

KIDMORE END PARISH COUNCIL

Minutes of a meeting of the Parish Council held at the Church Room, Kidmore End on Wednesday 24 July 2019 at 8.00pm and concluded at 9.40pm.

Present: Ms S Biggs (Chairman), Dr C D Aldridge (Vice-Chairman), A B Gitsham, J A Swift QC, H Thresher.

Apologies for absence were received from Mrs S G Hall, I G C Pearson, Ms A S O'Reilly, T M Perchard, P H Dragonetti (district councillor).

3.01 MINUTES

The Minutes of the meeting held on 19 June 2019 were taken as read, confirmed and signed as a correct record.

3.02 REPORT OF DISTRICT COUNCILLOR

In presenting his apologies for absence, Mr P H Dragonetti, the district councillor for the Kidmore End & Whitchurch ward, had reported, in writing, on

- the decision of his Council to call for work to be done on the draft Local Plan, to resolve issues in light of the Climate Change Emergency;
- the almost unanimous decision of his Council in opposition to the OxCam Expressway;
- the creation by his Council of a Climate Emergency Advisory Committee.

3.03 OPEN SESSION

During the Open Session, Mr P Clee, Mr & Mrs S Handley, Mr W Newell, and Mr & Mrs N Topham, all of Mill Lane, Kidmore End, described the nuisance they suffered, particularly in the summer months, as a result of the use of The Copse, Mill Lane as a commercial wedding venue, outlined the actions they understood the District Council to be taking and requested the support of the Council in securing the elimination of the nuisances.

3.04 CHAIRMANSHIP OF THE COUNCIL

The Chairman confirmed the statement she had made, following the last meeting of the Council, that she intended to resign from the office on 31 December 2019. Members paid tribute to her work as Chairman since May 2012.

3.05 REPORT OF THE RETURNING OFFICER

(cf 2.05/19) In view of her absence, it was

RESOLVED: That, pursuant to Section 83(4) of the Local Government Act 1972, Mrs S G Hall be permitted to make her declaration of acceptance of office at or before the next meeting.

3.06 TRAFFIC MANAGEMENT MATTERS

(i) Vehicle speed reduction measures

(cf 2.08(i)/19) The Council further considered the report by the Chairman concerning the possible acquisition of vehicle speed indicator devices for deployment in the Parish, a matter deferred at the last meeting. The Chairman reported that officers of the County Council had recommended that the Council did not purchase speed indicator devices, as, in their view, periodic Speedwatch exercises, as presently undertaken, would be more cost effective.

Members discussed the deployment of suitable speed reduction stickers on refuse bins, but did not reach a conclusion on whether they would be effective.

RESOLVED: That consideration of the report of the Chairman be deferred sine die.

(ii) Temporary road closures

With an e-mail, an officer of the County Council gave notice of the emergency temporary closure, under the Road Traffic Regulation Act 1984, of Horsepond Road, Gallowstree Common from 15 July 2019 for 2 days for emergency water mains' work.

(iii) Horsepond Road, Gallowstree Common – speed limit

By e-mail, the Rev Dr J Mather of Horsepond Road, Gallowstree Common requested that the 30mph speed limit in Horsepond Road be extended westward, to include his property. He was particularly concerned about the speed of traffic approaching from Cane End.

Members were sympathetic to Dr Mather's request, observing that the length of Horsepond Road between the present end of the 30mph limit, and the junction with the A4074 road at Cane End, would benefit from a lower speed limit than the present 60mph, given:

- the cross roads behind the development site at Cane End;
- the entrance to the Vines Farm grainstore and the Claas depot;
- the 5 domestic accesses towards, and at, the western end of the length of road in question.

RESOLVED: 1 That the County Council be requested to consider extending the 30mph speed limit in Horsepond Road, Gallowstree Common westwards towards Cane End.

2 That Rev Dr J Mather be requested to arrange for his roadside hedge to be cut so that the 30mph speed limit sign on the north side of Horsepond Road may be fully visible.

3.07 ALLOTMENTS – WATER SUPPLIES

(i) Cane End

(cf 2.12/19) The Clerk reported that water was now available in the trough at the Cane End allotments.

(ii) Gallowstree Common

(cf 12.05/19) With an e-mail, the Group Complaints' Manager of Castle Water Ltd enclosed an updated invoice for the water supplied at the Gallowstree Common allotments for 2 years and 73 days: the actual dates were not clear. The account, in the sum of £1,648.86, was based on what was stated to be an actual reading of the old meter on 12 December 2018. Members were sceptical that this was correct, given that that meter was understood to have been removed, by Thames Water, in May 2017.

RESOLVED: That no payment be made to Castle Water Ltd in respect of invoice 02034885, unless the Company can provide evidence which verifies the claimed "actual" reading on December 2018.

3.08 PLAY AREAS

(cf 2.21/19) The Council noted that the works, agreed at the last meeting, had yet to start at the Gallowstree Common and Kidmore End play areas.

3.09 FINANCE

(i) Balances

The Clerk reported that balances at the bank totalled £21,376.83.

(ii) Accounts for payment

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

South Oxfordshire District Council – Uncontested election	£100.00
Ian Kendrick Ltd – Highway verge mowing	£954.00
Ian Kendrick Ltd – Spraying play areas	£60.00
Ms L Stewart-Ashley – Land Registry searches	£12.00
South Oxfordshire District Council – Emptying dog bin	£13.81
The Henley College – Printing Parish Newsletter	£45.00
R F Penfold – Salary net of Income Tax	£380.84
HM Revenue & Customs – Income tax deducted	£253.89
R F Penfold – Printing agenda etc	£4.45

(iii) Payment of accounts

As the Council was not due to meet in August 2019, it was

RESOLVED: That, notwithstanding Financial Regulations 5.2 and 6.3, the Chairman and Vice-Chairman be authorised to approve accounts received before 21 August 2019, for payment out of meeting.

(iv) Budget monitoring

The Council noted a report of the Clerk showing expenditure, up to 30 June 2019, against the approved budget for 2019/20. The report showed a predicted overspend at year end of £1,532, excluding capital payments and if the Council otherwise spent in accordance with the budget.

(v) Geographic disaggregation of expenditure

In the light of a comment by a resident of Tokers Green, in the Summer 2019 edition of the Parish Newsletter, it was suggested that the Council could publish a statement of the sums spent in each of the settlements of the Parish. The Responsible Financial Officer explained that such a disaggregation of expenditure was not routinely required by the statutory accounts' publication schedule, but, as the Council's accounts were in the public domain, members of the public could inspect them and draw up their own such figures. Nevertheless, he would provide a draft disaggregation from the expenditure in 2018/19, for consideration at the next meeting.

3.10 CONSULTATION ON PLANNING MATTERS

(i) Decisions

The Council noted that the applications for

amendment to planning permission P18/S3270/HH for 1.5m extension to front of previously approved conversion of garage at Acorns, Wood Lane, Gallowstree Common;
demolition of existing dwelling and erection of detached dwelling together with ancillary detached building accommodating double garage, studio and storage at Norton Lee, Wood Lane, Kidmore End;

proposed rear extension, garage conversion and alterations at Aquarius, Russell Road, Tokers Green;
erection of first floor balcony at Tamarisk, Tokers Green Lane, Tokers Green;
detached garage with loft room to replace existing garage at Greenwood, Mill Lane, Kidmore End;
2 storey oak framed deck with small enclosed porch to southern elevation of cottage at The Copse, Mill Lane, Kidmore End

had been permitted conditionally.

(ii) Action of Plans Sub-Committee

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:

demolition of existing barn, construction of a new access and erection of a replacement house plus double garage at The Coach House, Tokers Green Lane, Kidmore End;
single storey outhouse at The Coach House, Tokers Green Lane, Kidmore End;
2 storey oak framed deck with small enclosed porch to southern elevation of cottage at The Copse, Mill Lane, Kidmore End;
formation of new field entrance at The Coach House, Tokers Green Lane, Kidmore End;
erection of first floor balcony at Tamarisk, Tokers Green Lane, Tokers Green;
demolition of existing dwelling and erection of detached dwelling together with ancillary detached building accommodating double garage, storage and studio at Norton Lee, Wood Lane, Kidmore End (amended plan);
detached garage with loft room to replace existing garage at Greenwood, Mill Lane, Kidmore End (amended plan);
2 storey side extension at Mayfield, Hazelmoor Lane, Gallowstree Common;
variation to approval P18/S2331/FUL in respect of materials, 2 x 5 bedroom dwellings at Beechwood, Tokers Green Lane, Tokers Green.

(iii) Applications

The Council considered an application referred to it since the last meeting.

RESOLVED: That the following comments be made on the application for first floor side and single storey rear extensions, with external finishes changed to render and composite cladding and installation of juliet balcony on second floor at Southlands, Chalkhouse Green Road, Kidmore End for Ms K Bell (amended plan) "Objection – first floor windows in extension will overlook windows in the neighbouring property, Little Hillam".

(iv) Planning appeal

In a letter, the Head of Planning advised that an appeal had been lodged against the refusal of the District Council to grant outline planning permission for the erection of 2 new dwellings on land at Kempwood, Reading Road, Cane End. The appeal would be determined on the basis of written representations.

(v) Reading Golf Club

(cf 2.14(iv)/19) Members noted that there had been no further announcements regarding the future of Reading Golf Club.

(vi) The Copse, Mill Lane, Kidmore End

(cf 3.08(iv)/18) Members noted, from the comments made by residents in the Open Session, and

from e-mails submitted by residents prior to the meeting, that the District Council had instigated enforcement action against the owners or occupiers of The Copse, Mill Lane, Kidmore End, requiring the cessation of the use of the premises for wedding ceremonies and celebrations.

RESOLVED; That the District Council be commended for taking planning enforcement action in respect of the use of The Copse, Mill Lane, for wedding ceremonies, which action was supported wholeheartedly.

(vii) Oakridge Farm, Wood Lane, Kidmore End – Building work

(cf 2.14(i)/19) In an e-mail, a resident of Wood Lane, Kidmore End drew attention to his correspondence with the District Council's Planning Enforcement Team concerning building work at Oakridge Farm, Wood Lane, Kidmore End, which work, he believed, was not in accordance with approved plans for the replacement outbuilding.. The District Council had acknowledged the resident's concerns but had not to date appointed an officer to investigate the alleged breach of planning permission.

RESOLVED: That this matter be drawn to the attention of the district councillor for the Kidmore End and Whitchurch Ward.

(viii) Hadliegh, Tokers Green Lane, Tokers Green – Possible business use

The Vice-Chairman reported that a resident of Tokers Green had suggested that a builder's business was being operated from Hadley, Tokers Green Lane, Tokers Green. Members understood that, if this was the case, there had been no planning permission granted for the use.

RESOLVED: That the District Council be alerted to the possible unauthorised business use at Hadley, Tokers Green Lane, Tokers Green.

(ix) Land off Highdown Avenue, Emmer Green

(cf 6.15(i)/18) Members noted an approach, by e-mail, to Cllr P Dragonetti, the district councillor for the Kidmore End & Whitchurch ward, from the Managing Director of Forty Shillings, representing a development company, concerning the possible development of land in Emmer Green. Examination of the supporting material suggested that the land in question was that at the end of Highdown Avenue, Emmer Green, which land had been the subject of a planning application in 2018. Cllr Dragonetti had declined to engage, suggesting instead that Forty Shillings contact officers of the District Council.

(x) South Oxfordshire Local Plan

(cf 12.08(viii)/19) The Chairman reported on the meeting of the District Council on 18 July 2019, when the Council had adopted the following recommendation of the Cabinet, to:

(a) express its determination to maintain its housing land supply and avoid speculative housing development;

(b) express its continued support for the Housing and Infrastructure Fund (HIF) funding and the proposed infrastructure projects that will be delivered by it;

(c) ask officers to explore with Oxfordshire County Council and the Ministry of Housing, Communities and Local Government options for protecting the HIF funding whilst enabling the Council to address concerns about the current emerging Local Plan 2034, including (but not limited to) climate change issues and Oxford City's unmet housing need, and to report back to Cabinet and Council;

(d) recognising that the Climate Change Emergency is all too real and is recognised to be of key

and statutory importance under the Climate Change Act 2008 and the associated objective of “zero carbon by 2050”, express its wish to do all that it can to respond through the Local Plan process;

(e) agree that as soon as practicable, alongside satisfactory progress being made on resolving issues in the emerging Local Plan, work on a subsequent Local Plan shall commence, strengthening climate change considerations.

The Chairman observed that, In essence, the District Council had decided to take a pause, until September, to establish the situation.

(xi) Housing land supply

(cf 1.15(vi)/18) In an e-mail, the District Council advised that it had published its housing land supply statement for the monitoring year 2019/20. Under one method of assessment, there was a housing land supply for 9.97 years, while under another, 5.17 years. As the current requirement was for a 3 year supply, the Council was in a strong position.

3.11 HOUSE NAMING

In an e-mail, the District Council's Data Monitoring Manager & Street Naming and Numbering Officer advised that the new houses being built on the site of Beechwoods, Tokers Green Lane, Tokers Green had been named Fairway House and Bardolph House.

3.12 THE COPSE, MILL LANE, KIDMORE END – NOISE NUISANCE

Further to the reports in the Open Session, the Council noted e-mail correspondence from residents of Mill Lane, Kidmore End, and nearby, seeking support for requests to the District Council to take action on the noise nuisance they suffered as a result of the weddings held at The Copse, Mill Lane, Kidmore End.

RESOLVED: That the District Council be advised that the complaints of local residents in respect of The Copse, Mill Lane, Kidmore End are supported and that the District Council be urged to take early action to curtail the noise nuisance from those premises.

3.13 OXFORDSHIRE ASSOCIATION OF LOCAL COUNCILS

The Council noted an update for members published by the Oxfordshire Association of Local Councils in June 2019, with particular reference to the paragraphs about the general power of competence.

3.14 DEEP CLEANSE

A Technical Support Assistant from the District Council's Housing & Environment Team advised that a deep cleanse would be available in the Parish from 30 October to 1 November 2019, Litter would be picked up, and footways swept and moss/weeds removed from pavements. The Council was requested to indicate where the activity should take place,

RESOLVED; That the District Council be requested to undertake a deep clean in Horsepond Road, Gallowstree Common and Rokeby Drive, Tokers Green.

3.15 FOOTPATH NO 8

(cf 2.20/19) Ms H Williams [address not given] asked, by e-mail, for the Council to consider removing the barrier at the southern end of Footpath 8 (the Church Path), ie near its junction with Wood Lane, Kidmore End. Ms Williams found it difficult to use the path whilst pushing a baby buggy. Members,

while recognizing the problems faced by Ms Williams, noted that a barrier had been maintained at the location for the past 40+ year, to prevent misuse of the path by cyclists and motorcyclists. The Council had most recently replaced the barrier in January 2019.

The Council considered how the barrier could be adjusted to make its use easier for Ms Williams, and still prevent illegal use of the path, but were unable to identify a solution which met those criteria.

RESOLVED: That Ms Williams be advised as above.

3.16 POLLING DISTRICTS AND POLLING PLACES

The District Council's Democratic Services Manager, by e-mail, gave notice of his Council's review of polling districts and polling places. The District Council wanted particularly to address difficulties in access for the disabled to polling stations. Members noted that polling place for the Parish was the Parish Room, Kidmore End. The consultation would end on 27 September 2019.

RESOLVED: That no changes be suggested to the polling district or polling place for the Parish.

3.17 GALLOWSTREE COMMON RECREATION GROUND

By e-mail to the Chairman, Mr J Maclean of The Hamlet, Gallowstree Common requested that the area of the Recreation Ground at Gallowstree Common behind his property be cleared.

RESOLVED: That, in accordance with the management agreement for the Recreation Ground, the request by Mr J Maclean be referred to the Playing Fields Committee for resolution.

3.18 NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

The Chairman reported that the Neighbourhood Development Plan (NDP) Steering Group had met on 16 July 2019. The Group continued to draft policies for the Plan and was reviewing the sites put forward earlier in the process. The outcome of the review would be placed on the website, as a prelude to 2 public consultation events in September 2019, for which events a grant of £2,044 had been received from Groundwork UK.

3.19 PLAYING FIELDS COMMITTEE

The Vice-Chairman reported that the Playing Fields Committee had met on 10 July 2019, when it had been noted that the gate on the vehicular access drive at the Recreation Ground had been rehung. The Chairman and Vice-Chairman of the Committee were hoping to renew the flooring in the players' entrance at the Diamond Jubilee Pavilion. The possibility of installing CCTV cameras at the Pavilion had been further discussed. The Vice-Chairman of the Committee had spoken at some length, from the perspective of the Cricket Club, in objection to the planning application for dog walking facilities in the field to the north west of the Recreation Ground.

3.20 TRANSPORT SUB-COMMITTEE

The Chairman reported that she had been told by officers of the County Council that they had authorised remedial works to the footway alongside Horsepond Road, Gallowstree Common.

The Vice-Chairman reported that training had been arranged for volunteer road defect inspectors ("Superusers") on 13 August 2019, but the volunteer from Kidmore End was unable to attend that day. The Vice-Chairman wondered whether any Members wished to attend.

Reference was made to the severe pothole in Kidmore End Road, Chalkhouse Green, between its junction with Chalkhouse Green Lane and its junction with Tanners Lane. Mr J A Swift undertook to report the defect via FixMyStreet.

Members noted an invitation to attend an open day at the Drayton Highways Depot on 20 July 2019.

3.21 THE REFORMATION PUBLIC HOUSE, GALLOWSTREE COMMON

(cf 2.10/19) Following the last meeting, the Chairman had again submitted the application to the District Council for the listing of the Reformation public house, Horsepond Road, Gallowstree Common as an asset of community value under the provisions of the Localism Act 2011. She had attached further evidence to support the application, gleaned from residents and, for instance, the local print media.

The District Council had acknowledged the application, but had indicated that the owners of the public house had sought to lodge an objection to the listing. The relevant officer of the District Council had set a time limit for each party to submit its case. The District Council had until 30 August 2019 to consider the application, although it was suggested that a decision would be made by 8 August.

Further searches of the Land Registry had been undertaken, to support the resubmitted application. These revealed that the land immediately to the west of the public house had been sold to Chiltern Property Developments Ltd of Twyford on 15 March 2019, for £150,000.

It was noted that the public house was due imminently to re-open for the sale of drinks.

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

3.22 TOKERS GREEN POND

In e-mails to the Chairman, Mr I Beale of Tokers Green Lane, Tokers Green requested the Council to consider removing the sediment from Tokers Green pond, during the summer of 2019. Members recognised that the Council was responsible for the pond.

RESOLVED: 1 That, in principle, the cost of removing the sediment from Tokers Green pond be met, subject to there being sufficient provision in the Council's budget for 2019/20 for the work.

2 That Mr I Beale be invited to identify possible contractors who might be able to undertake the work.

3.23 MEETINGS, CONFERENCES ETC

The Chairman reported that she had attended a meeting of the Chilterns Conservation Board.