

## **Dorchester-on-Thames Parish Council**

The Monthly Meeting of the Parish Council was held in the Village Hall on Wednesday 9<sup>th</sup> August 2017 commencing at 7.30 p.m. The Chairman, Cllr Chris Hill presided; present were Cllrs. Rob Ballantyne, Maurice Day, Viviane Quirke, Mike Rimmer and Keith Russell with G Russell in attendance. Also present for part of the meeting were nine members of the public including representatives of Abingdon & Oxford Angling Alliance and the UK Wild Otter Trust.

### 1/8 Apologies for absence

Apologies were accepted from Cllrs Mark Williams and Oliver Margison, who had work commitments elsewhere and from District Cllr John Cotton who was attending another meeting.

### 2/8 Public Participation

Jason Winterbourne confirmed his family's interest in development of the land known as 'Allen's Pit' which he had previously explained to the Chairman would take the form of perhaps 8 houses with an element of possibly 50% 'affordable housing' built adjacent to Abingdon Road. The Parish Council suggested that Mr Winterbourne should discuss the matter with SODC and gave him the contact details of Helen Novelle, Principal Development Officer for the Council.

Residents of Herringcote expressed concern about the impact that the proposed demolition and construction work on the Belcher Court site would have upon them. It was agreed that the District Council, if it grants permission to P17/S1907/FUL, should set strict conditions concerning hours of work and control of dust. In the meantime, SOHA has confirmed that the site will be kept tidy with grass cut as required.

Representatives of Abingdon & Oxford Angling Alliance followed up a meeting which they had had with the Chairman and Cllr Viviane Quirke at the Fishing Lake off Drayton Road on 31<sup>st</sup> July. Over the course of the consultation period for their planning application P17/S1166/FUL it had become apparent that there had been several matters which had been misunderstood. Far from access to local residents becoming more difficult, access would be enhanced and made more safe. The new fencing is required to protect the commercial viability of the Lake which has recently experienced serious financial losses because of otter attacks. Predation by otters has also resulted in distressing destruction of birds, especially cygnets. Lesley Wright, Trapping Coordinator for the Wild Otter Trust, told the Council that fishing lakes are not the otter's natural feeding grounds and so the Trust fully supports the proposal of the Angling Alliance.

### 3/8 Declarations of Disclosable Pecuniary Interest

None

### 4/8 Minutes of the Meeting held 12<sup>th</sup> July 2017

Following the proposal of Cllr Viviane Quirke, seconded by Cllr Keith Russell, the Minutes as circulated were approved and signed after the word 'importance' was replaced by 'important' in Minute 17/7.

### 5/8 Matters Arising from the Minutes

Maintenance of Watling Lane; the Chairman reported that members of the Wallingford Green Gym had carried out a day's work on the overgrown bushes and trees on the side of the Lane with very satisfactory results. He will arrange for the group to come again. The Chairman has also reached agreement with Andrew Townsend about future maintenance routines.

6/8 County Councillor's Report

The monthly report from County Cllr Lorraine Lindsay-Gale had been received and circulated. There were no questions arising.

7/8 District Councillor's Report

The monthly report from District Cllr John Cotton had been received and circulated. There were no questions arising.

8/8 Report on contact with Bishops Court Farm

The Clerk said that he had checked with the County Council the suggestion that when a landowner encloses a pathway on two sides responsibility for maintenance of the surface passes to the landowner. As far as the County Council is concerned the officers are convinced that it is still down to them.

The Clerk's meeting with the Farm Manager to agree the wording of a notice for Dorchester News had been cancelled due to the bad weather meaning that Scott Ruck had not travelled to Dorchester as planned. The Clerk will try to deal with the matter via email in order to meet the copy deadline of Friday 11<sup>th</sup> August. Residents wishing to make direct contact with the Farm will be given Scott Ruck's contact details rather than those of Luke Winham, the Land Surveyor.

The Council noted that, at the original Bishops Court Farmhouse, Planning Permission and Listed Building Consent had been granted on 13<sup>th</sup> July for the proposed removal of former 'additions' and erection of a two storey rear extension and creation of basement internal alterations.

9/8 Discussion on P17/S1166/FUL, Dorchester Lake, Drayton Road; Replacement of Boundary Fence

Following the representations from the Angling Alliance and the Otter Trust heard earlier in the Meeting, the Council agreed that it would withdraw its recommendation that this Planning Application be refused. The Clerk will inform the Planning Officer.

10/8` Discussion on P17/S1907/FUL(Amended) Belcher Court Martins Lane Demolish existing flats and erect four dwellings

The Council considered the amended details but these had no bearing on the several reasons for recommending refusal that were contained in the Council's response submitted on 27<sup>th</sup> June and so it was proposed by Cllr Rob Ballantyne and seconded by the Chairman that the Council strongly recommends that the Applications should be refused. This was unanimously agreed along with the following comments: if the Planning Officer is minded to recommend approval the Council strongly supports the comments about access and rights of way that were made by Arthur McEwan-James in his submission dated 6<sup>th</sup> June. The land next door to the site of the proposed development is owned by the Parish Council and provides access to the Parish Cemetery. On no account should work on the Belcher Court site prevent access to the Cemetery for vehicles and/or pedestrians attending funerals. The developer must also agree that any damage to the Council's access road will be repaired at the developer's expense.

Taking into account comments made by Herringcote residents earlier in the meeting, the Council asks that the proposed demolition and construction work should not take place during unsocial hours and that care will be taken to minimise noise and the spread of dust. Everyone involved with this project should follow the code set down by the Considerate Constructors Scheme [www.ccscheme.org.uk](http://www.ccscheme.org.uk)

11/8 PAGE Meeting 25<sup>th</sup> July;

In the absence of the Chairman, Cllr Mike Rimmer had represented the Parish Council at this meeting. The County Council's full council meeting on 12<sup>th</sup> September is likely

to approve the present plan without amendment. PAGE wishes to obtain Counsel's Opinion on whether it should apply for a Judicial Review and has a continuing need for funds. For the time being, however, a contribution of £1,000 is sufficient, as in previous years.

Currently there are planning applications for gravel extraction to take place near Culham and near Cholsey. Should either of these applications fail the developers are likely to make an application for a site in the area covered by PAGE.

Cllr Keith Russell proposed that a donation of £1,000 should be made. This was seconded by the Chairman and unanimously agreed.

#### 12/8 Planning:

##### a. Applications:

P17/S2718/HH 14 Wittenham Lane

Removal of existing flat roof double attached garage. Erection of two storey side extension, canopy porch and dormer window.

Cllr Rob Ballantyne proposed that the Council should take no strong views over this application. This was seconded by Cllr Viviane Quirke and unanimously agreed.

P17/S2630/FUL 36 Martins Lane

Demolish existing dwelling house & garage; construct a pair of semi-detached dwellings, each with integral garage

The Chairman said that no planning notice has been displayed and suggested that an extension to the consultation period should be requested so that all the neighbours could be made aware of the proposals. In the event that this would not be allowed it was agreed that the Council would recommend refusal on the grounds of over-development. The application lacks a lot of information including what will become of a large tree that has been omitted from the plans. Cllr Rob Ballantyne proposed this motion which was seconded by Cllr Mike Rimmer and approved unanimously.

P17/S2517/LB The Pigeons 5-7 High Street

Replacement of old, rotted skylight on rear elevation with a new "conservation" style sky light

Cllr Keith Russell proposed that the Council should take no strong views over this application. This was seconded by Cllr Maurice Day and unanimously agreed.

P17/S2577/HH & P17/S2578/LB The Old Forge 72 High Street

Single storey rear extension

Cllr Maurice Day proposed that the Council should recommend this application for approval. This was seconded by Cllr Keith Russell and unanimously agreed.

P17/S1807/HH - 4 Jemmetts Close

Addition of single storey pitched roof garage side extension, rear conservatory, glazed enclosure and conversion of existing garage to kitchen use including new windows front and back. Addition of timber porch and associated minor internal alterations (as amended by plans received 7th July 2017) An extension to the consultation period has been agreed by the Planning Officer

Cllr Rob Ballantyne proposed that the Council should take no strong views over this application. This was seconded by Cllr Mike Rimmer and unanimously agreed.

##### b. Neighbourhood Development Plan

The Parish Council as a whole was asked to formally approve the Steering Group's Plan. This was proposed by Cllr Keith Russell and seconded by Cllr Viviane Quirke and approved unanimously. The Council thanked all those who have contributed to the work of the NDP Steering Group over the years since its formation in 2012.

The Clerk reported that SODC has asked for site allocations to be submitted by 15<sup>th</sup> August and the Chairman said he would deal with this.

##### c. The Fleur de Lys;

The Council has received the report of the recently formed Steering Group. Members of the Steering Group have already had an advisory meeting with the Plunkett Foundation and intend soon to create a website and Facebook group. The Chairman commented that with Cllr Oliver Margison an active member of the group he is no longer so involved with the 'Friends of The Fleur' campaign.

13/8 Finance: Bank balances & payments

NatWest Current Account balance at 28/7	£61,795.96
NatWest Reserve Account balance at 4/8	<u>£47,870.18</u>
	£109,666.14

VAT repayments received in past month: £5,648.59 for 2014/15 and £3,753.58 for 2015/16. The VAT from 2016/17 still to be claimed totals £3,523

The Council noted that since the July meeting a cheque for £375 has been paid to Denis Froude Pest Control for work in the Abbey Closed Churchyard.

The following Payments were approved:

Behind Closed Doors (Pavilion shutters servicing)	408.00
PAGE (donation)	1,000.00
Playsafety Limited (annual inspection)	172.20
Berinsfield Community Business (June grass)	1,669.86
Berinsfield Community Business (May grass)	910.50
Artisan Litho Ltd (walking guides reprints)	383.00
Artisan Litho Ltd (village leaflets reprint)	949.00
Total Pest Control	66.00
NALC (subscription)	17.00
SSE (Pavilion Electricity)	58.07
Chris Hill (donation to Green Gym)	30.00
SODC (Dog waste bin service)	112.03
Neil Willis Handyman duties for Geoff on holiday	61.25
Geoff Willis Village Handyman (3 weeks)	262.50
G Russell (salary)	538.82
Freeths LLP (Legal fees re Belcher Court)	<u>3,321.00</u>
	£9,959.23

It has been suggested that the Parish Council should buy a BBQ for Fireworks Night and make it available for other events. This was turned down due to lack of storage. A Christmas tree decorations catalogue has been received and given to the Chairman. The Council has received an appeal from Soldiers of Oxfordshire who would like a donation of £250 to assist education and research. The details will be circulated for discussion at the September Meeting.

The Clerk reported that the Co-Op has agreed to make a grant of £250 for a new litter bin outside the branch in the High Street. A 'Heritage' style will be ordered and the Council confirmed that it would like to have a bin that could be fixed to the ground.

14/8 Correspondence with Chairman and/or Clerk

John Howell MP has written with information about his recent activities in connection with Neighbourhood Planning and has suggested that he should meet with members of the Council in September. It was agreed to explore what dates would be available.

15/8. Speedwatch Proposals

With assistance from Malcolm Corry, the Clerk had prepared a draft notice for Dorchester News and this was approved.

16/8 Village Bus Services;

Cllr Rob Ballantyne reported on the operations of the 'Dorchester Flyer' which has been running as a paid service since September 2016. He had circulated the detailed results in advance of the meeting. The net cost of providing the service over this period was estimated to be around £800. Recently Going Forward Buses, a Community Interest Service, had started to offer a service (Number 138) on Monday, Wednesday and Thursday between Dorchester and Wallingford. Cllr Ballantyne has been in contact with the Company and it is possible that the service could also be offered on Fridays if the Flyer is withdrawn. The Council agreed the Flyer should continue to run for three months to enable the impact of the 138 to be seen and its future viability judged.

17/8 Routine Reports:

a. Sports Club Pavilion & Playground;

The RoSPA reports following the inspections of the Play and Multi Use Games Areas have been received and forwarded to the Chairman.

Val Howells has organised someone to carry out play equipment cleaning next week. Claire Andersson is leading a project for a 'deep clean' of the Pavilion which last year cost approximately £400. It was agreed that up to this amount could be spent again. The Clerk reported that following vandalism which has damaged both the defibrillator cabinet and the pavilion roof, security cameras have been fitted and notices advertising their presence have been displayed.

It was proposed by Cllr Keith Russell and seconded by Cllr Viviane Quirke that the Council should approve the tree maintenance programme recommended by Jenks for the Recreation Ground, Cemetery and Closed Abbey Churchyard amounting to approximately £2,000. This was unanimously agreed. Cllr Russell said that it would be very useful if Jenks would supply the tree mapping that has been produced as a result of their recent surveys.

b. Footpaths;

The Parish Council approved a budget of £1,500 to cover the supply and installation of four more dog waste glove dispensers

c. Cemetery/Closed Churchyard;

The Parish Council approved a budget of £2,000 to cover the supply and installation of six new sack-holders.

d. Allotments

Nothing to report.

18/8 Any Other Urgent Matters

Some fly-tipping of electrical household goods was reported to have taken place near the Oxford-bound bus stop on the Dorchester by-pass.

N.B.Plans for Future Development of the Village Hall; and Surveying Opinions of Village Visitors; Due to lack of time, discussion of these items was postponed until a future meeting.

The Meeting closed at 10.34