

MARCHAM PARISH COUNCIL

Minutes of the meeting of Marcham Parish Council held on Wednesday 13th April, 2016 in the residents' lounge at Duffield Place, Marcham at 7.30 p.m.

Present:

Miss. R. Atkins, Mr. C. Bough, Mr. M. Denton, Mrs. S. Hill, Mr. M. Hillis,
Mr. M. Hoath, Miss R. Mander, (Chairman), Mr. D. Walton
Clerk: Mrs. L. Martin
6 members of the public

- 2016/66 Apologies for absence
Apologies had been received from Mr. W. Cumber. Cllrs. C and R Webber had previously offered apologies for this meeting.
- 2016/67 Declarations of Interest
Mr. Walton declared an interest in the agenda item relating to allotments in that his wife was an allotment tenant. Mr. Hillis declared an interest in the agenda item relating to allotments in that his mother in law was an allotment tenant.
- 2016/68 Resignation of Mr. C. Bough
Mr. C. Bough made a statement that he would be resigning from 1st May and that this meeting would be his last. He had completed 17 years as a councillor, including 3 as Chairman. He wished the Council and its members well for the future.
- 2016/69 Matters Arising from the meeting held on 9th March., 2016
North Street – handrail
Council noted that the handrail alongside the steps at the end of the footpath 292/10 leading into North Street had been installed.
- Youth Shelter Light
Council noted that the street light was now working.
- Vanderbilt Homes – Drainage on public open space
Vanderbilt Homes had advised that drainage to the area had been installed, in particular a French drain and gravel. The area had been left mounded for aesthetics only. The company had indicated that it was not in a position to erect fencing at the rear of the 3 Kings Avenue properties which backed onto the path to Howard Cornish Road on the Eastern side of the site. The Clerk had queried this in view of the company having erected fencing along the southern boundary of its site. A response was awaited.

A member reported that the drainage was no better, water still ponded. Concerns were expressed regarding regular maintenance when the Parish Council took on the open space. Posts had been erected around the entrance to the site and the opposite side of the road to prevent damage to the verge. It was suggested that a letter be sent to both the Vale of White Horse District Council and the County Council stating that the Parish Council was unhappy with the state of the Sheepstead Road and that Council expected full reinstatement when the building works were finished. It was also hoped that mitigation measures were planned for the next phase. The District Council's tree officer had been called out owing to numerous trees in the phase II development having been removed. The matter was being investigated. No felling licence was in place. Dialogue was taking place regarding anti-cat strips which had been sited on top of the newly erected close boarded fence.

Tower Close – Triangle of grass

Questions were asked as to responsibilities for maintenance, as numerous cars regularly parked there. The Clerk was asked to write to the County Council, and reference was made to the Oxfordshire Act which gave certain powers to Parish Council in regards to verges.

Priory Park – Visitor Parking

Council noted that Persimmon Homes Ltd had confirmed that it was not its intention to leave the sales office parking area for future visitor parking. Parking within the curtilage of the properties was as per the planning consent, and an application for a minor amendment to provide parking adjacent to the public open space would not be submitted.

Howard Cornish Road – Parking on public amenity space adjacent to the flats

Sovereign Housing Association had acknowledged the problem and was investigating what could be undertaken to improve the situation. It was checking which flats the company still owned, the ownership of vehicles, and land ownership records for the public open space.

2016/70

Public Participation

A338 –X30 Bus Route

A member of the public requested Council to give consideration to sharing the cost of the installation of a new bus pair of bus stops at the junction of Faringdon Road and A338. This would assist residents in the area and staff at the Dog House public House.

Land off Cothill Road

The new landowner of the site off Cothill Road which had been subject

to a planning application for holiday homes, addressed Council and advised of his proposed plans for the site. He stated that he had met with the Berks, Bucks and Oxon Wildlife Trust, and his intention was to create a properly managed wildlife area, probably with Dexter cattle. Certain shrubs would be cleared and thoughts would be given as to how to manage it and what to do with it.

The area, however, would be fenced off and there would be no walking through. A question was asked by a member as to creating a path, even a fenced off path through. The landowner did not wish to allow a right of way, and expressed concern regarding vehicles parking in Cothill Road which would cause a danger and for which liability could fall on the landowner. The old quarry adjacent to the site had had stock proof fencing erected, as sheep in the area had been killed. Permissive paths in that area would connect to public rights of way.

A Council member asked if an article could go into MAD news. The response was that it was early days and he was considering what could be done, so this may be possible once details were known and plans more advanced. A member commented that it may be seen as a long standing public amenity which had been closed off.

2016/71 The Chairman moved and Council agreed that the agenda order be rearranged to discuss the item relating to the A338 bus stop as the next item, as a member of the public had address Council on this topic.

2016/72 A338 Proposed bus stops close to Faringdon Road
Council noted that Frilford parish had initiated a proposal to install a pair of bus stops to serve the Faringdon Road/A338 junction. This would be discussed at the annual meeting of electors in Frilford on 20th April. It was noted that the bus company Stagecoach was broadly supportive, but that the County Council, whilst maintaining them if funded by others, would not fund the initial installation which would be in the region of £600. Frilford parish has suggested sharing the costs. Council discussed the suggestions. It was thought that the County Council recognised that it was acceptable to walk 400m to a bus stop, and as the stops would serve properties in the 3 parishes of Frilford, Tubney and Marcham the appropriate sum to pay would be in proportion to the number of houses in each parish. It was suggested that this Council agree to fund up to £300.

It was noted that a planning application for 5 houses adjacent to the golf course had been lodged and it may be possible for Frilford parish to request s. 106 funding for the bus stops, or allocate public transport infrastructure funds from the development for this.

RESOLVED:

- (i) that Council contributes, to the costs of installation of 2 new bus stops at the Faringdon Road/A338 junction.
- (ii) that the sum paid be the lower of either £300 or in proportion to the number of properties in the parish within 400 m of the junction
- (iii) that Frilford Parish Meeting be advised to approach the County council and Vale of White Horse District Council to request s. 106 public transport infrastructure funding from the new development adjacent to the entrance to the golf course.

2016/73

Planning Applications

a) Decisions on previous applications

P16/V0266/HH The addition of a 4th bedroom on the first floor above an existing single storey extension
25 Packhorse Lane
Permitted 6th April, 2016

P15/V062/FUL Residential development comprising the erection of 61 dwellings including associated amenity space, access, parking and ancillary development
Land West of Hyde Copse
Permitted 12th April, 2016

b) Applications dealt with prior to the meeting

P16/V014/FUL Variation to condition to demolition of existing house and garages and erection of new dwelling and detached garage)P15/V0517/FUL and P15/V01715/FUL)
Beechfield House, Frilford Heath
Comments: Council had no objections

c) Applications for consideration at the meeting

P16/V0644/O Variation of condition 2 of consent
P14/V197/O Erection of 37 new dwellings This

required reserved matters to be submitted and agreed within 9 months of the original consent date. The suggested revision was to delete reference to the time limit, and amend the clause so that reserved matters had to be submitted to the planning authority.
Land off south side of A415 – The Priory
For: Manor Oak Homes
Comments: Unanimous objection to the amendment. The requirement was 9 months and that should be adhered to. The s. 278 agreement for the first development had not been implemented.

P16/V0546/HH and P16/V054/LB Demolish previous extension on western aspect and bay window on eastern aspect and extend dwelling and former barn with both single and two storey additions. Alterations and repairs to external and internal building fabric. Watercourse re-alignment.

Marcham Mill, Mill Road

For: Mr and Mrs. A. Bedford

Members generally considered that the proposal would restore the property. And make it habitable again. Concerns were raised regarding diversion of the watercourse, the lack of consultation with the Environment Agency and the potential impact downstream particularly on the river Ock and Abingdon. Assurances should be sought that the diversion would not add to the Abingdon flood problem.

The chairman called for a show of hands for those in support of the application.

In favour

Against

7

1

Comments: Council supported the application but requested that the Environment Agency be consulted and assurances sought that there was no impact for the immediate area and downstream, from flooding, by the proposed alterations to the watercourse.

The Clerk placed on record that she was related to the agent for the applicant in regards to the following application

P16/V0694/HH Single storey side extension to form study

68 Howard Cornish Road

For: Mr. and Mrs. B. Phipps

Members considered that the extension would take away valuable parking space, and obstruct the accessway from the dropped kerb to the side garden which was used for parking. It was suggested that dropped kerbs fronting Howard Cornish Road be installed to provide alternate access for vehicles. There was the potential for the extension to become 2 storey and 2 storey proposals had been refused in the past. The Chairman called for a show of hands for those supporting the application

In favour	Against
0	8

The Chairman then called for a show of hands for those who wished to object to the application

In favour of objecting	Against
8	0

Comments:

Loss of parking area, potential for double height building, and if granted consent, a requirement for additional dropped kerb fronting Howard Cornish Road.

d) Planning Correspondence

Notification Hutchison 3G to erect transmitting station
Manor Farm, Mill Road

For: 3 and EE Electronic communications operators

Comments: Council had no comment to make

e) Other planning issues

Height of properties on former garage site North Street

Concerns were raised regarding the potential finished height of the properties opposite The Crown Public House, at the junction of North Street and A415. These appeared considerably taller than expected, and looked like 3 storey properties. The clerk was asked to investigate the matter.

2016/74

County Councillor's Report – Cllr. R. Webber and District Councillor's Report – Cllr. Mrs C. Webber

Cllrs. R and C. Webber had offered apologies for the meeting, and no report was available.

2016/75 The Queen's 90th birthday – grant available from Vale of White Horse District Council
Council noted that a grant of up to £115 was available from the Vale of White Horse District Council towards the cost of celebrations over the weekend of 10th -12th June, 2016. Council was aware of some suggestions from Marcham Community Group as to celebrations including a street party on 12th June in Morland Road

RESOLVED:

- (i) that council applies for a grant from the Vale of White Horse District Council
- (ii) that Council applies for the road closure for Morland Road for Sunday 12th June.

2016/76 Tower Close/Orchard Way/Fettiplace Road junction – tree felling work
Council noted that the county Council had undertaken tree felling at the junction of Tower Close and Orchard Way, and also in Fettiplace Road. An apology had been given to the Parish Council for not notifying it of the works before they took place. The works had had to be carried out on a high priority basis owing to the state and condition of the trees. Members did not support this statement, as the trees had been inspected several days before the works, and believed that there had been time to send an email message to the Clerk. Log piles had been left initially and these had since been removed. Council noted that further minor works were planned to trees in the village and in Faringdon Road.

2016/77 Allotments
Council reviewed the process for offering allotments to applicants and to those on the waiting list. Applicants were not always quick to respond when a plot had been offered to them. This delayed the allocation of the plot to the next on the list. A time limit for a response was considered. Council also considered restricting plots to those who resided in the parish. Discussion then focussed on the Parkside allotments and the scrub area at the junction of New Road and Parkside. It was proposed that a quotation be obtained for clearing the corner, and for removing growth from plots before re-letting them.

RESOLVED:

- (i) that when a plot was offered to a prospective tenant, the date by which a reply had to be received be specified and set at 2 weeks from the offer date.
- (ii) that with immediate effect no allotment be let to non residents of the parish.
- (iii) that a quotation be sought for clearing the scrub area at the junction of New Road and Parkside.

2016/78

Correspondence

- a) Letter of thanks from South and Vale Carers Centre for grant awarded
- b) Sovereign Housing Association – Letter regarding use of Duffield Place. This requested that the side door to the residents’ lounge not be used for councillors’ surgeries as it was not being properly secured afterwards. Members did not hold surgeries, and in any event, the side door was not used for meetings as per the notice affixed on it. The Clerk was asked to respond to Sovereign Housing Association.

2016/79

Accounts

Council noted the list of cheques numbered 2829 to 2838 to be signed and authorised payments totalling £3488.90 in respect of administration costs, play area checks, grass cutting, tennis court licence fee, installation of handrail.

2016/80

Matters Raised by Members

North Street – garage site – new housing

The new housing was dwarfing The Crown Public House. The Clerk, as previously minuted, was asked again to check the approved dimensions and height.

Play Area – Anson Field

It was stated that this could be improved. There was only a younger children’s play area, and this was less attractive than play areas in other parishes. There would be more children in the village in due course, with new housing constructed.

Dog Faeces

Dog faeces were becoming a problem again in the village and owners were not clearing up after their dogs. It was suggested a strongly worded article be placed in MAD News.

North Street – parking

The road outside the Institute was narrowed and owing to cars parking in that vicinity there had been several incidents where potential accidents could have occurred. The X31 bus service too was challenged negotiating the North Street/A415 junction in view of cars being parked right to the junction

Sheepstead Road – Street Lights

It had been noticed that 2 street lights in Sheepstead Road had been cut and removed, as the metal columns had become rusty. The lack of 2 adjacent street lights impacted on the illumination in the area. The

Clerk was asked to find out from the County Council when these would be replaced.

Sheepstead Road – Badger Set

A badger sett was located off Sheepstead Road. The soil and sand from the sett was being left on the footway. It was suggested that Dr. Eric Dunford be approached to write an article for MAD News about badgers, their habitat and providing information as to criminal offences that were committed should a sett be disturbed.

A415 – Speed Reduction

A member asked whether there was any further information as to the reduction in speed for the A415 between the village and A34. This matter had been taken up by Cllr. R. Webber at the February meeting. The Clerk would enquire.

Youth Shelter

This was reported to be in need of repainting. The Clerk was asked to obtain a quotation for this.

Cothill Pit

A member referred to the public participation section of the agenda when the new landowner of the Cothill Pit had referred to closing off the area to the public and in particular that there would be no path across it. This would be a reduction in amenity for local people. The member recalled that he and his family had walked the area well in excess of 20 years since first moving to Marcham

2016/81

Items for Marcham and District News

The Clerk would prepare an article for MAD News.

2016/82

Date of Next Meeting

The next meeting of the Council would be held on Wednesday 11th May, 2016 in the residents' lounge at Duffield Place at 7.30 p.m. This would be the annual meeting of the Council.

The meeting closed at 9.15 p.m.

Signed Date