

## MARCHAM PARISH COUNCIL

Minutes of the meeting of Marcham Parish Council held on Wednesday 14<sup>th</sup> September, 2016 in the residents' lounge at Duffield Place, Marcham at 7.20 p.m.

(The meeting had been called for 7.15 p.m)

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Present:

Mrs. S. Hill, Mr. M. Hoath, Miss R. Mander, (Chairman), Mr.P. Steere,  
Mr. D. Walton

Clerk: Mrs. L. Martin

Cllr. Mrs. C. Webber (District Councillor)

Mr. Rob Finch, youth worker

Joined by Mr. M. Hillis,

Prior to the commencement of formal business, Mr. Rob Finch introduced himself as the new youth worker for the parish. His time was shared equally between working in the community and with church activities. He had also been appointed as a Director of the Anson Trust. He had been talking with young people as to their preferences and what they liked about Marcham. They had a desire for somewhere "to be" He had started an afternoon youth club between 4 – 6 p.m. once a week, and enquired about grant funding from the Parish Council. He offered to assist with the plans for repainting the youth shelter.

Mr. Hillis joined the meeting

Mr. Finch continued by answering questions. There had been fewer than 10 youngsters at an initial consultation event. He acknowledged that the timing of the youth club may overlap with some after school activities. He was advised that grant funding applications needed to be lodged with the clerk by the end of October. It was also suggested that a hi viz jacket or tabard with wording to indicate he was the youth worker may be useful when working in the parish.

2016/173      Apologies for absence

Apologies had been received from Miss R. Atkins, Mr. W. Cumber, Mr. M. Denton and Mrs. J. Fabes. Apologies had also been received from Cllr. R. Webber (County Councillor).

2016/174      Declarations of Interest

Mr. M. Hoath declared an interest in the agenda item relating to community facilities in that he was a Director of the Anson Trust which was proposing the facilities

Mr. M. Hillis declared an interest in the agenda item relating to allotments in that his mother in law had an allotment. Mr. D. Walton declared an interest in the agenda item relating to allotments in that his wife had an allotment.

- 2016/175      Minutes of the meeting held on 13<sup>th</sup> July, 2016  
The minutes of the meeting held on 13<sup>th</sup> July, 2016 were approved and signed as a true record of the meeting.
- 2016/176      Matters Arising from the meeting held on 13<sup>th</sup> July, 2016  
Radar Speed Gun  
Council noted initial responses from Wootton, Cumnor and St. Helen Without parish councils. There may be some interest in jointly funding a radar speed gun. Further information had been requested by some parishes, and this was being obtained by Mr. Denton.
- Youth Shelter  
This was still to be painted. The Clerk would pass on to Mrs. Ricketts who was planning the work, the offer of help from Mr. Finch.
- 2016/177      Public Participation  
There were no members of the public present.
- 2016/178      Planning Applications

a) Decisions on previous applications

P16/V1528/PDH Single storey rear extension  
Stone Cottage, Abingdon Road  
Determination that the proposal came within permitted  
development regulations      15<sup>th</sup> July, 2016

P16/V1383/FUL change of use from C3 to C1  
33 North Street  
Permitted                      22<sup>nd</sup> July 2016

P16/V1367/LB New signage  
The Crown, Packhorse Lane  
Permitted                      27<sup>th</sup> July 2016

P16/V1420/HH Demolish and rebuild left hand drive  
wall as you enter the property. Build a porch  
Peartree Cottage 7 Packhorse Lane  
Permitted                      28<sup>th</sup> July 2016

P16/V1442/HH Two storey rear extension, front porch  
and pitched roof over garage with office over  
4 Priory Lane  
Permitted                      29<sup>th</sup> July 2016

P16/V1639/HH Magnolia Cottage 28A North Street  
Single storey extension  
Permitted 2<sup>nd</sup> August, 2016

P16/V1744/HH Single storey rear extension.  
2 Fettiplace Road  
Permitted 18<sup>th</sup> August, 2016

P16/V1907/HH Two storey extension over existing  
single storey structure to extend two bedrooms and form  
an en-suite bathroom. Extend existing kitchen/dining at  
front  
3 Morland Road  
Permitted 7<sup>th</sup> September, 2016

P16/V1696/LB Alteration to grade II listed barn to form  
2 bedroomed annex  
12 Frilford Road  
Withdrawn 12<sup>th</sup> August, 2016

b) Applications dealt with prior to the meeting

P16/V2017/FUL Replacement dwelling, garage, swimming  
pool and new access  
Studland House, Woodside Frilford Heath  
For: Mr. and Mrs. Lamplough  
Comments: Council had no objections to the replacement  
dwelling, but did request construction traffic management  
conditions as the access was off a bridleway, and repairs to the  
surface would be required should damage be caused. It was  
also suggested that prior work to trees to prevent uncontrolled  
damage by vehicles be undertaken.

P16/V1907/HH Two storey extension over existing single  
storey structure to extend two bedrooms and form ensuite  
bathroom  
3 Morland Road  
For Mr. and Mrs. Cousins  
Council had no objections

P16/V1979/LB Replacement conservatory (retrospective)  
44 North Street  
For: Mrs. L. Oakes  
Comments: Council had no objections

P16/V2030/FUL and P16/V2031/LB General maintenance works and new kitchen extraction  
The Crown Public House 1 Packhorse Lane  
Comments: Council had no objections

c) Applications considered at the meeting

P16/V2183/LB Part replacement of roof with zinc substitute

Denman College, New Road

For: Denman College

Council discussed the application. Council's preference was for replacement lead and increased security measures to be undertaken. Concerns were raised that the ground within the Churchyard was higher than Denman College, and that the roof may be visible. The conservation officer should be asked to ensure that the new roof was not visible from any side. If approved, the use of zinc should not be a precedent for elsewhere within the College or for any other part of the conservation area.

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

In support	Not supporting
0	6

The Chairman called for a show of hands for those objecting to the application

Objecting	Not objecting
0	6

Comments: Council neither formally supported nor objected to the application, but expressed a preference for replacement lead and increased security measures to be undertaken to prevent future theft. Concerns were raised that the ground within the Churchyard was higher than Denman College, and that the roof may be visible. If the District Council was minded to approve the application, the conservation officer should ensure that the new roof was not visible from any side, and that the use of zinc did not set a precedent for elsewhere in the College or other parts of the conservation area.

d) Vale of White Horse District Council – Local Plan 20131 – Part I  
Council noted the modifications to the Plan which were considered necessary by the Inspector to make the Spatial Strategy and Strategic Policies contained within the Local Plan sound. Cllr. Webber advised that although the deadline for comments had stated to be 14<sup>th</sup> September, comments could be sent in after that time. The issues within the Plan which affected Marcham were discussed in general terms. Discussion focused on Neighbourhood Planning and the possibility of undertaking a neighbourhood plan. This would be an agenda item for a future meeting. Mr. Walton would circulate notes for a neighbourhood plan meeting that he had attended.

e) Footway – south of A415

The Chairman had attended the District Council's planning committee meeting and had tried unsuccessfully to get the committee to agree to an increase in the width of the footway outside of the Priory East site. 1.2m was very narrow given the nature of the A road. A suggestion was made to relocate the bushes at the edge of the site further back to allow for a wider path. It was also noted that the attenuation pond was quite insanitary and was just dried mud.

2016/179

District Councillor's Report – Cllr. C . Webber

Cllr. Mrs. Webber gave a report on District Council matters, and also gave a report on County Council matters on behalf of Cllr. R. Webber. Unitary Authorities – One option would be for an officer “core” with 100 – 125 councillors, and then area boards to replace District Committees.

Planning Application Anson Field (housing and new facilities) – this had received planning permission at the meeting held on 7<sup>th</sup> September.

Priory Park – gates on footpaths – Cllr. Webber had referred queries regarding gate access at either end of the footpath at Abbots Grange to the County Council. It was noted that the end of the path closest to the A415 needed completion as the developers had left it in an unfinished state.

Trees too had been planted underneath telegraph wires.

2016/180

Community Facilities

Council noted that the Vale of White Horse Planning Committee, as mentioned by Cllr. Mrs. Webber, had granted consent to the proposal to convert the Institute and construct new dwellings on part of the site in North Street, and to build a new village hall, nursery facilities, multi-use games area and provide new sports pitches on the Anson field off Morland Road.

The draft letter offering funding to the Anson Trust as discussed at the July meeting of the Parish Council had been submitted to the Council's solicitor for comment. Amendments had been introduced to protect the position of the Council. The amendments had been discussed by the Council's working party. The members of the working party had differing opinions as to merits of the changes. The Solicitor had included wording that strengthened the position of the Council now and in the future, and the situation had been viewed as the Council awarding a grant to the Anson Trust. One opinion had been that the Parish Council was equally keen to construct new community facilities, and access to the funding should be less restricted. It was suggested by a member that as some funding would be coming from local landowners and would not be via the precept, the approach to its use could be different. Members had been given a copy of the letter as drafted by the Council's solicitors. The Clerk advised that legislation governed Council spending, and the origin of the funds was not relevant to protecting the position of the Council. The Clerk stated that it was perverse not to accept the advice from the Solicitor, and pointed out the position regarding possible future liability.

In view of the differing opinions, the amendments recommended by the Solicitor in the letter were considered one by one.

Mr. Walton proposed amending what the solicitor had drafted and to change "support for community facilities and stated that it will use its reasonable endeavours to provide up to £500,000" to support for community facilities and stated that it will use its best endeavours to provide up to £500,000" There was no seconder.

**RESOLVED:**

That the wording be left as drafted

Mr. Walton proposed and Mrs. Hill seconded that the sentence "Additional sums secured within these other s. 106 agreements total £238796. Clearly, the Parish Council will need to secure these funds before it grant aids the project" be changed to "Additional sums secured within these other s. 106 agreements total £238796." The Chairman called for a show of hands.

**RESOLVED unanimously:**

that the sentence "Clearly, the Parish Council will need to secure these funds before it grant aids the project" be removed

Mr. Walton proposed and Mrs. Hill seconded that the sentence

“Please be assured, therefore, that the Council has access to or has identified adequate funds to enable its contribution of up to £500,000 to be made” be changed to “Please be assured, therefore, that the Council has access to adequate funds to enable its contribution of up to £500,000 to be made”

The Chairman called for a show of hands

RESOLVED unanimously:

that the words “or has identified” be deleted

Mr. Walton proposed, and Mrs Hill seconded that the sentence “In order to protect the public investment, and to ensure fiscal probity and that the funds are used for the proper benefit of the community, the Parish Council is prepared to make a grant jointly to the Anson Trust and the Marcham Community Group or other appropriate charitable tenant a grant of up to £500,000 on the following terms” be changed to “In order to protect the public investment, and to ensure fiscal probity and that the funds are used for the proper benefit of the community, the Parish Council is prepared to make a grant to the Anson Trust of up to £500,000 on the following terms”

The Chairman called for a show of hands

RESOLVED unanimously:

that the grant offer be only to the Anson Trust

Miss Mander proposed and Mr. Steere seconded that clause 1 in the draft letter “... To be secured by a charge on the freehold and leasehold estates in the Anson field, on the Parish Council’s grant conditions” remain as amended by the Solicitor

The Chairman called for a show of hands

RESOLVED unanimously:

that the sentence “To be secured by a charge on the freehold and leasehold estates in the Anson field, on the Parish Council’s grant conditions” remain as drafted by the Solicitor.

Miss Mander proposed and Mr. Steere seconded that the sentence

“In addition, the Council would require a restriction to be entered at the Land Registry, against the land so that the land and property could

not be transferred to another registered proprietor without the consent of the Council and any transferee or assignee would assume the obligations under the grant conditions” remain as amended by the Solicitor

The Chairman called for a show of hands

RESOLVED unanimously:

that the sentence “ In addition, the Council would require a restriction to be entered at the Land Registry, against the land so that the land and property could not be transferred to another registered proprietor without the consent of the Council and any transferee or assignee would assume the obligations under the grant conditions” remain as amended by the Solicitor

It was commented that the third sentence in the conditions “ The funding provided by the Parish Council must be used solely for the purposes of constructing a village hall and sports facilities, and the hall and sports facilities thereafter used solely as a hall for recreational purposes for the community of Marcham” be renumbered to be the first condition.

It was proposed by Mr. Walton, seconded by Mr. Hillis that the sentence “ The Council requires a minimum of 100 year lease to be granted to Marcham Community Group...”be changed to “The Council requires a minimum of 100 year lease at a peppercorn ground rent to be granted to Marcham Community Group....”

The Chairman called for a show of hands

RESOLVED unanimously

that the words “at a peppercorn rent” be added to the sentence

It was proposed by Mr. Walton, seconded by Miss Mander that the sentence “ in the event of the insolvency or bankruptcy of the freeholder or lessee...” be changed to “in the event of the insolvency or bankruptcy of the freeholder...”

The Chairman called for a show of hands

RESOLVED unanimously

that the word “lessee” be deleted

Mr. Walton proposed, and Mrs. Hill seconded that the clause 8b requiring the grant to be repaid on the disposal of the land or any part of it be deleted and that the sentence in clause 7 “ Should the Marcham Community Group, or other body, surrender the Lease, or enter into an assignment, then the Parish Council would reserve the right to select the successor Lessee or Assignee, including a new charity created for that purpose if necessary” and removed by the Council’s solicitor from the original draft, be reinstated and replaced by “ Should the Marcham Community Group, or other body, surrender the Lease, or enter into an assignment, then the Parish Council would reserve the right to approve the successor Lessee or Assignee, including a new charity created for that purpose if necessary.”

The Chairman called for a show of hands. A named vote was requested. The named vote was as follows:

In favour	Against	Abstention
Miss Mander	Mr. Steere	Mr. Hillis
Mrs. Hill		
Mr. Walton		

**RESOLVED:**

- (i) that clause 8b in the conditions in the draft letter providing for the grant to be repaid on disposal of the land be deleted
- (ii) that the sentence in clause 7 of the conditions removed by the Solicitor be reinstated and be worded “Should the Marcham Community Group, or other body, surrender the Lease, or enter into an assignment, then the Parish Council would reserve the right to approve the successor Lessee or Assignee, including a new charity created for that purpose if necessary.”

It was proposed by Mr. Walton, seconded by Mr. Hillis that a working party of the Parish Council be prepared to meet with the Anson Trust to discuss the terms of the offer.

The Chairman called for a show of hands

RESOLVED unanimously

that a sentence be added to the grant offer letter to the Anson Trust proposing a meeting if necessary

2016/181 The duration of the meeting had been 2 hours and Council resolved to suspend standing order no. 1a in order to allow business to be continued

2016/182 Vale of White Horse District Council – The Big Clean Up  
Council noted that the Vale of White Horse District Council was undertaking letter picking, sweeping and removing weeds and moss on pavements under their control. Council discussed areas within the parish that should receive priority attention, and also discussed the spraying of remaining weeds after the clearing work had been carried out.

RESOLVED:

that the District Council be advised that following areas should be considered the priority when undertaking The Big Clean Up:

- a) Howard Cornish Road – weeds
- b) Alleyway rear of 6-11 Haines Court
- c) Slippery surface at end of Church Street
- d) Cycle track A415 - weeds
- e) that the remaining weeds be sprayed after the clearance work was completed

2016/183 Oxfordshire County Council – Parish Transport Representative  
Council noted that the County Council was no longer administering the Parish Transport Representative meetings, owing to a reduction in staff and reduced role of the County Council owing to the withdrawal of subsidised buses. The County Council was continuing to provide a room for the meetings if there was support for them to continue.

RESOLVED:

that this Council supports the continuation of the Parish Transport Representative meetings.

2016/184 Vale of White Horse District Council Planning Training 26th July, 2016  
Mr. Hoath gave a report on a planning training event that he and the

Chairman had attended. He would circulate the list provided which indicated the items that were material planning considerations.

2016/185 Oxfordshire Association of Local Councils – Training Event 10<sup>th</sup> September, 2016

Mr. Steere gave a report on the training event that he had attended.

2016/186 Allotments

a) Parkside

Council noted that formal notice had been given to the Vale of White Horse District Council regarding works to trees in the conservation area. Council noted concerns raised by residents regarding the total clearance of the allotment corner at the junction of Parkside and New Road, and a request to lightly tidy the copse area instead. Comments had been made regarding the likelihood of cars parking on the land if it were totally cleared as cars were currently parking on public amenity land close by. Council discussed total clearing, leaving some trees, and possible wall repairs need when ivy was removed. Residents had differing opinions as to the clearance and whether trees should remain.

RESOLVED:

- (i) that the area be cleared totally, and grass seed put down, so that the area could be mowed.
- (ii) the planting of some fruit trees or the erection of a fence and any repairs to the dry stone wall could be reviewed when considered necessary in due course.

b) Cow Lane

Council considered the water charge based on an average of the previous 2 years expenditure on water. Some comment was made that the differential between the charge for a hosepipe and the use of a watering can should be greater. Council also considered funding the costs of rotavating allotments when let to a new tenant for the first time, or reimbursing costs retrospectively if requested. Average rotavator hire was approximately £60 for 2 days. Differentiation was made between those which were lettable and those with brambles and which were therefore not. The Clerk and Chairman would check the state and condition of each plot before rent collection day in October.

RESOLVED:

- (i) that the water charge for Cow Lane allotments for the 2016/17 year be set at

£13.00 per plot without a hosepipe and  
£20 per plot with a hosepipe

- (ii) that the Council not fund rotavating costs where there was a change in tenant.

2016/187

S.85 Local Government Act 1972

Council noted that if a member of a Local Authority did not attend a meeting throughout a period of six consecutive months from the date of his/her last attendance, unless the absence was due to some good reason approved by the Authority before the expiry of the six month period, he/she ceased to be a member. As Mr. William Cumber, had been unable to attend Council meetings owing to ill health, Council considered an extended period of absence

RESOLVED:

that an extended period of absence from meetings for 12 months from the date of this meeting be granted to Mr. William Cumber owing to ill health

2016/188

RoSPA – Play equipment inspection - report

Council noted the issues referred to in the RoSPA report. Warn areas in the ground would be filled in, gaps in rubber tiles would be filled in, a bolt cap from the spring bike would be replaced, and dry bearings on roller barrel would be treated. Other items would be monitored.

2016/189

Correspondence

a) Oxfordshire County Council – Comet Transport Service - A new bookable, not for profit service available for people without suitable access to transport.

b) Vale of White Horse District Council – Community Award Scheme

This scheme was running again to recognise the work of volunteers with the Vale. Deadline for nominations was 30<sup>th</sup> September, 2016.

c) A415 – Army vehicle – Complaint that it was being driven in an unacceptable manner and having to stop suddenly for a pedestrian on the zebra crossing.

d) Hyde Copse development – Delivery vehicles – Complaints received regarding congestion and dangers from delivery vehicles using Longfields for access to the Hyde Copse site, in the mornings, whilst children were walking to school and waiting for the secondary school bus. These had been referred to Taylor Wimpey.

e) Oxfordshire County Council – Road Closures

The un-named road from A415 to Barrow Lane would be closed for 10 days from 19<sup>th</sup> September, and the A415 from the A34 to Marcham village together with the un-named road would be closed for 4 nights from 29<sup>th</sup> September. The affected buses and traffic would divert around North Street, Faringdon Road, Gozzards Ford, Shippon, Faringdon Road Abingdon, and Spring Road. The Clerk has requested a diversion for traffic along the A338 and Faringdon Road. The County Council was of the opinion that this was not required as only local people would use the diverted route.

f) Oxford Green Belt Network- AGM Thursday 15<sup>th</sup> September at 7.30 p.m. at Sandford on Thames Village Hall.

g) Mill Road – Bridleway – bridge – The barrier to prevent users accessing the collapsing bridge unfortunately had been partly removed again. The County Council had been informed. Negotiations continued to ensure bridge repairs.

h) Oxfordshire County Council - Grant Thornton Study – A review of the future options for local government in Oxfordshire had been published.

i) Age Concern – Partnership meeting 28<sup>th</sup> September 1.30 p.m.  
Abingdon Health and Wellbeing Centre

j) Oxfordshire County Council – Minerals and Waste Plan –  
Examination programme available

2016/190

Accounts

Council noted the list of cheques numbered 2873 to 2887 to be signed and authorised payments totalling £5819.75 in respect of administration costs, RoSPA play area inspection, grass cutting, allotment water rates, and legal advice regarding community facilities funding.

Council considered signatories to the current account to replace Mr. Bough who had left the Council.

Council noted that Nat West bank was now charging for transactions where within a 12 month period the turnover exceeded £100,000.

RESOLVED:

that any two from Miss Mander, Mrs. Hill, Mr. Steere, Mr. Hillis and Mr. Walton be authorised to sign cheques on behalf of the Council

2016/191

Matters raised by members for information  
Village Roads – Weeds

Concerns were raised regarding the number of weeds growing in pavements around the village.

OALC – training course – Any Other Business

Mr. Steere reported that he had learned that “Any Other Business” should not appear as an agenda item. The Clerk advised that “Matters raised by members for information” which appeared on the agenda, was for issues where no debate and decision were required, and was an opportunity for members to bring matters to the attention of Council for reporting purposes only or to ask for items to be included in a future agenda.

Allotments

It was suggested that an article appear in MAD News requesting those interested in renting an allotment to contact the Clerk.

2016/192

Items for Marcham and District News

The Clerk would prepare an article for MAD News

2016/193

Date of Next Meeting

The next meeting of the Council would be held on Wednesday 12<sup>th</sup> October, 2016 in the residents’ lounge at Duffield Place at 7.30 p.m.

The meeting closed at 9.50 p.m.

Signed ..... Date .....