

# CHOLSEY PARISH COUNCIL

## **Minutes of the Parish Council meeting duly convened and held on Wednesday 1<sup>st</sup> July 2020 on line at 7.30pm**

**Present were** Mr M. Gray (Chair), Mrs G. Herbert, Mrs I Neill, Mrs V. Bolt, Mr D. Seed, Mr D. Bamford, Mr P. Jenkins, Mr C. Worley, Mr Hope-Smith and Mrs Artene.

**Also present** L. Dalby (Clerk).

### **28. To receive apologies for absence**

Apologies for absence were received from Mr Smith and Mrs Dyer-Lynch.

### **29. To hear questions or comments from members of the public (max 15 mins)**

There were none.

### **30. To receive any reports from County and/or District Councillors**

Mr Gray reported that the County Council are working very hard in the response to Covid. Active travel project is being pursued. Trying to put together robust claim for next round of funding.

### **31. To receive Declarations of Pecuniary Interest for any agenda items**

There were none.

### **32. To approve and sign the minutes of the meeting held on 3<sup>rd</sup> June 2020**

The minutes of the meeting held on 3<sup>rd</sup> June 2020 were approved and signed by the Chairman.

**Proposed** Mr Gray **Seconded** Mr Worley **Carried** Unanimously

### **33. To report Matters Arising from**

- **The minutes of 3<sup>rd</sup> June 2020**
- **The Action Point Register**  
17/033-123 Solar Farm – Clerk has contacted the Solar Farm owner
- **Neighbourhood Plan pledges**  
Updated – The Forty Parking.

### **34. To elect Vice-Chair**

Mrs Bolt proposed Mr Worley

**Proposed** Mrs Bolt **Seconded** Mr Gray **Carried** Unanimously

### **35. To note Chair's Report**

Extension is going well and it is hoped it will be complete in mid-September.

### **36. To note Clerk's Report**

The Clerk reported that the Internal Auditor visited last week.

The Government has announced that play equipment may be reopened from 4<sup>th</sup> July but it is not possible to comply with all the guidelines in such a short space of time.

The Clerk and Estate Manager will complete a risk assessment and confirm with the insurance company if it is possible to reopen the equipment.

The Clerk reported she has started to look at risk assessments for reopening the office and it is apparent that the office is only big enough for two members of staff.

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The office will need to be deep cleaned which seems a good opportunity to sort out the archive store and tidy of the office whilst the rest of the building is closed. The Clerk and Estate Manager are aiming to do this in late August subject to government guidelines.

The support workers are unlikely to be able to return to the building for sometime and consideration needs to be given to ensuring they are in a position with the right equipment to continue to work from home for the time being.

The Pavilion Trust have no immediate plans to reopen the building and along with the other tenants the Parish Council will have to provide a satisfactory risk assessment before we will be allowed to return.

### **37. To accept report from Allotment and Burial Ground Working Group**

Forms part of Estate Manager's report.

### **38. To accept report from Environmental Working Party**

Mr Hope-Smith reported that the working party reviewed the questionnaire results. Discussed next steps which include reporting results back to community and contacting those who agreed to volunteer to find out what they would like to be involved with. Such as transport group, energy report etc. Working Group has also created a list of aims and asked for opinions. Meeting again on 21<sup>st</sup> July.

Mr Bamford suggested banning internal combustion engine from the village or carbon capture as the only ways to target reducing carbon footprint as it is such a large aim. Mr Gray aim to reduce car use as a solution. Mrs Herbert suggested education residents to reduce energy use especially in the home and interested in community energy production.

### **39. Finance report**

PAYMENTS APPROVED			
Balanced	Payroll	BACS	£54.00
HMRC	PAYE & NI	BACS	£293.54
OALC	Training	BACS	£42.00
Hawthorn Pest control	Pest Control	BACS	£140.00
Nick Robins	Grass Cutting	BACS	£378.00
Pinelog	Extension	BACS	£30,000.00
Swift Digital	Photocopyer Contract	BACS	£66.00
			£30,973.54
AUTOMATIC PAYMENTS			
Nest	Pension Contributions	DD	£138.31
Virgin Media	Telephone/Broadband	DD	£62.23
Staff	Staff Salaries	DD	£6,318.32
			£6,518.86

PAYMENTS RECEIVED			
SODC	Building Grant		£25,000.00
Howard Chadwick	Burial Ground Fees		£170.00
Howard Chadwick	Burial Ground Fees		£335.00

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Residents	Allotment Fees		£184.50
<b>TOTAL</b>			<b>£25,000.00</b>

CURRENT ACCOUNT			
Current Account Balance to date			£75,387.93

RESERVES ACCOUNT			
Reserves Account Balance to date			£36,911.35

PROJECTS ACCOUNT			
Projects Account Balance to date			£119,833.31

**Proposed** Mr Gray **Seconded** Mrs Neill **Carried** Unanimously

### 40. To note Estate Managers Report

The Forty consultation needs to happen as the subject is very divisive. Mrs Bolt reported on the issues at the Cholsey Meadow Allotments. Tenant refusing to remove items will be written to giving 14 days to remove items or the agreement will be terminated and a skip will be hired to remove the items and they may be liable for the costs.

**Proposed** Mrs Bolt **Seconded** Mr Jenkins **Carried** Unanimous

There are also concerns about how a holder has installed a standpipe on his plot. He will be written to and asked to make good.

Councillors offered to look after the following defibrillators.

Papist Way – Mr Worley

Cholsey Meadows – Mrs Neill

Tescos – Mr Gray

The Estate Manager to send instructions.

### 41. To consider planning applications as at 26<sup>th</sup> June 2020

<b>P20/S1341/FUL</b>	Change of use from agricultural to domestic use on the land and the erection of a new 4 bay oak framed garage and storage above, on the site of the previous stable block. Land has been owned and used for 14 years as part of the extended garden, excluding adjacent paddocks. Restrictive covenant imposed on the land at purchase stating only auxiliary buildings to the existing property may be built upon the land and no standalone dwelling may be built'. The Dower House Hithercroft Mr Jenkins took council through the application and suggested No Strong Views <b>Proposed</b> Mr Jenkins <b>Seconded</b> Mrs Neill <b>Carried</b> Unanimously
<b>P20/S1420/HH P20/S1422/LB Amendment</b>	Single storey rear extension and internal alterations to provide new bedroom and en-suite on the ground floor (as amended by drawing no.s P1428 110B and P1428 111B to reduce height and depth of extension received on 12 June 2020) 3 Reading Road Mr Jenkins reminded council they previously had no objections

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	<p>to the application and proposed the same.</p> <p><b>Proposed Mr Jenkins Seconded Mr Gray Carried Unanimously</b></p>
<b>P20/S1716/HH Amendment</b>	<p>Proposed ground floor rear extension, garage conversion, floor plan redesign and all associated works (as amended by drwng 21195-501 rev 2 to increase parking at front of the property received on 17 June 2020) 28 Brentford Close</p> <p>Mr Jenkins noted it is an amendment to a plan which council previously objected to on grounds of loss of parking. The amendment allows parking for two cars at the front. Mr Worley suggested that Council requests the 'driveway' is permeable' Mr Jenkins proposed no strong views but the driveway should be permeable.</p> <p><b>Proposed Mr Jenkins Seconded Mr Worley Carried 10 in favour</b> 1 abstention</p>
<b>P20/S1925/FUL</b>	<p>Erection of two storey dwelling. 6 Kentwood Close</p> <p>Mr Jenkins noted Council has previously objected to similar proposals. Mr Worley noted the plot is small and only has room for 2 cars and no room to turnaround. 6 Kentwood Close would also lose a parking place so neither house would pass the parking test. The transport report is incorrect as it refers to a two-bedroom property but the application is for a three-bedroom dwelling. Object</p> <p><b>Proposed Mr Jenkins Seconded Mr Worley Carried Unanimously</b></p>
<b>P20/S1247/HH Amendment</b>	<p>Variation of Condition 2 of P19/S1180/HH for new ridge height and front dormer eave level. (As amended by corrected drawings and amended Certificate of Ownership received 19th June 2020) Cat slide dormer to front elevation on first floor and loft conversion. 36 Rothwells Close</p> <p>Mr Jenkins reported Council previously proposed No Strong Views. Mr Gray reported that the neighbour has issues with the fact they have built onto their roof. Mr Worley suggested the Parish Council speak to the neighbours about requesting a copy of the completion certificate of the previous extension. Mr Jenkins proposed no strong views but disappointed with the retrospective nature of the application.</p> <p><b>Proposed Mr Jenkins Seconded Mrs Bolt Carried Unanimously</b></p>
<b>P18/S2506/O Appeal</b>	<p>Land at Hithercroft Farm Wallingford Description of development: Outline planning application, with all matters reserved (except for access in to the site) for the erection of up to 170 dwellings and 3.1ha of employment land including land for a nursery, together with car parking, open space (including formal playspace), landscaping, SuDS attenuation and new vehicular and pedestrian access from Bosley Way (A4130)</p> <p>Mr Worley reported it is objected to in the emerging Wallingford Neighbourhood Plan and it was agreed that Council should support them.</p> <p><b>Proposed Mr Jenkins Seconded Mr Worley Carried Unanimously</b></p>

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Mr Gray reported that SODC have approved the Morning Star development and he will be objecting to the procedure used. Concerns also raised about Parish Council's not being able to call in applications to the Planning Committee.

### **42. To agree to look into purchasing AV equipment to better facilitate planning decisions**

Mr Worley suggested that once Council is able to meet in person council obtain a large smart screen to look at planning applications. Mr Worley to investigate.

**Proposed** Mr Worley **Seconded** Mr Jenkins **Carried** Unanimously

### **43. To consider response to Leavesley Group Consultation**

Mr Worley noted that the master plan has been redrawn to include 350 houses and care village of 85 homes.

It remains outside the Neighbourhood Plan and Council objects especially to the suggestion they have consulted with the Parish Council. Statement should also go on website.

**Proposed** Mr Worley **Seconded** Mrs Bolt **Carried** Unanimously

### **44. To consider response to Wallingford Neighbourhood Plan Consultation**

Mr Worley reported concerns about Site E – 435 houses just the other side of the bypass. Mr Gray suggested meeting with the Wallingford Neighbourhood Plan group to understand why they have proposed this.

### **45. Items for report or inclusion on next agenda**

- Mr Jenkins reported that the drains are being cleared but junction of Slade Road and Ilges Lane is completely blocked. Mr Gray suggested reporting it on Fix my Street.
- Mr Jenkins reported increased litter since lockdown. Clerk to write to Tesco.
- Mr Worley asked for website to be updated. He also suggested should go back to original meeting schedule.
- Mr Bamford reported OCC has been taking advantage of lockdown to repair roads and asked for councillors to report other problems. Mr Gray reported Station Road is in need of attention.
- Mrs Bolt reported she is struggling with planning online.
- Mrs Bolt asked the Clerk to follow up on the mobile homes.
- Mr Seed also reported that the applications are difficult to follow online.
- Mr Seed suggested the AV will need to be secured.
- Mr Worley suggested running a Zoom session on looking at planning.

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Pledge Ref.	Detail	Responsible	Status
I1	The Parish Council will apply pressure on the Clinical Commissioning Group and Wallingford Medical Practice to provide surgery facilities in Cholsey and will investigate options for a separate surgery or a satellite surgery in Cholsey. Space is available in the Pavilion for a satellite surgery.		Closed
I2	The Parish Council will investigate opportunities for improvements around The Forty with retail owners and operators	DS & VA	<p>DS &amp; VA have spoken to Tesco about the damaged road – the manager has reported the matter further. The landlord won't make the car park behind the shop available.</p> <p>DS &amp; VA have looked at green space outside hairdressers and it would cost approx. £5000 to convert to parking. VA to speak to owner.</p> <p>Plenty more to think about at The Forty.</p> <p>Central tenant of the NP was to encourage people to walk so are the car parking places the answer. VA – spaces needed to help village businesses.</p> <p>03-06-2020 A decision needs to be made. Consideration should be given to bays for the less able. OCC will not give permission for extra bays as the area is too close to Ilges Lane. There is space for 25 cars but staff and residents use many of these. There is also an issue with the landlord not allowing parking behind Tesco and Tesco delivery lorries blocking and damaging the road. It was felt that work should concentrate on utilising the available spaces rather than creating more. There is a conflict between T4 and the NP pledge to discourage the use of cars.</p> <p>1/07/2020 Mrs Artenne has spoken to other business's and they are all unhappy with the current parking situation and they are struggling. Problem with new tenants above the shops with more cars.</p>
T1	The Parish Council will explore the feasibility of including a pedestrian crossing facility on the Reading	MG	Working with OCC

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	Road close to the junction with Papist Way and Ferry Lane in the CIL spending plan.		
T2	The Parish Council will work with public transport providers to endeavour to secure convenient and reliable public transport options, including a bus service for primary school children		Complete – bus times changed
T3	Pledge T3: The Parish Council will investigate opportunities to increase the quantity of off-road parking available at Cholsey Station and will strongly encourage the relevant authorities to provide more car parking, secure cycle parking, cycle transport and disabled access.		Continuing to explore. No way forward currently.
T4	The Parish Council will investigate potential improvements to the parking and manoeuvring arrangements at the Forty to improve safety and enhance its appearance as an important public space. It will be considered for inclusion in the CIL spending plan.	DS & VA	Linked to I2
T5	The Parish Council will consider options for encouraging more children to walk or cycle to school and for improving parking provision at the Primary school.		The School have permission for improved cycle storage
T6	The Parish Council will seek the imposition of appropriate speed limits and traffic calming measures. Build-outs are preferred to speed humps. This will include: <ul style="list-style-type: none"> <li>• Wallingford Road - 30 and 50mph</li> <li>• Station Road, Church Road, Honey Lane, Ilges Lane – 20mph</li> <li>• Church Road east of Manor Farm, Westfield Road, Hithercroft Road – 20mph with crossing facilities</li> </ul>		Investigating process of introducing new speed limits. 20mph limit outside school a priority especially during school pick up and drop off time.
ED2	We will work with relevant organisations to seek to provide opportunities for adult education within the village.		Complete
ED3	To investigate opportunities for a school bus service for the primary school.		Complete