

MARCHAM PARISH COUNCIL

Minutes of the meeting of Marcham Parish Council held on Wednesday 14th December, 2016 in the residents' lounge at Duffield Place, Marcham at 7.30 p.m.

Present:

Miss R. Atkins, Mr. M. Denton, Mrs. J. Fabes, Mrs. S. Hill, Mr. M. Hoath,
Miss R. Mander, (Chairman), Mr. D. Walton

Clerk: Mrs. L. Martin

2 members of the public

Joined by a Mr. M. Hillis and Cllr. Mr. R. Webber (County Councillor)

- 2016/230 Apologies for absence
Apologies had been received from Mr. P. Steere, Mr. M. Hillis in anticipation of his late arrival and also from Cllr. Mrs. C. Webber (District Councillor).
- 2016/231 Declarations of Interest
Miss R. Atkins declared an interest in the agenda item relating to the planning application for 12 Frilford Road in that she knew the applicant well.
Miss R. Mander declared an interest in the agenda item relating to the planning application for 1 Priory Lane in that she was related to the applicant and would withdraw during debate.
In the interests of transparency the Clerk placed on record that she was related to the agent for the applicant in regards to the planning application for 1 Priory Lane.
- 2016/232 Minutes of the meeting held on 9th November, 2016
The minutes of the meeting held on 9th November, 2016 were approved and signed as a true record of the meeting. However a query was raised in regards to the grant awarded to the Anson Trust for grass cutting. It was suggested that the intention at the last meeting was not to immediately award the grant but to seek other quotations and compare pricing before awarding the grant.
For any future application the Council would require information as to the budget spending before grass cutting was undertaken, in order to consider any grant application. Council clarified that the £1000 grant awarded at the last meeting was for the 2017 season, but that if a cheaper contractor was found, or not all the grant spent, the Council would require a refund of some of the grant monies. Any grant required for the 2018 season would be for renegotiation.

It was suggested that the precise time that members arrived or left the meeting should be recorded where the Minute indicated his/her arrival or departure.

2016/233

Matters Arising from the meeting held on 9th November, 2016
Churchyard – grass cutting schedule

A meeting had been arranged with Marcham Society and Parochial Church Council to discuss the grass cutting in the Churchyard. The Church had received complaints about the untidy state, and it was reported by one of the Council's representatives on the joint working party, that the contractor had commented on how matted the grass became in the central conservation section as this was not cut as frequently. It had been agreed, subject to costings, to cut the central section twice in the season (July and October), leave the area by Denman College to be cut once a year. It has been proposed that a party of volunteers from the Church would rake the cuttings to prevent matting of grass. The notice board where information as to what could be found in the conservation area could be placed, was in need of repair. Costs could be considered at the time of the budget.

Speed Monitoring

Council noted that the Faringdon East Neighbourhood Action Group had confirmed its decision not to extend the speed monitoring scheme to villages outside of its area. East Hanney representatives, had agreed to host a viewing session for one or two Council members. They would be in contact in due course. They had also suggested that Marcham may be able to borrow the equipment belonging to the Police Neighbourhood Team.

Grants Awarded at the Last Meeting

Council noted the responses from grant recipients to the questions posed by members at the last meeting. A query was raised by a member as to whether all information was in the public domain. The Clerk confirmed that the Clerk's notes did not automatically form part of the Agenda, but under the Freedom of Information Act a request could be made by a member of the public to see them. Any confidential or exempt information would be redacted before being released.

Howard Cornish Road – Street Lights

Council noted that the 2 street light that were not working have been repaired.

Sheepstead Road – Lights

Members also mentioned the missing street lights in Sheepstead Road, which had been removed many months ago owing to rusting metal. This left the area very dark. Reliance was on the lights to indicate the 30 mph speed zone. The Clerk was asked to write a strongly worded letter to the County Council to try and ensure that the street lights were replaced as soon as possible. It was suggested that s. 106 money from the Kings Field phase II development may be able to assist with replacement street lighting.

2016/234

Public Participation

No member of the public present wished to address Council.

2016/235

Planning Applications

a) Decisions on previous applications

P16/V2533/HH Conversion of outbuildings to create an artist's studio

1 Gozzards Ford

Permitted 8th November, 2016

P16/V2555/HH Proposed single storey side extension
50 North Street

Permitted 22nd November, 2016

P16/V2565/HH Proposed two storey front extension
Studland House, Woodside, Frilford Heath

Permitted 8th December, 2016

b) Planning Applications dealt with prior to the meeting

P16/V2692/FUL Variation of condition 7 - roads to remain private and condition 13 – no direct requirement for provision of charging points for electric vehicles

37 dwellings with associated works, garages, access road and public open space

Land off Packhorse Lane

For: Matthew Homes Ltd

Comments: Council objected. The wording in the

application appeared to remove the requirement to construct the road in accordance with County Council's road design guide. All roads should be constructed to County Council standards. The requirement for electric charging points should remain owing to the pollution on the A415 and the designation of the Air Quality Action Area. Every opportunity should be given to improve air quality.

P16/V2791/RM Reserved matters following outline approval P14/V2373/O

Land off Sheepstead Road

For: Mrs. H. King-Thompson and Mrs. H. Shorthouse

Comments: Council sought assurances regarding the paths, the linking of the paths, and maintenance responsibilities for open spaces. The house design appeared "boxy" and a request was made for stone or part stone to break up the appearance at an entry point to the village. Confirmation was sought as to the capacity of the public sewer to accommodate these dwellings

c) Applications for consideration at the meeting

P16/V2952/HH Internal and external alterations to existing outbuilding to provide additional residential use in connection only with 11 Church Street

Building not listed, but deemed to be within the curtilage of 11 Church Street which is grade II listed)

Building known as 1718 building 11 Church Street

For: Mr. J. Duffield

Members discussed the application and noted that there were no additional bedrooms, and no extra parking requirements.

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

In favour	Against	Abstention
7	0	0

Comments: Council believed the alterations to be a tidy conversion which would maintain the appearance of the building. It requested that standard conditions relating

to listed buildings to apply, such as the type of materials, as the building was within the curtilage of a listed building.

2016/236 Cllr. R. Webber (County Councillor) joined the meeting at 7.45 p.m.

2016/237 Planning applications continued

Miss Mander, the Chairman, left the meeting, and sat with members of the public. Mrs. Hill, Vice-Chairman, took the Chair for the following item

P16/V2887/FUL Erection of 3 bed detached dwelling
1 Priory Lane

For: Mr and Mrs. R. Pointer

Council discussed the application. Reference was made to the fact that it could be regarded as 2 storey property even though the application referred to single storey with room in the roof. It did not directly overlook other properties. Questions were asked of the Clerk as to whether comments could be made on the private road access as it was not adopted. The Clerk confirmed that Council could comment on that aspect if it wished. There had been archaeological findings in an adjacent field, and it was suggested that archaeological survey be undertaken.

The acting Chairman asked for a show of hands in support of the application

In favour	Against	Abstention
7	0	0

Comments: Council believed it was sensible infill, and it was assumed that it would go towards Marcham's quota of housing. Some concerns for vehicular movements in a cul-de-sac during construction and Council requested archaeological monitoring.

As the Clerk was related to the agent for the applicant,

she stated she would circulate the response letter to the District Council to the members for approval before being sent.

Miss Mander resumed as Chairman for the remainder of the meeting.

Mr. M. Hillis joined the meeting at 7.55 p.m.

P16/V3052/LB Alteration to grade II listed barn to form
Alteration to grade II listed barn to form 2 bed annex
12 Frilford Road

For: Professor J. Allan

Concerns were raised regarding the lack of drawings for the proposed conversion of the outbuilding for parking, and no confirmation had been given that the landowner of the land forming the access and parking area had agreed to the proposal. The parking appeared unrealistic and could generate parking within North Street.

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

In favour of objecting	In support of the application	Abstention
7	0	1

2016/238

District Councillor's Report – Cllr. Mrs. C . Webber

In the absence of Cllr. Mrs. Webber who was attending a meeting of the Vale of White Horse District Council, Cllr. R. Webber gave a report on her behalf. The effectiveness of a neighbourhood plan was questioned as additional housing in Drayton, not within the neighbourhood plan, had been approved as the District Council owing to the lack of a Local Plan. Cllr. Webber advised that at 11 sites in his County Division, developers were riding rough shod over conditions. The Local Plan was due to be adopted at the meeting of the Vale of White Horse District Council held on 14th December.

2016/239

County Councillor's Report – Cllr. R. Webber

Cllr. Webber advised that careful consideration was going to be given to the budget. Social care cost was increasing. The departments at the County Council should stop operating independently because of impacts on other budgets. A unitary authority would save money.

2016/240 Community Facilities
Miss Mander, a representative of the Council on the Community Facilities Steering Group, had circulated the minutes of the latest CFSG meeting. Matters were progressing steadily. Council noted suggested Heads of Terms for the agreement for a grant offer to the Anson Trust towards the construction of the village hall, multi-use games area, and changes to sports pitches. The Anson Trust had amended these and questions on the amendments had been submitted. The draft Heads of Terms for the grant agreement had been sent to the Council's Solicitor. A draft agreement was awaited.

2016/241 Miss R. Atkins left the meeting at 8.35 p.m.

2016/242 Marcham Community Group – Annual General Meeting 10th November, 2016

Miss Mander had attended this meeting and gave a report. She had circulated to members the report of the Chairman of MCG. A query was raised as to whether Miss Mander had attended on behalf of the Parish Council or as an individual.

In order to clarify the position it was proposed by Mr. Walton and seconded by Mr. Hoath and

RESOLVED:

that Miss Mander be appointed as an observer for the Parish Council at meetings of the Marcham Community Group

2016/243 New Housing Developments – Taylor Winpey / Vanderbilt (Land at Hyde Copse and off Sheepstead Road

Council noted that the path from the new development across the wide grass verge to Howard Cornish Road, was, according to the s. 106 agreement, to be constructed prior to the occupation of the 30th dwelling. Taylor Winpey had confirmed that it was its intention to construct the path during 2018.

Council noted that improvements to the drainage infrastructure were required to be undertaken in order to connect the 61 units from the Hyde Copse site to the Howard Cornish Road sewer. Difficulties had arisen in regards to the improvements required, and a planning application was expected to vary a condition regarding drainage,

Taylor Wimpey had offered to meet to discuss the drainage, and members thought it useful to accept the invitation so that discussion about drainage, and other issues such as the path connection at the northern end of their site to the path constructed by Vanderbilt could take place. Council noted that the public open space at the Eastern side of the Vanderbilt site had a foul water pump erected. Plans of the routes of pipes, cables, and utilities had been requested. General comments were made that when the public open space land and path were taken over from Vanderbilt, works would be required to the trees, and a planting plan required. Council noted that there was a commuted sum of money in the s. 106 agreement for the acceptance by the Parish Council of the public open space.

RESOLVED:

- (i) that a diagram showing the pipes, cables and route of drains within the Harding Way Vanderbilt development be obtained.
- (ii) that a site meeting be arranged with Taylor Wimpey to discuss its drainage connection for the Hyde Copse development, and connection of a footpath from its site into the Vanderbilt path.
- (iii) that following the meeting, a letter be sent to Thames Water and the Vale of White Horse District Council expressing concern regarding the lack of appropriate drainage, the inadequacy of the public sewers, and the cumulative effect of continued house construction on the sewer system.
- (iv) that a working party be formed in due course to consider any works required to the Vanderbilt path from Howard Cornish Road.

2016/244

Risk Assessment

Council noted the risk assessment. This was an update for the assessment undertaken in 2015. It was noted that cash reserves had increased and the level of fidelity guarantee cover would need amended. Reference to the Longfields play area would require deleting as the Licence for that site had been terminated. In case of impact on the budget owing to changes in grass cutting schedule for 2017 in the churchyard, it was

RESOLVED:

that the risk assessment be postponed until the

January meeting, and be considered after the budget for 2017/18.

2016/245

Play Area

Council noted the quarterly play area inspection report. Items were being monitored. Of note was the report that concrete slabs at the youth shelter had been damaged, and there were rough edges on the wooden seat at the shelter. The seat had been included in the list of

jobs allocated for the youngsters by Chris Ricketts who had volunteered to repaint the shelter. Slabs would be inspected.

RESOLVED:

- (i) that checks be made of Mrs. Ricketts to see whether the youngsters were going to deal with the rough edges to the seat in the shelter.
- (ii) that Mr. Martin Davies, local builder, be asked to replace any broken dangerous slabs.

2016/246

British Telecommunications – Telephone kiosk removal

Council noted correspondence from the Vale of White Horse District Council that British Telecommunications intended to remove 59 public payphones across the Vale of White Horse District. This included the payphone on the village green in Marcham owing to the fact that no telephone calls had been made from it within the last 12 months. Comments were made that as the telephone had been broken and without a handset for quite a while, it was unsurprising that no calls had been made.

RESOLVED:

- (i) that this Council regretted the loss of the public payphone.
- (ii) that Marcham Society be advised of the likely removal of the telephone box in case a photographic record for the village archives should be taken.

2016/247

Correspondence

a) Oxfordshire County Council – Entry to Primary School – deadline for applications 15th January 2017. Questions were asked as to the start date for construction of new classrooms. No information was

available.

b) Oxfordshire County Council – High Sheriff Awards – for those who have contributed significantly to community life. Deadline for nominations 11th January 2017.

c) Vale of White Horse District Council media release – Council's housing and homelessness support among the best in the country

d) OALC – November newsletter

2016/248

Accounts

Council noted the list of cheques numbered 2908 to 2921 to be signed and

RESOLVED:

- (i) that payments totalling £5339.56 in respect of administration costs, legal fees in connection with transfer of public open space and advice, grants, and grass cutting be authorised.

2016/249

Matters raised by members for information

Inconsiderate parking

Reference was made to parking congestion on pavements and grass verges which was causing obstruction and blocking paths. In North Street although parking was on the road, there was not enough room for buses to pass. The new housing development at the junction of North Street and Frilford Road restricted vision over what it had been previously when the site was a garage. It was suggested that the wall reduced in height and the telegraph pole removed. Unsuccessful requests had been made previously to relocate the telegraph pole. In regards to the inconsiderate parking and obstruction to roads, driving over pavements and damage to verges, it was suggested that a letter drop be undertaken to properties in the vicinity of where the problems were occurring. The Clerk was asked to draft such a letter for consideration at a future meeting.

Howard Cornish Road – Sale of Christmas Trees

It was reported that a sign had appeared in the vicinity of 80 Howard Cornish Road advertising Christmas trees for sale from a private dwelling.

Priory Park / Abbots Grange – attenuation pond

It was suggested that the attenuation pond required monitoring as this was half full of water and was very muddy.

Sheepstead Road – repairs by Vanderbilt Homes to road edges

The repairs to the edges of the road in Sheepstead Road undertaken by or on behalf of Vanderbilt Homes were inadequate and poorly carried out. Cllr. R. Webber (County Councillor) was checking these and contacting the County Council.

2016/250

Items for Marcham and District News

The Clerk would prepare an article for MAD News

2016/251

Date of Next Meeting

The next meeting of the Council would be held on Wednesday 11th January, 2017 in the residents' lounge at Duffield Place at 7.30 p.m.

The meeting closed at 9.20 p.m.

Signed Date