

Minutes of a meeting of the Parish Council held at the Church Room, Kidmore End on Wednesday 21 June 2017 at 8.00pm and concluded at 9.45pm.

Present: Ms S M Biggs (Chairman), Dr C D Aldridge (Vice-Chairman), Ms A S O'Reilly, T M Perchard, H Thresher.

Apologies for absence were received from Ms S Forde, Mrs S Hall, Mrs S J Hunter, I G C Pearson, J A Swift QC.

2.01 MINUTES

The Minutes of the meeting held on 24 May 2017 were taken as read, confirmed and signed as a correct record.

2.02 REPORT OF COUNTY COUNCILLOR

The Council noted a written report by Mr K Bulmer, the county councillor for the Goring division, covering, inter alia:

- the administration of the County Council, following the elections, which had been formed by the Conservative Group with the support of 2 independent councillors;
- the priorities for that administration, which were “social care” and “highways’ infrastructure”;
- the political purdah period associated with the general election.

2.03 OPEN SESSION

During the Open Session, which was extended to 15 minutes, with the consent of the Council:

- Mr J Maclean of The Hamlet, Gallowstree Common, reported that the Chairman of the Playing Fields Committee had yet to meet him to discuss his noise nuisance complaint and other matters and questioned the functionality of the Playing Fields Committee;
- Ms T Reeves-Pyke of Beech Road, Tokers Green and Mr R Butters of Tokers Green Lane, Tokers Green, both spoke in opposition to the planning applications for development of The Elms, Tokers Green Lane, Tokers Green;
- Mr I Beale of Tokers Green Lane, Tokers Green asked whether the Council would arrange for the removal of the silt from Tokers Green pond: the Chairman undertook to approach County Council officers requesting this.

2.04 CONSULTATION ON PLANNING MATTERS – APPLICATIONS

The Council considered applications referred to it since the last meeting.

The Council noted an e-mail from Ms V Northfield (address not known) opposing the applications relating to The Elms, Tokers Green Lane, Tokers Green and copies of the statements and letters sent to the District Council in opposition to those applications from Mr & Mrs M R Sykes of Beech Road, Tokers Green and the Tokers Green Residents' Group.

RESOLVED: That observations be made as follows

<u>Application</u>	<u>Observation</u>
Proposed erection of market housing – 4 x 4-bedroom, 4 x 3-bedroom and 1 x 2-bedroom houses, affordable housing – 4 x 3-bedroom and 1 x 2-bedroom houses and associated development including revised access, provision of public footpath and retention/improvement of wildlife area on land (the Elms) to west of Tokers Green Lane, Tokers Green for Perfectfield Ltd	Refuse – see Appendix
Proposed erection of market housing – 4 x 4-bedroom, 4 x 3-bedroom and 1 x 2-bedroom houses, and associated development including revised access, provision of public footpath and retention/improvement of wildlife area on land (the Elms) to west of Tokers Green Lane, Tokers Green for Perfectfield Ltd	Refuse – see Appendix

2.05 APPOINTMENT OF OFFICERS, SUB-COMMITTEES AND REPRESENTATIVES

(cf 1.07/17) The Council considered an appointment which had been deferred at the last meeting.

RESOLVED: That Mrs S Hall be appointed as Wells Manager for the period to the Annual Meeting in 2018.

2.06 KIDMORE END WAR MEMORIAL

(cf 1.08/17) The Council considered a report (17/18 - 2) of the Clerk advising it of the proposal to inspect the foundations of the war memorial in the churchyard of St John



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the Baptist, and enquiring whether the Council would fund the inspection. It was reported that a churchwarden had advised that the Parochial Church Council would meet the cost of digging the necessary trial pit.

RESOLVED: That, under the provisions of War Memorials (Local Authorities' Powers) Act 1923, the cost of the inspection of the foundations of the war memorial be met, from the budget head for grants to the Parochial Church Council towards upkeep of the churchyard.

2.07 HOUSE NAMING

In an e-mail, the District Council's Data Monitoring Manager & Street Naming and Numbering Officer advised that the new residential dwellings at the Old Chapel, Horsepond Road, Gallowstree Common had been named Ennismore House and New Copse House.

2.08 PLAY AREAS

(cf 1.10/17) The Chairman reported on progress with the project to complete the refurbishment of the play area at the Gallowstree Common Recreation Ground and the replacement of the safety surfaces in that play area and that at Kidmore End.

In order to ensure that the bark was removed from the play equipment pits before the main suppliers came onto site, the Chairman, as a matter of urgency, had authorised, notwithstanding Financial Regulation 11.1(h), the hire of an excavator, at a cost of £117.50 + VAT.

The Chairman further reported that Playdale Playgrounds Ltd, the main contractors, had taken occupation of the site following the Spring Bank holiday, and had made reasonable progress. However, the hardcore supplied to fill the former bark pits had been poor, containing assorted debris, including metal. The Chairman had taken up the matter of the unsatisfactory materials with the contractor.

In the meantime, the agreement with the District Council had been signed, and the Big Lottery had signed off its grant to the project as satisfactorily completed.

RESOLVED: That the action of the Chairman be approved and confirmed.

2.09 DEEP CLEANSE

(cf 1.17/17) In a letter, a waste business support assistant of the District Council advised that she had asked her Council's contractor to arrange for the deep cleansing of the footway on the north west side of Horsepond Road, Gallowstree Common.



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2.10 TEMPORARY ROAD CLOSURES

With an e-mail, the County Council's Director for Infrastructure Delivery gave notice of a temporary closure, under the Road Traffic Regulation Act 1984, of Tokers Green Lane, Tokers Green, near Brickies, on 20 June 2017, for 2 days, for water supply works.

2.11 DIAMOND JUBILEE PAVILION, GALLOWSTREE COMMON RECREATION GROUND – MAINTENANCE

(cf 1.19/17) The Council considered a report (17/18 – 3) of the Clerk, concerning the present financial situation of the Playing Fields Committee, requesting the Council to decide whether to assist the Committee with an outstanding financial commitment and to address remedial works potentially required at the Diamond Jubilee Pavilion.

RESOLVED: 1 That responsibility be assumed for the presently unpaid account from Henley Heating & Plumbing Ltd, in the sum of £3,212, net of VAT, for works in the Diamond Jubilee Pavilion.

2 That the Playing Fields Committee be advised that the above action should not be seen as a precedent, that it should increase its income streams in order not only to meet the cost of the routine maintenance of the Pavilion and the Recreation Ground, but also to build up funds to meet the cost of exceptional items in the future, and that it should review its expenditure minutely, being concerned, for instance, that electricity consumption appears to have increased by 63% from 2015/16 to 2016/17.

3 That, in principle, a suitably qualified person or persons be appointed to advise on the condition of the Pavilion, and what further works might be required.

(Mr H Thresher declared an interest, under the Code of Conduct, in this matter, as a member of the Playing Fields Committee, and withdrew from the meeting during discussion thereon).

2.12 CHILTERN EDGE SCHOOL

(cf 1.20/17) The Vice-Chairman reported on a meeting she had attended about the future of Chiltern Edge School. She had felt that the meeting was very positive, and was particularly struck by the optimistic and enthusiastic stance of the new head teacher. The Vice-Chairman indicated that the School would remain open at least until July 2018.

2.13 WEBSITE AND SOCIAL MEDIA

(cf 1.22/17) Although consideration of the matter had been deferred at the last meeting, shortly after that meeting, the details of the proposals for the use of social media in connection with the Council's website were circulated to all Members of the Council. A

majority of Members indicated their support for the early introduction of the service. Accordingly, the Chairman, as a matter of urgency, agreed the adoption of the proposals on behalf of the Council.

RESOLVED: That the action of the Chairman be approved and confirmed.

2.14 FINANCE

(i) Balances

The Clerk reported that balances at the bank totalled £42,239.85.

(ii) Accounts for payment

RESOLVED: That the following accounts, listed in the schedule under Financial Regulation 5.2, be approved for payment:

Came & Company – Insurance premium	£2175.30
Acorn Services – Dismantle play equipment at Gallowstree Common and remove bark chippings at both play areas	£500.00
Southern Plant & Tool Hire Ltd – Hire of dumper	£155.97
Southern Plant & Tool Hire Ltd – Hire of excavator	£139.58
Playdale Playgrounds Ltd – Work to date at Gallowstree Common	£5592.32
Kidmore End Parish Room – Accommodation for meetings	£198.00
Castle Water Ltd – Water for allotments	£348.01
Ms S M Biggs – Gift for former webmaster	£50.18
R F Penfold – Salary net of Income Tax	£376.49
HM Revenue & Customs – Income tax deducted	£250.99
R F Penfold – Printing agenda etc	£14.20

2.15 CONSULTATION ON PLANNING MATTERS

(i) Decisions

The Council noted that the applications for

alterations to front dormer at Bramble Cottage, Horsepond Road, Cane End;
dormer to front elevation at Tamarisk, Tokers Green Lane, Tokers Green
(retrospective);
replacement roof to create chalet bungalow, side extension, replacement windows
and internal alterations at Tree Tops, Hazelmoor Lane, Gallowstree Common

had been permitted conditionally.

(ii) Action of Plans Sub-Committee

The Council noted copies of e-mails sent by Mr R Bisgrove and Mr M Jan-Janin, both of Dysons Wood, Tokers Green, to the District Council, objecting to the application relating to Cuckoos, Dysons Wood, Tokers Green (see below).

RESOLVED: That the action of the Plans Sub-Committee in respect of the following applications, as set out in the register of action, be approved:

new infill extension, new chimney, new front entrance and internal reconfiguration at Waters Edge, Chalkhouse Green Road, Kidmore End;
single storey rear extension and detached stables building at Cuckoos, Dysons Wood, Tokers Green;
single storey rear extension at Hillfield House, Horsepond Road, Gallowstree Common;
erection of 1.98m high close board fence at The Old Farmhouse, Reading Road, Cane End;
variation of condition 2 of permission P16/S3894/FUL to allow extension of barn to be converted to dwelling at The Coach House, Tokers Green Lane, Kidmore End.

(iii) Proposed development at Kidmore Farm, Tanners Lane, Chalkhouse Green

(cf 1.13(iii)/17) The Council noted e-mails from Ms B Grigor of Tanners Lane, Chalkhouse Green expressing opposition to the planning applications for development at Kidmore Farm, Tanners Lane, Chalkhouse Green and from Ms J Townend of Kidmore Farm, countering the objections made to the applications.

(iv) Development on land at Bryants Farm, Emmer Green

(cf 1.13(vii)/17) It was noted that the District Council had yet formally to determine the planning application for 245 dwellings on land near Bryants Farm, Emmer Green [Parish of Eye & Dunsden].

(v) The Elms, Tokers Green Lane, Tokers Green – Tree preservation order

With a letter, the District Council's Head of Planning enclosed a copy of the South Oxfordshire District Council (Kidmore End and Mapledurham Areas) Tree Preservation Order number 17S17, covering trees on land (the Elms) to the west of Tokers Green Lane, Tokers Green. The order covered 7 oak trees, a group of 13 trees adjacent to the highway and woodland of mixed species at the north of the site, including Colonel's Pit.

(vi) Neighbourhood development plans

(cf 1.13(viii)/17) The Chairman reported on progress with the arrangements for the public meeting on neighbourhood development plans on 7 July 2017. An agenda for the

meeting had been drafted and fliers delivered to every household in the Parish.

(vii) District Council's Housing and Employment Land Availability Assessment

(cf 1.13(x)/17) By letter, the Leader of the District Council, Cllr J Cotton, responded to the Chairman's letter regarding the District Council's Housing and Employment Land Availability Assessment (HELAA).

First of all, the Leader of the District Council apologised for any distress caused by the inclusion of the Kidmore End cemetery in the list of possible development sites. This was the result of an error by consultants hired by his Council. He stressed that, as a matter of policy, cemeteries were not suitable for development.

The Leader went on to explain how 2 of the other, privately-owned, sites had come to be included. In both instances, the sites had come forward from previous exercises, eg the call for sites in 2016, and the owners of both sites had confirmed that the land could be available.

The Leader reiterated that the HELAA did not determine whether a site should be allocated for future development, and did not constitute a land allocation. Nor did it grant planning permission for sites or suggest that planning permission would be granted. It did not take into consideration planning designations, eg areas of outstanding natural beauty, which would be pertinent in the determination of any planning applications for the development of identified sites.

Members took the view that the Leader's letter was a satisfactory reply to the Chairman's enquiry.

(viii) Reading Borough Local Plan

(c 1.13(xi)/17) It was reported that the Plans Sub-Committee had, as authorised at the last meeting, submitted a response, on behalf of the Council, to the Reading Borough Local Plan.

(ix) District Council's Five-Year Housing Land Supply

The Council noted a statement by the District Council concerning the five year supply of deliverable housing sites required under the National Planning Policy Framework. This was a key material consideration when determining housing planning applications and appeals. Following a review undertaken in May 2017, the District Council assessed that it had 4.1 years of deliverable housing land supply, below the national requirement.



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(x) Central and Eastern Berkshire Authorities – Joint Minerals and Waste Plan

In an e-mail, a member of the Planning Policy Team of Reading Borough Council advised that that Council, together with Bracknell Forest and Wokingham Borough Councils and the Council of the Royal Borough of Windsor & Maidenhead, was working to produce a joint minerals and waste plan, and, as a first stage, had issued a visions and objectives paper. The Councils sought comments, until 21 July 2017, on the consultation paper.

2.16 KIDMORE END VILLAGE – TRAFFIC SPEEDS

(cf 11.06(iv)/17) With an e-mail, a member of staff in the County Council's Traffic Safety & Accident Prevention Team enclosed a copy of the public notice, together with statement of reasons and draft order, about the proposed traffic regulation order to reduce the speed limit, at the request of the Council, to 20mph on roads in Kidmore End village centre. The proposal had been advertised in the "Henley Standard" on 26 May 2017, and comments had been invited on the proposals until 23 June.

The Clerk indicated that he had pointed out to the County Council that roads which had not been adopted as roads maintainable at public expense had been included in the draft order. In reply, an officer of the County Council had confirmed that such roads would be excluded from the order, if the order was made.

By e-mail, Mr R Middleton (address not known) suggested that the speed limit be reduced to 20mph throughout the length of Tokers Green Lane. In another e-mail, Mr D South of Chalkhouse Green Road, Kidmore End advised that he had encouraged people to express their support for the proposed order, and reported that the headteacher of Kidmore End School had invited parents of pupils, and governors, to indicate their support for the proposal.

2.17 MERCHANT NAVY DAY

In a letter, the Campaigns' Manager of Seafarers UK invited the Council to fly the Red Duster (the official flag of the British Merchant Navy) on its flagpole on Merchant Navy Day, 3 September.

2.18 OXFORDSHIRE ASSOCIATION OF LOCAL COUNCILS

The Council noted an update for members published by the Oxfordshire Association of Local Councils in May 2017, with particular reference to the paragraphs about neighbourhood development plans.

2.19 CONSULTATION ON CONSERVING FREE USE OF PUBLIC PARKS

By e-mail, the County Officer of the Oxfordshire Association of Local Councils drew

attention to the consultation initiated by the Department for Communities and Local Government on a proposal for the Secretary of State to exercise his powers under Section 151 of the Local Government and Housing Act 1989 to make regulations to prohibit, limit or repeal powers of a local authority to make a charge for use of a public park. This arose out of the decision by Stoke Gifford Parish Council to charge Park Running for the latter's use of that Council's park for a weekly 5km run. The closing date for responses to the consultation was 28 June 2017.

Members discussed the merits of charging for the "wear and tear" of facilities caused by organised events in parks, especially where those facilities were provided by parish councils with limited Council Tax income.

RESOLVED; That the Vice-Chairman be authorised to respond, on behalf of the Council, to the consultation.

2.20 WEBMASTER

The Chairman reported that Mr D R King had stepped down as webmaster for the Council's website, a duty he had undertaken, as a volunteer, for the past 10 years. In recognition of this, she had arranged a gift of wine for Mr King, on behalf of the Council.

RESOLVED: 1 That Mr D R King be thanked for his service to the community, as webmaster of the Council's website, for 10 years.

2 That the action of the Chairman be approved and confirmed.

2.21 PLAYING FIELDS COMMITTEE

It was noted that the Playing Fields Committee had not met since the last meeting of the Council.

2.22 TELEPHONE KIOSKS

(cf 1.24/17) The Chairman reported that Soha Housing Ltd, the owners of the land, had consented to the relocation of the former telephone kiosk in Kidmore End, to the position agreed with the County Council's Area Highways' Steward. Mr H Thresher and Mr T Perchard sought, and received, guidance from Members as to the acquiring the materials for the new base for the kiosk.

2.23 ALLOTMENTS, GALLOWSTREE COMMON

The Chairman reported that, on investigation, there seemed to have been a leak on the water supply to the allotments at Gallowstree Common, in the vicinity of the water meter. She had contacted W J Hatt Ltd for advice. That Company had confirmed a leak, but suggested that responsibility for it lay with Thames Water Utilities Ltd (TWUL). The

Chairman had then contacted the water company, who had accepted responsibility, and had effected a repair towards the end of May 2017. The representative of TWUL had suggested that a refund be sought for lost water.

RESOLVED: That the action of the Chairman be approved and confirmed.

2.24 MEETINGS, CONFERENCES ETC

The Chairman reported on a meeting of the Chilterns Conservation Board that she had attended, at which the possible expansion of the Chilterns Area of Outstanding Natural Beauty had been discussed.

2.25 EXCLUSION OF PUBLIC

RESOLVED: That the public be excluded from the meeting, pursuant to Section 100A(4) of the Local Government Act 1972, during consideration of the following item on the grounds that exempt information, under paragraphs of Schedule 12A of the Act shown below, would be discussed:

Item	Paragraph
Highway verge cutting	3

2.26 HIGHWAY VERGE CUTTING

(cf 10.06(i)/17) The Council opened the tenders received for the highway verge cutting contract, as follows (3 tenders had been sought, and one invited contractor had indicated that he was not in a position to tender):

Ian Kendrick Ltd	£795.
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The Chairman had been concerned that vegetation growth on the vision splays at the Horsepond Road/Wood Lane/Wyfold Road junction, Gallowstree Common was becoming dangerous. Pending the award of the verge cutting contract, she had, as a matter of urgency, instructed that Ian Kendrick Ltd be hired to strim the vision splays at that location. The work had been carried out on 20 June 2017.

RESOLVED: 1 That the contract for highway verge cutting in the 2017 season be let to Ian Kendrick Ltd.

2 That the Vice-Chairman be appointed to supervise the contract.

3 That the action of the Chairman be approved and confirmed.



APPENDIX

COMMENTS ON PLANNING APPLICATIONS P17/S2003/FUL and P17/S2021/FUL – development of land on the west side of Tokers Green Lane (The Elms), Tokers Green

These applications should be **REFUSED**, because of the following conflicts with local planning policy.

SOCS Policy CSQ3

This application does not ensure high levels of accessibility by all modes of transport within the wider area of the development site. In fact, it will only add to the problems of vehicles trying to pass each other on a single track lane. Indeed, in the transport statement supplied by the applicant, where Tokers Green Lane narrows to 3 metres, it suggests that it is safe for a car and a pedestrian to pass. However, 10% of all traffic in the survey results were actually over 3.5 tonnes in weight and, therefore, larger than an average car, with no escape for the pedestrian.

SOLP Policy 4

Development which would damage the attractive landscape settlements of the District will not be permitted.

SOLP Policy 9

Any development that would cause a loss of landscape features will not be permitted where those features make an important contribution to the local scene.

SOPL Policy G4

The need to protect the countryside for its own sake is an important consideration when assessing proposals for development.