUTOMATIC PAYMENTS

Nest	Pension Contributions	DD	£68.27
Staff	Staff Salaries	DD	£5,726.65
			£5,794.92

PAYMENTS RECEIVED

Abingdon Stone and Marble	Burial ground Fees		£50.00
Reynolds	Vendor Fee		£53.75
OCC	Grass Grant		£1,758.78
Fair	Hire of Rec		£500.00
May Fair	Fundraising for MHSW		£74.00
Drop In	MHSW		£134.86
Donations	Skate Park		£30.00
Ipsden and Moulsoford PCs	Grass Verge payments		£690.00
Residents	Allotment Fees		£701.00
TOTAL			£3,992.39

CURRENT ACCOUNT

Current Account Balance to date		£83,674.48
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RESERVES ACCOUNT

Reserves Account Balance to date		£38,186.64
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PROJECTS ACCOUNT

	Projects Account Balance to date				£119,637.59	
	<p>Projects Account</p> <p>=</p> <p>£25577.18 - non earmarked</p> <p>£364.92 - Skate Park</p> <p>£1342.36 - Cemetery - walls, paths etc</p> <p>£4,122.69 - Play equipment</p> <p>£88123.40 - CIL Payments</p>					
	Proposed	Mr Gray	Seconded	Mrs Bolt	Carried	9 in favour 1 abstention
38	<p>To receive the Estate Manager's report for June</p> <p>The Estate Managers report was noted.</p> <p>The Millennium Wood needs tidy up.</p> <p>Mr Jenkins reported he has spent a lot of time in the cemetery. There are issues with the placing of the graves and Richard Corey-Write will update the plan of the new area.</p>					
39	<p>To receive list of recent correspondence and Publications and Notices</p> <ol style="list-style-type: none"> 1. Police and Crime Commissioner Newsletter 2. Letter from resident regarding footpath 3. Thames Guardian 4. Clerks and Councillors Direct 5. SODC – housing land supply 6. SODC Didcot Garden Town 7. SODC Volunteering Grants 8. Bluebirds request for meeting 9. CPRE Update 10. Complaint about weed control 11. SODC Garden Village Status awards 					
40	<p>To receive news items or updates from the Chair</p> <p>Skate park going well. Fundraising and looked at other parks.</p>					
41	<p>To receive Councillors' Incident Reports and Items for future agenda</p> <p>Mrs Herbert requested that the pavement weed control be reviewed.</p> <p>Mrs Dyer-Lynch asked that the overhanging tree on Wallingford Road be reported.</p> <p>There was a special day at the Day Centre last Friday with music.</p> <p>Mrs Turner reported that the Pavilion Fire Risk Assessment has been completed and a plan put in place.</p> <p>Neighbourhood Plan Pledges to be standing item on the agenda</p> <p>Report from Kennedy Cresc – huge hole dug again and concrete used to patch no tarmac. Needs to be pursued through OCC.</p> <p>Mrs Artenne reported the overhanging trees in car park. Need to speak to neighbour.</p> <p>Mr Seed reported the bin at end of Ferry Lane overflows every week – report to SODC.</p> <p>PTR meeting – fascinating but needed to be more focused.</p> <p>Val bin at top Ilges Lane – rubbish being dumped – need another bin</p> <p>Cut through to Kennedy Cresc is overgrown – send letter</p> <p>Bin at Silly Bridge?</p> <p>Stoke Row steam rally signs – fly posting – contact them.</p>					

There being no further business the meeting was declared closed at 10pm.