

MARCHAM PARISH COUNCIL

Minutes of a meeting of Marcham Parish Council held on Wednesday 12th July, 2017 the residents' lounge at Duffield Place, Marcham at 7.30 p.m.

Present:

Mr. I. Charles, Mr. M. Denton, Mrs. J. Fabes, Mr. M. Hillis, Mrs. S. Hill,
Mr. M. Hoath, Miss R. Mander, (Chairman), Mr. P. Steere, Mr. D. Walton
Clerk: Mrs. L. Martin
Cllr. R. Webber (County Councillor) and Cllr. C. Webber (District
Councillor).

- 2017/169 Apologies for Absence
Apologies for absence had been received from Miss Ruth Atkins.
- 2017/170 Declarations of Interest
There were no declarations of interest.
- 2017/171 Minutes of the meeting held on 14th June, 2017
The minutes were approved and signed as a true record of the meeting, subject in minute 2017/166 in Public Footpath alongside Frilford Road Recreation Ground to amending the word “contract” to “contact”.
- 2017/172 Matters arising from the meeting held on 14th June, 2017
- Village Green trees – development at 6 Mill Road
Council received a report from the Clerk and members who attended a site meeting with the developer. Additional fencing had been requested to protect the village green during construction, as well as works undertaken prior to commencement of construction to the chestnut tree on the northern side of the access. In addition, a tree planted to commemorate the coronation of George VI too required protection and some trimming before construction started, but this did not appear on the plans submitted to the Vale of White Horse District Council. The Clerk reported that the arboricultural officer at the District Council had supported these concerns, and had requested a revised landscaping plan.
- Thomas Merrifield – for sale sign Howard Cornish Road regarding land rear of King Avenue
The Clerk had arranged for the sign to be removed.
- Kingston Road - 40 mph limit extension at Millets Farm
This matter had been referred to the Clerk at Frilford Parish Meeting, as the road in question was within Frilford Parish.
- Path – Churchyard to Cemetery
Council noted that Denman College had confirmed that it was checking with its gardener to see what could be done to deal with the overhanging trees along the path.

South Central Ambulance Service – CPR/Defibrillator training 17th June, 2017

South Central Ambulance Service had cancelled the training planned for 17th June. It was hoped that a new training event could be arranged for the Autumn. A member asked who had been contacted regarding rearranging the training session. The Clerk provided the names. It was suggested that the Clerk contact Community First Responders general enquiries instead of specific people at the Ambulance Service.

2017/173

Public Participation

There were no members of the public present.

2017/174

Planning Applications

a) Decisions on previous applications

P17/V0987/LB Retrospective application for the installation of a commercial kitchen extractor
The Crown Public House, 1 Packhorse Lane
Permitted 13th June, 2017

P17/V1395/DIS Discharge of conditions 7 Private highway construction details and condition 11 Landscape Management Plan of P14/V1976/O
Development of 37 dwellings land off Packhorse Lane
Permitted 26th June, 2017

P17/V1400/PDH Erection of PVC Orangery style conservatory
44 Harding Way
Confirmation that planning consent was not required 23rd
June 2017

b) Planning Applications dealt with prior to the meeting

No applications had been received

c) Applications for consideration at the meeting

P17/V1802/LB and P17/V1803/HH Variation of condition 2 and 12 of P16/V0546/HH Demolish previous extensions on western aspect and bay window on eastern aspect and to extend principal dwelling and former barn with both single storey and two storey additions (as amended)
Marcham Mill, Mill Road
For: Mr and Mrs. A. Bedford
Council considered the application. It required the alterations to be in keeping with the open aspect of the river area, and for the walls not to exceed the dimensions specified 1.8m and 1.2. Gates should be as shown on the drawing and not vary from those proposed. Conditions should be included to require

consent to be granted by the District Council should there be any variation.

The Chairman called for a show of hands for those who supported the proposal.

In support	Against	Abstention
9	0	0

RESOLVED:

that this Council unanimously supports the application subject to the walls not exceeding the specified heights, and for the District Council to approve the design of the gates.

P17/V1801/DIS Demolish outbuildings, convert existing workshop to 2 bed dwelling and erect 2x3 bed dwellings.
Discharge of condition 10 – access
6 Mill Road
For: Mr. Pike, TWM Solicitors
Council had no comment to make on the removal of a section of wall

The Chairman called for a show of hands for those who supported the proposal.

In support	Against	Abstention
9	0	0

RESOLVED:

that this Council unanimously supports application

P17/V1622/O Erection of 5 bed detached dwelling and single garage
Greystones 8A The Gap
For: Mr. F. Claridge
Council expressed concern regarding the size of the dwelling in the plot, and considered it overdevelopment of the area. There would be excess traffic generation and inadequate parking for a 5 bed unit. The driveway was shared, and no turning space nor had visitor parking had been provided.

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

In support of objecting	Against	Abstention
9	0	0

RESOLVED:

- (i) that this Council unanimously objects to application on grounds of over development, generation of increased traffic movements in The Gap, shared access driveway which could cause problems if blocked, inadequate on site parking, lack of turning space and no visitor parking space.
- (ii) that Cllr. Mrs. Webber ask for the application to be determined by committee if necessary.
- (iii) that Cllr. Mrs. Webber be asked to clarify the number of parking spaces needed for a 5 bed dwelling.

RW.005/17 Erection of temporary single classroom
Marcham Primary School, Morland Road

For: Oxfordshire County Council

Cllr. R. Webber advised that Oxfordshire County Council had cut short its agreement with Carillion to provide construction and facilities management until 2022. This had had a knock on effect on the new classrooms planned for the primary school. Temporary classrooms were required to enable the school to fully operate in September at the start of the new year. Cllr. Webber was liaising with the school over the matter, but would keep the Parish Council informed.

Concerns were raised by members that the temporary solution could become permanent.

The Chairman called for a show of hands for those who supported the proposal.

In support
8

Against
1

Abstention
0

RESOLVED:

- (i) that this Council supports the application
- (ii) that the County Council be asked to ensure that temporary portakabin classrooms did not become a permanent solution to the need for new classrooms.

2017/175

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

Vale of White Horse District Council – Chief Executive

Cllr. Mrs. Webber reported that the Chief Executive David Hill had left the Council. Mr. Mark Stone was acting Chief Executive until March 2018.

Waste Recycling Vehicles

The District Council had purchased new recycling vehicles which would be supplied and start in the Autumn.

Didcot Garden Town Delivery Plan

The Delivery Plan for the Didcot Garden Town was out for consultation until 31st July, 2017. The Plan provided for 16,000 homes, 75,000 people, 30,000 jobs with as many new green spaces as possible, and new cycle ways.

Grant Schemes

A new round of capital grants schemes was to run alongside the New Homes Bonus. Grants were a minimum of £1000 up to 50% of the of the project costs. She wondered whether this would be relevant for the community facilities.

A415 – Traffic Survey

Whilst acknowledging the results of the traffic survey, the County Council required information from the Air Quality officer at the Vale of White Horse District Council. Advice would be required as to how to bring the air pollution down to acceptable limits.

2017/176

County Councillor's Report – Cllr. R. Webber

Traffic Surveys. – There were several traffic surveys taking place in rural areas locally, and solving each problem individually would cause knock on effects on other villages. There was a need for the County Council to understand the whole picture and there to be direction from Central Government downwards.

The County Council had accepted in principle the traffic survey figures for Marcham. The total numbers for cars and HGVs were very similar. They had accepted it was at grid lock. What needed to be understood was what steps could be taken, such as HGV restrictions until electric cars were in place. As with development proposals for North Abingdon, Shippon and Marcham, the ultimate solution was expensive. The County Council was gradually moving towards saying that unless there was infrastructure in place, then new developments would be restricted.

A planning application for 950 dwellings in North Abingdon would be considered at the District Council's planning committee on 26th July in Amey Hall, Abingdon.

Central Government had launched a transport investment strategy, but there was only £3 billion for schemes across the whole country. It was thought that new road construction could bring further expansion of the village. Oxfordshire would need to decide if it wanted to bid for Central Government funding.

For Sale signs – Signs had been placed on County Council land when they should have been within the property. Cllr. Webber had personally taken down 3 signs in Drayton which were on County

Council land and had received apologies.

2017/177

Community Facilities

Council received a report from the Council's representatives on the Community Facilities Steering Group. It was hoped the building works for the new hall would start in April 2018, with a completion date of Summer 2019. Council considered the latest plans for the hall, and noted some amendments to the internal proposals. Further consideration would be required for the kitchen and bar area, and the toilet provision. Questions were asked as to safeguarding if children were to use the smaller hall as an after school club.

Council considered the grant provisions for the funding it was providing to the hall project and the clause relating to the appointment of a surveyor to verify stage payments of the grant. Council discussed the possibility of a joint surveyor with the Anson Trust. A view was put forward that with the developer, the Anson Trust and grant provider's surveyors there could be several different opinions and it would not be cost effective to have separate representation. Another view was that as the Council was paying a grant it needed an independent surveyor, and it should not jointly appoint someone with the organisation that was receiving the grant. A say in the selection of the chosen contractor was required, as well as an independent person to audit the work undertaken. A specification for the inspections required would need to be written.

Discussion took place on guarantees that the developer would provide. There were two stages, one was supervision and assurances during construction, and the longer term guarantee.

The Chairman called for a show of hands for those who objected to the appointment of a surveyor jointly with the Anson Trust as receiver of the grant.

In support of objecting	Against	Abstention
5	3	1

RESOLVED:

that the Council not appoint a joint surveyor with the Anson trust for the supervision of construction works.

Council noted that the Vale of White Horse District had difficulty in dealing with s.106 enquiries owing to staff shortages. A new member of staff had been appointed, and an undertaking received that questions posed would be answered shortly.

Discussion took place on the terms of reference for the s. 106 working party. These currently provided for the working party to consider planning obligation and funding available for village projects. Council

considered extending these to give authority to the working party to progress whatever was required on a day to day basis, to advance the village hall project. This would include consideration of leases, and contracts. Items requiring major decisions to be referred back to Council.

Council considered the setting up of a website for the for the Community Facilities Steering Group to display material regarding the new village hall proposal. The costs was expected to be £50 plus vat per year. This would include a link from the Parish Council's website. A suggestion to use the Parish Council's website was not agreed, as the project was not entirely the Council's. The hall was being arranged by a joint Community Facilities Steering Group, but built by the Anson Trust on its own land, and the Council was a grant provider.

RESOLVED:

- (i) that Council supports the amended plans as prepared so far.
- (ii) that agreement of any further amendments to the plans including any to the toilet area kitchen and bar be delegated to the Clerk in consultation with Miss Mander and Mr. Walton, the Council's 2 representatives on the community Facilities Steering Group.
- (iii) that advice be sought from Community First Oxfordshire as to guarantees provided with hall construction.
- (iv) that the Developer be asked as to what warranty would be provided.
- (v) that the terms of reference of the Council's s. 106 working party be extended to include undertaking whatever was necessary on a day to day basis to advance the village hall project. Major decisions to be referred to Council.
- (vi) that the Council fund the cost of £50 plus vat for the creation of a website to display matters relating to the new village hall and community facilities project.

2017/178 Council agreed to change the order of items on the agenda to take the issue relating to the North Street footway as the next item before the departure of Cllrs. C and R Webber from the meeting.

2017/179 North Street Footway
Mr. Walton stated that a request for a footway in North Street had originated from the Community Led Plan, and there was £30,000 held

by the District Council for works for footpaths from s. 106 funding from a development within the parish. There were difficulties with the Parish Council progressing this itself, in that the Parish Council could not act as agents for the County Council as the County was not delegating this function, nor did it have the Power of Competence created under the Localism Act 2011. Ways of trying to provide a footway were discussed. It was thought that the design of the footway was the next stage to better understand the costings involved, although if the matter did not proceed, this could be wasted. The design costs could be funded via s. 137 Local Government Act 1972.

RESOLVED:

- (i) that the Clerk proceed to obtain costings for the design of a footway between The Gap and Howard Cornish Road along North Street.
- (ii) that the design be progressed subject to a maximum spend of £3000 plus vat.

2017/180 Cllrs. R and C Webber left the meeting at 9.08 p.m.

2017/181 Best Kept Garden Competition

First round judging had taken place and 3 gardens chosen from each zone to go through to the final round. This was taking place shortly. Council considered the future of the competition which had been taking place since 2000. There would be little impact if the competition ceased to run. Enthusiasm among residents for the competition had waned. Front gardens on new developments were small, and sponsorship for the competition had changed over the years. Discussion took place on ceasing the current competition, and resurrecting it at some special event which required celebration, such as the next coronation. Funding could be put aside each budget to focus on land that the Parish Council managed for the benefit of all.

RESOLVED:

- (i) that the best kept garden competition, after this year's competition, be halted
- (ii) that consideration be given at budget setting time to putting the competition funding to other uses.

2017/182 Oxfordshire Association of Local Councils – Annual General Meeting 3rd July, 2017

Mrs. Hill gave a report on this meeting which she had attended. Cllr. T. Fort from Sonning Common Parish Council spoke about his book "The Village News". Discussion had taken place too on Neighbourhood Planning.

RESOLVED:

that Mrs. Hill provide a copy of her notes of the meeting to the Clerk for circulation to members.

2017/183 Vale of White Horse District Council – response to s. 106 questions in relation to Abingdon Doctor’s Surgery
Council noted the response to questions it had posed in May regarding the claim from Abingdon surgeries for s, 106 funding from Marcham developments. This confirmed that any comments from the Parish Council would be taken into account before a decision was made. However, the Clinical Commissioning Group was responsible for health care and they had been notified about the contributions available. These were for capital funding, so health care classes within a village hall would not fall into the category.

2017/184 Fettiplace Road – Parking of Commercial Vehicles
Council noted that an Operator’s Licence to keep a vehicle in excess of 3.5 tonnes existed for an owner of premises in Fettiplace Road. The continuation date was February 2018. The Clerk had outlined the requirements needed for the issue of a Licence. Council was aware of concerns raised by local residents regarding parking.

RESOLVED:

- (i) that residents be advised of the existence of the Operator’s Licence and its period of validity.
- (ii) that they be advised to direct their comments to the Traffic Commissioner.

2017/185 Correspondence

- a) Abingdon Witney College – Information on adult learning part time courses 17/18.
- b) Oxfordshire County Council – Summer Ridgeway letter.
- c) Vale of White Horse District Council – Notification of Resignation of Chief Executive.
- d) Vale of White Horse District Council Parish Forum 12th July - reminder.
- e) Oxfordshire County Council – Hitchcops Footpath
The dedication agreement for the path through Hitchcops wood had been signed and completed. The County Council was to amend the rights of way map and install waymarking and other signs such as dog control.
- f) Vale of White Horse District Council – Parish Partner, planning event.
Mr. M. Hoath had agreed to attend this meeting in September.
- g) National Plant Monitoring Scheme – newsletter
- h) Vale of White Horse District Council – A415 telegraph poles in footway
The District Council had closed its planning enforcement file in the

matter of removal of the telegraph poles in that the County Council had power via its s. 278 road agreement to ensure the works were carried out. The Clerk outlined the history of communication with the County Council, Vale of White Horse District Council, Scottish Southern Energy and approaches to the developer.

2017/186

Accounts

Council noted the list of cheques numbered 2984 to 2993 to be signed and

RESOLVED:

that payments totalling £3543.34 in respect of administration costs, allotment water supply repairs, expenses for parishioner of the year certificate, and annual meeting of electors, play area checks, litter bin, and grass cutting.

2017/187

Matters raised by members for information

The Willows – Development by Pye Homes south of Abingdon Road

It was reported that where drain covers and ring seals had been fitted, concrete residue had been left, leaving a much smaller drain outlet. The Clerk was asked to bring this to the attention of Thames Water.

Howard Cornish Road - parking

A substantial number of vehicles were parking at the junction of Howard Cornish Road and A415 causing traffic problems for other road users. It was thought to be a temporary issue as Pye Homes, opposite this junction, were completing the final surface of the access road to its new development.

Pye Homes Development – Abingdon Road

It was reported that a large 4x4 vehicle had started reversing over the path and grass off the A415 to gain access to the property, rather than park at the rear in the allocated space. Delivery vehicles too were stopping on the main road. Discussion took place as to the possibility of the installation of bollards, as had been the case with the properties further along the road opposite the Baptist Chapel. Further consideration would be required as to what could be achieved.

St. Peter's Cross Roads – Diversion sign

A diversion sign was still in place at these cross roads. The start date for the commencement of works was queried.

Lamp posts

It was reported that a lamppost close to 22 Frilford Road was covered in ivy. A lamp post in Chancel Way had been affected by a fallen tree. It was noted that the lamp post in Longfields too had not been replaced

after the previous post had been knocked down by a delivery lorry going to the Taylor Wimpey site.

2017/188 Items for Marcham and District News
The Clerk would prepare an article for MAD News.

2017/189 Date of Next Meeting
The next meeting of the Council would be held on Wednesday 13th September, 2017 in the residents' lounge at Duffield Place at 7.30 p.m.

The meeting closed at 9.30 p.m.

Signed Date