

MARCHAM PARISH COUNCIL

Minutes of a meeting of Marcham Parish Council held on Wednesday 14th November, 2018 in the residents' lounge at Duffield Place, Marcham at 7.15 p.m.

Present:

Mr. M. Denton, Mrs. J. Fabes, Mr. M. Hillis, Mr. M. Hoath, Miss R. Mander, (Chairman), Mr. P. Steere, Mr. D. Walton

Clerk: Mrs. L. Martin

Mr. Jon Bright, Director, South and Vale Citizens Advice Bureau.

Mr. Steven Hawkins, Project Manager/Lead from SGN gas networks

Ms. Susan Day, Stakeholder Engagement SGN gas networks

Ms. Sophie Stanhope, Planner for Direct Mole Ltd, contractor for SGN

Joined by Cllrs. R. Webber (County Councillor) at 7.30 p.m., Cllr. Mrs. C.

Webber (District Councillor) (7.50 p.m.), Mr. Neil Rowe, Chairman the Anson

Trust, (7.40 p.m) Mr. Mark Patchett MP Consultancy Services Ltd (7.40

p.m.) and Mr. Chris Brotherton, Director of Thomas Homes Ltd (7.40 p.m)

Mr. Jon Bright, Director of the South and Vale Citizens Advice Bureau had intended to address Council during public participation, but as he needed to leave the meeting early, the Chairman agreed to permit him to speak prior to the commencement of formal business.

He placed on record his thanks for the Council's grant last year. Whilst the Citizens Advice Bureau as a named organisation was well known, its precise roll and its funding was not known. It was part of a national organisation, but there was no core funding. The District Councils had given 70% of funding in the past, and it was looking to diversify funding. From 2020 there would be no rate support grant, so the District Council could not commit to future funding. The local bureaux had 68 volunteers who had advised 10,000 people, 74 of whom came from Marcham. There were 5 advice centres in the area operating from fairly new offices through to a World War II army canteen in Wallingford. The Citizens Advice Bureau recorded statistics, and their case studies showed shocking difficulties within families. 75% of people visiting the bureau could be helped with their problems. More volunteers were required, as were ideas for fund raising. Members thanked Mr. Bright for the work of the Citizens Advice Bureau, and for the information provided in this year's grant application. Mr. Bright left the meeting at 7.20 pm.

The Chairman invited representatives from SGN Gas networks to address the Council. Major gas pipe replacement works were being planned for the A415 from Marcham almost to the Marcham Interchange at the A34. The existing pipes were cast iron and were corroding. The proposal was to install a larger 1500mm diameter pipes which could serve areas such as Kingston Bagpuize as well as Marcham. Works would start in February 2019. The road would be restored to full highway specifications following trench digging, and would be guaranteed for 3 years. It was appreciated that significant long term road works caused disruption. SGN could not offer financial compensation, but did

offer programmes of safety awareness for school, small amounts of funding for fetes or similar, and assistance in terms of man power. Plans were being made for leaflet drops in households, an exhibition, a dedicated website, as well as communications to local schools and media. Discussion took place on the likelihood of stationary traffic causing pollution in the Air Quality Management Area, and the use of traffic lights elsewhere to control the flow of traffic through the village. Promises could not be made without involving County Council highways. The Parish Council requested to be present at any meetings with the highway authority. SGN asked for contact details of landowners adjacent to the road as they needed to arrange for a site compound

The Chairman thanked them for their presentation and Mr. Hawkins, Ms. Day and Ms Stanhope left the meeting. Formal business of the meeting commenced at 7.50 p.m.

- 2018/228 Apologies for Absence
Apologies had been received from Miss Ruth Atkins, Mr. Ian Charles and Mrs. S. Hill.
- 2018/229 Declarations of Interest
In regards to grant applications to be considered, Mr. Walton declared an interest in the grant application from Marcham Community Group in that he was the Council's representative on the Trustee body. Mr. Steere declared an interest in the grant application from Marcham Society in that he was Chairman of the Society. Mr. Denton declared an interest in the grant application from the Parochial Church Council in that he was a member of the Parochial Church Council.
- 2018/230 Minutes of the meeting held on 10th October, 2018
The minutes were approved and signed as a true record of the meeting.
- 2018/231 Matters arising from the meeting held on 10th October, 2018
Howard Cornish Road – flats – deposited items
Confirmation had been received that the car left on the amenity land adjacent to the flats was being moved into a garage. It was reported that branches and offcuts from trees were still there.
- Litter Bins adjacent to pavilion – Anson Field
These bins had been checked by the handyman and were found to be not in a good state of repair and were therefore not reusable elsewhere. It was reported that these bins were full and overflowing and that dog faeces was being left by the pavilion. The bins were the responsibility of the Anson Trust.
- Overhanging Vegetation
Some responses had been received from residents that they were taking action in regards to overhanging vegetation.
- 2018/232 Public Participation

Community Facilities

Mr. Mark Patchett, consultant for the Anson Trust, introduced himself. He stated that what should be a simple project was in fact turning out to be very complex. The Parish Council was provided under half of the total cost of building the hall. The Trust was at the stage of finalising the Leases. The final drafts would go to the Parish Council's solicitors for advice and comment. The Trust was anxious to help secure the s. 106 funding from the District Council.

Mr. Brotherton spoke about his procurement process, and stated he had undertaken a viability assessment in 2016 which had satisfied the District Council. The cost of the whole scheme (all aspects) would be £2.2 million plus vat and inflation. Some aspects, such as tendering for landscaping would not be undertaken until next year. He spoke about projects he had undertaken elsewhere. He declined an invitation to share the cost figures for the construction of the hall that he had acquired to date. Costs had been obtained not only for the hall but for the nursery. It would be difficult to separate the figures. The Clerk indicated that all figures could be supplied. As the s. 106 application related to construction of the hall, multi use games area and sports pitches it was thought possibly easier to split the application into 3 the separate areas, and apply for each section independently.

Mr. Patchett confirmed that the Anson Trust was appointing a surveyor to monitor construction. The Clerk queried whether this was Mr. John Naish of Wantage. Mr. Rowe confirmed that it was. In addition there would be monthly visits on site open for the Parish Council, MCG and others to attend.

Mr. Brotherton confirmed that the temporary electricity supply to enable construction to commence would be installed by SSE next year which should permit a start on site in February.

One key outstanding issue was the requirements of the District Council in order to release the s. 106 funding. It was suggested that a meeting with the District Council take place to discuss the outstanding requirements, and to see if an agreed way forward could be found. Mr. Brotherton to attend this meeting. Mr. Brotherton, Mr. Rowe and Mr. Patchett left the meeting.

2018/233

Planning Applications

a) Decisions on previous applications

There were no planning application decisions to report.

b) Planning Applications dealt with prior to the meeting

P18/V2523/ Incorporation of rear parking area into private garden and create parking to front of dwelling.

71 Howard Cornish Road

For: Mr Lepelletier

Comments: Council objected as the shared access had been incorporated into private garden and the turning area removed,

thereby making it more difficult for other vehicles to manoeuvre. It was noted too that windows had been changed at this property and a conservatory erected. The Council was unsure whether these were permitted development. If the application were approved, there was a need for a drop kerb to be installed at the front of the dwelling.

c) Applications for consideration at the meeting

P18/V2546/LB and P18/V2545/FUL Conversion of existing listed barn to new 3 bed detached dwelling

The White House, 12 Frilford Road

For: Mr. J. Allan

Members discussed the application and noted concerns regarding windows, parking, requirements for screening, adequacy of sewers and drainage, replacement trees, and possible obstruction to the site if access off North Street were used.

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

In favour	Against	Abstention
7	0	0

RESOLVED:

that the Council supports the application, with the following concerns being brought to the attention of the Vale of White Horse District Council

Comments: Council had concerns regarding the windows which were are being changed from timber to aluminium, and which were not consistent with the listed status of the property. The vehicle parking was being extended and required screening from the road. Thames Water had not confirmed the adequacy of the adjacent sewers and connections for drainage for a new dwelling. The system was at capacity. Similarly surface water drainage provision should be included. Any trees removed from the site should be replaced. Access to the site off North Street also served other properties and land. There should be condition that there was to be no parking which interfered with others rights of access and cause obstruction. That requirement applied permanently as well as to the construction phase.

P2473/O Erection of 114 dwellings with public open space, landscaping and sustainable drainage system. Vehicular access points from Leas Lane.

Land north of Longfields

For: Gladman Developments and W. Cumber & Son (Theale) Ltd

Members discussed the application and objected to further large scale development within the parish on grounds of the site not being within the Local Plan, the accumulative effect of more housing, particularly on the Air Quality Management Area, effects on ground water and inadequate drainage.

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

In favour	Against	Abstention
0	7	0

RESOLVED:

that the Council objects to the application on the following grounds

Comments: The site is in conflict with the Local Plan, housing need figures as presented by the applicant were inconsistent with those of the District Council. The Air Quality Assessment calculations submitted by the developer conflicted with the view of the County Council and Highways England that no further major development should take place in Marcham until at least a By Pass was complete. The site conflicted with Core Policy 4 in the Local Plan, and was not sustainable. There was drainage and flood risk with an effect on Barrow Farm Fen. The Design and Access statement make incorrect assumptions in regards to school capacity. Access to the site was via an existing housing development with blocked paved roads, which if not adopted by the highway authority, would have to be maintained and funded by residents elsewhere.

2018/234

District Councillor report – Cllr. Mrs. C. Webber

Dalton Barracks – Cabinet Report

The area for building on the Dalton Barracks site had been reduced, and Shippon would remain in the green belt area.

5 Councils Joint Procurement Arrangements

The agreement for the 5 councils had ceased. Funds had been frozen. Frozen too by Central Government was the New Homes bonus. This brought in £3m per year. Grants were therefore frozen, including the Wantage Leisure Centre.

Department of Housing Communities and Local Government – Housing Needs Assessment

Figures for the Oxfordshire Strategic Housing Market Assessment undertaken in 2014 were still in use, and figures for 2016 which showed a reduced requirement were not being used.

St. Helen Without Parish - Neighbourhood Plan

This neighbourhood plan had now been completed, and was out for consultation.

Free Christmas Parking

Parking was going to be free of charge on Saturdays in the main towns in the Vale of White Horse District area from 1st December until Christmas.

Vale of White Horse District Council – Business Awards

The District Council was inviting nominations for the business awards scheme.

2018/235

County Councillor Report – Cllr. R. Webber

Oxfordshire Housing and Growth Deal

This was an agreement signed by all the Councils in Oxfordshire. Each of the Councils would supply all of the houses in their separate local plans. Central government would provide £150m for infrastructure, £60m for affordable housing and £5m for administration and to ensure it all worked effectively. However £8 billion was the true cost of the infrastructure needed.

Oxford – Cambridge Expressway

This was a proposed route between the Oxford area and Cambridge. Cambridge and Bedfordshire were keen to have the expressway. It would have limited access on and off. All local councils were pressing Government to be clearer as to its purpose. It was also not clear as to where Government wanted it to go.

Thames Water – Water Resources Management Plan

These proposals indicated that water from the area would probably go to Affinity which was a water supplier in the north west of London and the Homes Counties. Should a reservoir be built, it would not be for the benefit of local people, but numerous visitors would add to the air quality management problems of the area.. He suggested, and Council agreed that a public inquiry into the reservoir would be appropriate. The Clerk was asked to convey such comments to Thames Water.

2018/236

Community Facilities

Council noted that the minutes of the steering group meeting referred to at the October meeting of the Parish Council had not been received. The Council's working party had continued to meet to discuss the future Leases of the facilities, in so far as they affected the Council. Council noted the information provided by the developer during the public participation section, and that the District Council had indicated that they could see no problem in splitting the s. 106 monies available into 3 areas – hall, multi-use games area and sports pitches, although the issue may need to be referred back to the District Council's SMT committee.

RESOLVED:

That Cllr. Catherine Webber (District Councillor) be asked to approach Mark Stone, Chief Executive of the Vale of White Horse District Council to try and arrange a meeting with relevant officers in order to progress discussions regarding the release of the s. 106 funding.

2018/237

The Anson Field – Proposed Nursery Building

Council The Clerk has been contacted by the Vale of White Horse District Council to inform her that Little Angels Nursery had applied to the District Council to have the name “Little Angels” formally allocated to the nursery building as part of the postal address. This would be in addition to 1 Barrow Close. The Clerk has contacted the Anson Trust to advise them of this, and they were unaware of the application. Council discussed whether a formal name should be allocated to the nursery building as part of the postal address. There seemed to be little merit in this, and then each business occupier could add their own name for identification purposes as appropriate.

RESOLVED:

- (i) that this Council does not support the allocation of a property name as part of the postal address of 1 Barrow Close
- (ii) that each business, as appropriate should be free to add its own business name as required.

2018/238

Grant Applications

In view of the lateness of the hour it was

RESOLVED:

that this item be deferred to the next meeting.

2018/239

Commemorative Tree – Armistice of World War I

Council noted that 2 trees have been allocated for Marcham (Oak and Rowan).

RESOLVED:

that the location for planting be delegated to the clerk in consultation with the Chairman.

2018/240

Correspondence

- a) Road Closure for New Road, Church Street and part of the A 415 between 10.30 a.m. - 12.30 p.m. for Remembrance Sunday was

granted by the Vale of White Horse District Council on 2nd November, 2018

b) OALC – October news

c) High Sheriff Awards – Nominations invited for those who have made outstanding contributions to community life. Deadline 10th January, 2019

2018/241

Accounts

a) Council noted that the Internal Auditor had indicated that he was retiring. The Clerk was taking steps to find a replacement. The internal audit section of the Vale of White Horse District Council was suggested as a possible replacement auditor.

RESOLVED:

- (i) that possible replacement auditors be considered by the audit working party
- (ii) that enquiries be made of the Vale of White Horse District Council to see if it undertook internal auditing of Parish Council accounts within its area.

b) Council noted the list of cheques numbers 3125 to 3132 to be signed and authorised payments totalling £3287.51 in respect of administration costs, tree clearance, grass cutting, and donation to Royal British Legion Poppy Appeal

2018/242

Matters raised by members for information

Resignation

Mrs. Jane Fabes indicated that she was thinking of standing down from the Parish Council. She was reminded that the seat would become vacant at the elections in May 2019, and also of the provisions for casual vacancies and co-opting close to an election.

Frilford Road Recreation Ground Car Park – Caravan

It was reported that a caravan with someone resident in it was parked in the car park to the Frilford Road recreation ground. This had already been reported to the Clerk, who in turn, had spoken with the County Council's gypsy and traveller officer, the Police, and Environmental Health at the Vale of White Horse District Council, The District Council was about to visit the site and speak to the person involved.

Royal British Legion Poppy Appeal

Mr. Denton reported that as the local Poppy Appeal organiser, he could confirm that the sum of £7067.15 had been collected.

New Road – Allotment hedge - overhanging

It was reported that the hedge from the allotments overhanging New Road was in need of cutting back.

Church Street – overhanging hedging near to A415

It was reported that as the Church Street path tapered close to the A415, it was impossible to walk as there was overhanging hedging. The Clerk would check the properties and see whether the owners could cut the hedging back.

A415 – path on southern side in Packhorse Lane

It was reported that this path had moss on it and was therefore slippery.

Path from Howard Cornish Road to Harding Way Vanderbilt site

There was a significant number of leaves on this path. The Council would need to include in its budget a provision for maintenance when it became the owner.

2018/243

Items for Marcham and District News

The Clerk would prepare an article for MAD News.

2018/244

Date of Next Meeting

The next meeting of the Council would be held on Wednesday 12th December, 2018 in the residents' lounge at Duffield Place at 7.30 p.m.

The meeting closed at 9.35 p.m.

Signed Date