

## MARCHAM PARISH COUNCIL

Minutes of a meeting of Marcham Parish Council held on Wednesday 11<sup>th</sup> October, 2017 in the residents' lounge at Duffield Place, Marcham at 7.30 p.m.

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Present:

Mr. I. Charles, Mrs. J. Fabes, Mrs. S. Hill, Miss R. Mander, (Chairman),  
Mr. P. Steere, Mr. D. Walton  
Clerk: Mrs. L. Martin  
Cllr. R. Webber (County Councillor)  
Joined by Ms. R. Atkins at 7.37 p.m.  
1 member of the public

Prior to the commencement of formal business Ms. Abigail Brown, Arts Officer for the Vale of White Horse District Council gave a presentation on s. 106 funding from local developments which had been earmarked for the arts. As populations increased there was a consequent increase in cultural need. There was a change in the National Planning Policy Framework of the definition of cultural wellbeing. As well as art statues and art objects, street furniture, festivals, activities, lighting, seating were now included within the definition.

Sums achieved to date from s. 106 funding were: £12,900 from Kings Field, £5400 from Priory Lane, £11,100 from Packhorse Lane, £11,100 from Sheepstead Road, £18300 from Hyde Copse and £300 from the Institute site. Sums totalled in the region of £58,000. The process in deciding suitable projects was to create a steering group, draft a brief, advertise for an artist, undertake interviews, then formally appoint the artist and then progress the project. Questions were asked as to whether funding could pay for lighting rigs within a hall setting. Usually other funds were used for paying for the arts to happen, but any hall would be publicly accessible, so testing the idea was a possibility. A further question was asked about archives. Whilst heritage can inform art, funding did not amount to paying for cupboards, but could possibly be used to signpost exhibitions etc. It was a theme that could be explored and if appropriate, agreed in writing with developer. The responsibility for maintaining the art would be with the landowner where it was situated.

- 2017/212      Apologies for Absence  
Apologies for absence had been received from Mr. Denton, Mr. Hoath and Cllr. C. Webber (District Councillor).
- 2017/213      Declarations of Interest  
Mr. Walton declared an interest in regards to the agenda item on allotments, in that his wife was an allotment holder. Ms. R. Atkins declared an interest in the agenda item relating to 1 Tower Close in that she lived next to this property.
- 2017/214      Minutes of the meeting held on 13<sup>th</sup> September, 2017  
The minutes of the meeting held on 13<sup>th</sup> September, were approved and signed as a true record of the meeting,

2017/215 Matters arising from the meeting held on 13<sup>th</sup> September, 2017

Cow Lane - Allotment gate

The gate had been repaired and re-hung. There had been difficulties in unlocking the new padlock, and this had been returned to the supplier.

Hedge overhanging footpath adjacent to Arboretum

A response from the landowner was awaited.

Play Area

An order for the agreed repairs had been placed.

Institute weeds

With the consent of the Anson Trust, the Clerk had arranged for the Council's contractor to trim just the front of the Institute area.

A415 – Speed limit

The matter of the speed limit had again been referred to Cllr. Webber. He had copied the clerk into his correspondence with the County Council.

Speed Monitoring

The East Hanney neighbourhood action group had invited Marcham to view the speed monitoring process in Hanney. . Mrs. Hill, who previously expressed an interest was unable to attend on 25<sup>th</sup>/26<sup>th</sup> October, the date specified. Ms. Atkins asked for the times for early morning monitoring as she may be able to attend prior to work commitments. The Clerk would obtain these. The Clerk was asked to contact Mr. Denton to see whether he would wish to attend.

2017/216 Public Participation

The member of the public present expressed concern regarding the vehicular access from Harding Way into the proposed new Kings Field II development. It was stated that there should be another access road straight into the site from Sheepstead as Harding Way was barely wide enough for 2 cars to pass.

The second point raised related to traffic speeding down Sheepstead Road into the village. A chicane has been requested at the time of the planning applications, but not agreed by Oxfordshire County Council. Speed monitoring could take place, when the Council had access to speed monitoring equipment.

2017/217 Planning Applications

a) Decisions on previous applications

P17/V1577/FUL Tarmac 2 car parks

Denman College

Permitted 4<sup>th</sup> October, 2017

Mr. Walton enquired about drainage conditions attached to the

consent for tarmac car parks. The Clerk would check and advise him accordingly.

P17/V2296/LB Replace two PVC pipes with cast iron pipes,  
works to roof and replace roof over balcony  
Sheepstead Hosue, Sheepstead Road  
Permitted 4<sup>th</sup> October, 2017

P17/V2297/LB Add base kitchen cupboards, stove, fridge, sink  
and dishwasher to an existing living room  
Permitted 4<sup>th</sup> October, 2017

P16/V2791/RM Reserved matters for Kings Field II  
(P14/V2372/O – Erection of 37 dwellings)  
Sheepstead Road  
Withdrawn 26<sup>th</sup> September, 2017

P17/V2072/HH Demolition of outbuildings and new extension  
5 Priory Lane  
Withdrawn 20<sup>th</sup> September, 2017

R3.0053/17 Erection of temporary classroom  
Marcham Primary School, Morland Road  
Permitted 29<sup>th</sup> September, 2017

b) Planning Applications dealt with prior to the meeting

P17/V24446/LDP Single storey rear extension  
3 Abbots Grange  
For: Ms. C. Blackmore  
(householder notification under permitted development)  
Comments: Council expressed concern regarding the possible  
accumulative effect of loss of drainage should each property  
undertake an extension, and recalled the requirement for a flood  
risk assessment when the 18 properties in this road were  
granted consent.

P17/V2492/HH Proposed rear extension, access road,  
hardstanding for car and conversion of side brick store into  
utility room  
2 Parkside  
For: Ms. S. Woods  
Comments: Council maintained its objections as stated in the  
previous application: loss of public amenity land, and felling of  
trees

P17/V2495/HH Single storey front extension with alterations to  
existing porch  
50 Howard Cornish Road  
For: Mr. D. Coates  
Comments: Council had no objections

c) Applications for consideration at the meeting

P17/V2592/HH Extension and alterations to form first floor accommodation

Hyde Farm Bungalow, Abingdon Road

For: Mr. P. Collett

Council had no objections but queried the effect on the grade II\* listed farmhouse adjacent.

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

In support	Against	Abstention
7	0	0

Comments: Council supported the application as it was appropriate to the setting, but queried the effect on the grade II\* listed Hyde Farm house.

P17/V2579/SCO Scoping opinion request for the development of up to 700 homes, an eastern link road between the A420 and the A415, a two form entry primary school, a local centre and associated open space and landscaping

Kingston Bagpuize

For: Lioncourt Strategic Land Ltd

Council discussed the impact on the A415, the air quality, and generally on village of Marcham should the development at Kingston Bagpuize proceed. Traffic was already queuing at the Frilford traffic lights and significant road congestion had been noticed from other housing developments.

Comments: Council asked for any Environmental Impact Assessment submitted with the planning application to include highway and air quality studies relating to Marcham and the A338 Frilford cross roads.

d) Local Plan Part 2 – Presentation 19<sup>th</sup> September

Mrs. Fabes, Mr. Hoath and the Clerk attended the presentation on Local Plan Part 2. Slides from the presentation had been circulated to members. Presented were proposals for housing to meet Oxford's unmet housing need. Of note for Marcham was the fact that the site for 400 houses north of the A415 at the eastern side of the village had been removed, and the site to the south of the A415 for 120 houses had been reduced to 90. The reasons given being the County Council's concerns regarding traffic and air quality and the need to safeguard land for the Marcham ByPass. The publicity period on Local Plan Part 2 had commenced on 11<sup>th</sup> October, for a period of 6 weeks.

RESOLVED:

that consideration to comments from the Parish Council be deferred to the next meeting.

e) Vale of White Horse District Council – Parish Partner Training 28<sup>th</sup> September, 2017

Council received a report from the Clerk. She and Mr. Hoath had attended the planning training event. 5 parish partners had been appointed to deal with enquiries from parish councils. They were receiving training in planning issues and would take responsibility for finding the answer to a query or referring the query to the planning officer. Brief presentations on permitted development, planning enforcement, conservation, ecology, forestry, urban design and landscape had been given.

Taylor Wimpey – Hyde Copse development – drainage

Thames Water had undertaken further studies in regards to drainage requirements. It appeared that owing to a change in methodology, calculations showed that no further drainage works were necessary. A request had been lodged with Thames Water seeking clarification of the new methodology. Ms. Emily Hamerton, planning development manager, at the Vale of White Horse District Council had been approached in regards to the required release of a planning condition. This stipulated that only 20 properties be connected to the drainage before drainage works were carried out. Drainage within the village was discussed at length, the problems with overall capacity and the requirement for Thames Water to solve the issues and explanations as to the changes in methodology were required. Ms. Hamerton or the planning officer would report back to the Parish Council.

g) Planning Correspondence

(i) South Oxfordshire District Council /Vale of White Horse District Council Proposed Joint Housing Delivery Strategy

Council noted the strategy, and commented that there was a need for bungalows within Marcham.

(ii) Vale of White Horse District Council – Adoption of Community Infrastructure Levy Charging Schedule

Council noted the Community Infrastructure Levy Charging Schedule was adopted on 27<sup>th</sup> September, 2017 to come into effect from 1<sup>st</sup> November 2017.

(iii) Planning Enforcement

1 Tower Close - Council noted that the building at the rear of the garage was viewed as an outbuilding. The work fell within permitted development and the converted garage was occupied by members of the same family and not a separate unit. 3 parking spaces were possible within the curtilage of the property, and there were no previous planning conditions that prevented the alterations that had been carried out.

Members expressed concern regarding parking on the amenity area at the junction of Tower Close and Orchard Way. It was suggested that bollard around the public open space were required.

North Street - Garage Site

The District Council had been asked to provide an update on the position regarding the wall and fencing which restricted vision for motorists leaving North Street. Ms. Atkins asked for information as to the developer for the site.

2017/218

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

In the absence of Cllr. Mrs. Webber, Cllr. R. Webber gave a report. Local Plan Part 2 – The publication period was 11<sup>th</sup> October to 22<sup>nd</sup> November. An exhibition would take place on 6<sup>th</sup> November in Abingdon College.

Vale of White Horse District Council Audit Report – This indicated that the District Council was short of officers. It was now taking steps to employ additional staff.

Garages for Rent in Marcham – Cllr. Webber had been approached regarding garage rental in Marcham. There were garage blocks owned and managed by Sovereign Housing Association. Any approach would be to that organisation.

2017/219

County Councillor's Report – Cllr. R. Webber

Oxfordshire County Council – Minerals and Waste Local Plan

The amounts to be quarried had been fixed and that put an end to speculative applications. The issue now was where the quarries be sited.

Reservoir – This issue was still a current topic. Historically the public purse and tax payers had paid for both sides of the argument. MPS Council and Thames Water were now getting together to look at the issue and steps were being taken to speak out early in the process to say the public purse should not fund both sides of the reasoning.

SMAA housing figures – Central Government had produced a new method of calculating the housing need figures, and it appeared that the figures for Oxfordshire could be reduced, and the unmet need for Oxford may no longer be required. A decision would be known by February or March 2018.

Councils bid for infrastructure – Councils had formed a group and lodged a bid for £450 million for infrastructure.

Air Quality Management Area – Progress was being made in regards to the A415. A complete analysis of the figures given to the County Council by Cllr. Webber following the traffic count had been requested.

2017/220 Cllr. Webber left the meeting at 9.03 p.m.

2017/221 Community Facilities

a) Update Report - Council received a report from Miss Mander, on the current position regarding the community facilities. The proposed start date for construction was April 2018. Marcham Sports Scouts and Social club had taken over the running of the pavilion building and field from September until the commencement date for the building works. An archaeological survey would be required first, as well as storage facilities for current equipment. Garages were proposed for storage. The roof of the Institute building would be removed to prevent bats from roosting. The Baptist Church was available for rent for a while. A survey of the field was being carried out to ensure everything fitted where required. The new community building would be called Marcham village hall. The whole site including pitches, and multi-use games area would be referred to as MarchamCentre. Discussion had taken place too on fundraising strategy and governance of Marcham Community Group.

b) Thanks from Marcham Community Group for grant – Council noted a letter of thanks from MCG for the grant awarded towards its legal costs.

c) s. 106 application – Council received a report from its working party on the current situation regarding availability of s. 106 funding towards the project. The application form and notes had been circulated to members. Thomas Homes were to produce details of pricing and MCG was writing a letter of support.

2017/222 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  
Miss R. Atkins left the meeting.

2017/223 Community Facilities Contd.

d) Level of Funding/size of hall

Council considered the likely level of funding available and whether there was a possibility of increasing the size of the hall. Discussion centred around identifying the risks involved, the assurances as to available funding, the proximity of any extension to the cricket pitch boundary, and the funding requirements for the interior

e) Appointment of Trustee to MCG

Council considered the appointment of a Trustee to the Marcham Community Group Charity. Advice had been given by the Oxfordshire Association of Local Councils as to the separate rolls of a Trustee and

a Councillor and the need to take into account the Code of Conduct as a dual hatted person, when acting as a Councillor at a Council meeting. The Articles of Association appeared unclear as to which organisation did the actual appointing, and whether the Council just nominated a Trustee. It was understood that MCG were going ahead with alterations to the Articles of Association which would permit the Council to have the opportunity to appoint a Trustee should it wish to do so.

RESOLVED:

- (i) that the application for s. 106 funding towards to the hall and multi-use games area facilities now be lodged.
- (ii) that the Council's representative on the steering group make enquiries of Thomas Homes as to any additional costs involved regarding an extension to the hall.
- (iii) that the Council agrees to nominate at its annual meeting in May, a Trustee to serve on the MCG Charity for a period of 3 years.

2017/224

Cow Lane Allotments

Council considered charges for water. The water billing had been transferred from Thames Water to Castle Water. Charges seem to vary from those charged by Thames Water. The Clerk suggested monitoring the use of the water until Castle Water had been the supplier for 12 months, and then setting a charge to be implemented from the September rent collection date 2018.

The Clerk had collected allotment rents earlier in the evening and comments had been received that there was glass on the northern half plot adjacent to the central parking area. It was thought that a professional company may be required to do the work

RESOLVED:

- (i) that the water charges be reviewed again after balancing the accounts as at 31<sup>st</sup> March 2018
- (ii) that ways of clearing glass on allotments be investigated

2017/225

Correspondence

a) Local Council Review magazine – Autumn 2017

b) Oxfordshire County Council – Adoption of Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy

c) Community First Oxfordshire - Event on how to recruit volunteers Tuesday 14<sup>th</sup> November 9.45 a.m.

2017/226

Accounts

Council noted the annual return and report certificate from the external auditor BDO who had confirmed that on the basis of their review of

the annual return, in their opinion the information in the annual return was in accordance with proper practices and no matters had come to their attention giving cause for concern that relevant legislation and regulatory requirements had not been met.

Council noted the list of cheques numbered 3008 to 3017 to be signed and

RESOLVED:

- (i) that the annual return and external audit report be accepted
- (ii) that payments totalling £6575.67 in respect of administration costs, grants, allotment water and grass cutting be authorised.

2017/227

Matters raised by members for information

Grant to Anson Trust

A grant had been allocated to the Anson Trust in the Autumn 2016 for grass cutting. From September 2017 the grass cutting in the Anson Field had been taken over by Marcham Sports Scouts and Social Club. It was suggested that a proportion of the grant be reclaimed. Discussion took place as to whether the grant was retrospective i.e. at the end of the grass cutting season for the grass recently cut, or whether it had, in fact been paid in advance for 2017 season. The Clerk commented that when balancing the accounts at the year end, the grant cheque had been unrepresented. The Clerk would check past minutes for details of the grant awarded.

Harding Way – dead trees on amenity space on the right hand side on entering. These were either the responsibility of the management company or Vanderbilt. Questions were asked as to whether they were going to be replaced.

2017/228

Items for Marcham and District News

The Clerk would prepare an article for MAD News.

2017/229

Date of Next Meeting

The next meeting of the Council would be held on Wednesday 8<sup>th</sup> November, 2017 in the residents' lounge at Duffield Place at 7.30 p.m.

The meeting closed at 10.15 p.m.

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