

KIDMORE END PARISH COUNCIL

Minutes of a meeting of the Parish Council held at the Church Room, Kidmore End on Wednesday 18 September 2019 at 8.00pm and concluded at 10.05pm.

Present: Ms S Biggs (Chairman), Dr C D Aldridge (Vice-Chairman), A P Harland (from Minute 4.05), Ms A S O'Reilly, I G C Pearson, T M Perchard, H Thresher.

Also present: P H Dragonetti (district councillor).

Apologies for absence were received from A B Gitsham, Mrs S G Hall, J A Swift QC.

4.01 MINUTES

The Minutes of the meeting held on 24 July 2019 were taken as read, confirmed and signed as a correct record, subject to the correct spelling of the name of the property "Hadley" in Minute 3.10(viii).

4.02 REPORT OF DISTRICT COUNCILLOR

Mr P H Dragonetti, the district councillor for the Kidmore End & Whitchurch ward, expanded on his previously circulated written report, covering

- his Council's continuing discussion about the emerging Local Plan 2034, in particular, the potential loss of Housing Infrastructure Funding, which had been earmarked for new roads around Didcot, as a result of which the final decision on the Plan had been deferred to 10 October 2019;
- the delay in the completion of the external audit of his Council's accounts for 2018/19;
- early work on his Council's budget for 2020/21;
- the opening of the Councillor Grant Scheme for 2019/20;
- fly-tipping.

Mr Dragonetti answered questions about the emerging Local Plan, and the possible "loss" of his Council's 5-year land supply during 2021/22 and 2022/23.

4.03 OPEN SESSION

During the Open Session, Mr H Thresher of Rokeby Drive, Tokers Green spoke in opposition to the planning application for development at Campestri House, Rokeby Drive.

4.04 REPORT OF THE RETURNING OFFICER

(cf 3.05/19) It was noted that Mrs S G Hall had yet to make her declaration of acceptance of office.

By e-mail, Mr A P Harland of Russell Road, Tokers Green, had indicated his interest in serving as a parish councillor.

RESOLVED: 1 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, and that the Chairman be appointed Proper Officer for this purpose.

2 That Mr A P Harland be co-opted, in accordance with Section 21 of the Representation of the People Act 1985, to fill the vacancy for the office of parish councillor.

(Mr Harland, being present, signed a declaration of acceptance of office, and joined the meeting.)

4.05 MRS S G HALL

The Clerk reminded the Council of the provisions of Section 85(1) of the Local Government Act 1972 and observed that Mrs S G Hall had last attended a meeting of the Council on 20 March 2019. Members recognised that Mrs Hall's serious illness had precluded her attendance at meetings.

RESOLVED: That the continuing serious illness of Mrs S G Hall be approved as a reason for the purposes of Section 85(1) of the Local Government Act 1972.

4.06 TRAFFIC MANAGEMENT MATTERS

(i) Horsepond Road, Gallowstree Common – speed limit

(cf 3.06(iii)/19) It was noted that the Rev Dr J Mather of Horsepond Road, Gallowstree Common had arranged for the hedge of his property to be trimmed so that the 30mph speed limit sign on the north side of the road might be better visible.

(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 Tokers Green Lane, Kidmore End from 27 August 2019 for 6 days for emergency water mains' work.

(iii) Speedwatch

Mr T M Perchard reported that a Speedwatch exercise had been undertaken on the morning of the meeting, in Horsepond Road, Gallowstree Common, between 8.30am and 9.30am. 19 vehicles had been observed being driven in excess of the speed limit, between 35mph and 44mph.

4.07 GALLOWSTREE COMMON ALLOTMENTS

(i) Water supply

(cf 3.07(i)/19) The Council reviewed correspondence between the Clerk and the Group Complaints' Manager of Castle Water Ltd concerning charges for the water supplied at the Gallowstree Common allotments.

The Company's Complaints' Manager had advised that the "final" reading of 4498, previously alleged to have been taken from the old meter on 12 December 2018 was, in fact, an estimate entered on the industry database by Thames Water, to address consumption over the period when the meter was missing. He intended to challenge the adjustment made with Thames Water, arguing that a reading of 3953 would be more realistic, based on consumption since October 2014.

Following consideration, the Chairman instructed the Clerk to respond to Castle Water Ltd suggesting an even more realistic estimate, and reminding the Company that the Council had already paid up to an estimated reading of 3317 on the old meter. In response the Company's Complaints' Manager indicated that he had asked Thames Water to review the final read on the central market data base and was waiting to hear from them.

During the period since the last meeting, the Company had appointed Allied International Credit (UK) Ltd to pursue the alleged debt. The Clerk had pointed out to that Company the ongoing correspondence with Castle Water.

The Chairman had authorised the payment of invoices raised by the Company for water consumed at the allotments since the fitting of the new meter.

RESOLVED: 1 That the action of the Chairman be approved and confirmed.

2 That enquiries be made of Castle Water Ltd as to the challenge to Thames Water's "final" reading of the old meter.

(ii) Tenancy

In the light of a complaint, the Allotments' Manager had instructed that a tenant be given notice that her tenancy would not be renewed at Michaelmas 2019, unless her plot was put into cultivation. The tenant had tidied the plot.

4.08 PLAY AREAS

(cf 3.08/19) It was noted that the contractor had erected the fence along the boundary between the Kidmore End Play Area and the drive to Astwell, Butlers Orchard.

The Chairman had agreed with the contractor and Mr & Mrs P Ashurst of Butlers Orchard that the contractor would trim some conifer trees near the pedestrian entrance to the Play Area, in Butlers Orchard: the trees were not on land owned by the Council. Mr & Mrs Ashurst had agreed to make a contribution of 50% to the cost of the fence.

RESOLVED: 1 That the action of the Chairman be approved and confirmed.

2 That the Council put on record that installing the fence in question at the Kidmore End Play Area at public expense should not be construed as the Council accepting responsibility for fencing that boundary in the future.

4.09 DEEP CLEANSE

(c 3.14/19) In the light of the work undertaken by the County Council on the footway in Horsepond Road, Gallowstree Common (see Minute 4.12(i) below), it was

RESOLVED: That the District Council be requested to limit the deep clean to Rokeby Drive, Tokers Green.

4.10 POLLING DISTRICTS AND POLLING PLACES

(cf 3.16/19) The District Council's Democratic Services Manager, with an e-mail, attached the comments of the Acting Returning Officer for the Henley Parliamentary Constituency on the District Council's review of polling districts and polling places. None of the comments specifically related to the Parish, but a general comment was that substitute polling places should be identified in case the designated premises were not available.

4.11 GALLOWSTREE COMMON RECREATION GROUND

(cf 3.17/19) It was reported that the Playing Fields Committee had, at its recent meeting, considered the request from Mr J Maclean of The Hamlet, Gallowstree Common that the area of the Recreation Ground at Gallowstree Common behind his property be cleared. The Committee had decided to advise Mr Maclean that, while it acknowledged that some materials were stored on the Recreation Ground near to his property, Members felt that the storage was tidy, and did not impede his maintenance of his property.

4.12 HIGHWAYS MATTERS

(i) Horsepond Road, Gallowstree Common – footway

(cf 3.20/19) Members commented favourably on the work of contractors on behalf of the County Council, in clearing vegetation and debris from the footway on Horsepond Road, Gallowstree Common from the junction with Wyfold Road to near the junction with Reades Lane, and the footway in Wood Lane, south from its junction with Horsepond Road.

(ii) “Superuser”

(cf 3.20/19) It was reported that Ms C Brook of Kidmore End would undertake “Superuser” training on 23 September 2019.

(iii) Depot visits

Members noted an invitation to attend an open day at the Deddington Highways’ Depot on 5 October 2019.

4.13 FINANCE

(i) Balances

The Clerk reported that balances at the bank totalled £39,610.08.

(ii) Accounts paid

It was reported that, in accordance with the authority granted by the Council at its last meeting and Financial Regulation 5.2, the Chairman and Vice-Chairman had approved the payment of the following accounts on 14 August 2019:

W A B Grove Ltd - Internal audit fee	£540.00
Castle Water Ltd – Water for Gallowstree Common allotments (01/04 – 31.07.19)	£10.62
R F Penfold – Salary net of Income Tax	£380.84
HM Revenue & Customs – Income tax deducted	£253.89

(iii) Accounts for payment

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

David Woodward-Design for Print – Printing for NDP	£1,084.50
Ms J Williams – Printing and supplies for NDP exhibitions	£126.38
R F Penfold – Salary net of Income Tax	£142.10
HM Revenue & Customs – Income tax deducted	£94.73
R F Penfold – Printing agenda etc	£4.80

(iv) Geographic disaggregation of expenditure

The Council considered a report (19/20 – 2), by the Clerk, reminding the Council of a comment by a resident, published in the “Parish Newsletter”, to consider whether to respond to the comment, to consider, if so, how to respond and to consider publishing a disaggregation of its expenditure across the 5 settlements in the Parish. A draft disaggregation was attached to the report as an Appendix.

Members, in noting the report, felt that a geographic diasgregation would serve little purpose.

RESOLVED: That no further action be taken on the matter.

4.14 CONSULTATION ON PLANNING MATTERS

(i) Decisions

The Council noted that the applications for

single storey outhouse at The Coach House, Tokers Green Lane, Kidmore End;
single storey extensions and alterations at Alazan Oak, Cane End;
2 storey side extension at Mayfield, Hazelmoor Lane, Gallowstree Common;
variation of condition 4 (materials) of application P18/S2331/FUL for erection of 2 5-bedroom dwellings at Beechwoods, Tokers Green Lane, Tokers Green;
first floor side and single storey rear extensions at Southlands, Chalkhouse Green Road, Kidmore End;
remove existing fence and hedge and install 1.8m high wrought iron fence and 14ft sliding wrought iron gate at Lilac Cottage, Coopers Pightle, Kidmore End

had been permitted conditionally, that the application for demolition of existing barn, construction of a new access and erection of replacement house with double garage at The Coach House, Tokers Green Lane, Kidmore End had been refused and that the following applications had been withdrawn:

conversion of existing outbuilding, including demolition of the existing timber frame extension to be replaced with an extension, removal of front wall and new dropped curb at Anstey, Wood Lane, Gallowstree Common;
outline application for erection of 2 new dwellings with new garage to retained dwelling at Barnside, Wood Lane, Gallowstree Common.

(ii) Action of Plans Sub-Committee

By e-mail, a Senior Planning Officer of the District Council advised that planning officers considered that the amendments made to the planning application for development at Oldfield, Horsepond Road, Gallowstree Common met previous concerns about potential overlooking of neighbours. Therefore, they believed that a refusal of permission, on grounds of overlooking, could not reasonably be defended at appeal, and, as a result, were recommending approval of the application. In the circumstances, he asked that the Council review its objection to the amended plan.

RESOLVED: 1 That the action of the Plans Sub-Committee in respect of the following applications, as set out in the register of action, be approved:

re-building and extending utility room and adding a floor above the utility room and part of the dining room at Bellcote, Tanners Lane, Chalkhouse Green;
conversion of existing outbuilding, including demolition of existing timber frame extension to be replaced with traditionally constructed extension over the same footprint, to create a 2-bed granny outbuilding, formalisation of SUDS roadway and lowering of existing front wall at Anstey, Wood Lane, Gallowstree Common;
remove existing fence and hedge and install 1.8m high wrought iron fence and 14ft sliding wrought iron gate at Lilac Cottage, Coopers Pightle, Kidmore End;
single and 2 storey side and rear extensions, new porch, changes to external materials, new detached double garage with room over at Oakfield, Russell Road, Tokers Green;
change of use from agricultural to recreation and sport, with groundworks and associated landscaping at Memorial Hall Field, Reades Lane, Sonning Common [Parish of Sonning Common].

2 That the objection registered by the Plans Sub-Committee to the application, for demolition of part of existing garage and detached garage and erection 2-storey 4-bedroom dwelling at Oldfield House, Horsepond Road, Gallowstree Common (amended plan), be withdrawn.

(iii) Applications

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

RESOLVED: 1 That no objections be submitted on the application for change of use from agriculture to use for a safe and secure recreational area for dog walking, or agriculture, on land to east of Wyfold Road, Gallowstree Common for Mr & Mrs R Burrough (amended plan).

2 That the following comments be made on the application for 2-storey rear extension, roof conversion raising ridge height, single and 2-storey side extensions, door and window alterations to side elevation at Campestri House, Rokeby Drive, Tokers Green for Mr G Coleman "Objection - because:

- it represents overdevelopment of the site;
- the proposed dwelling will be out of character with the area;
- it will result in loss of light and privacy for neighbours;
- there will be insufficient vehicle parking on site for a 4 bedroom dwelling".

(Mr H Thresher disclosed a pecuniary interest in respect of the application for development at Campestri House, Rokeby Drive, Tokers Green, under the Code of Conduct, by virtue of his ownership of a nearby property, and withdrew from the meeting.)

(iv) Planning appeal

(cf 3.10(iv)/19) A copy letter from the Planning Inspectorate indicated that the inspector, appointed by the Secretary of State for Housing, Communities and Local Government, had dismissed the appeal against the refusal of the District Council to grant planning permission for the erection of 2 new dwellings on land at Kempwood, Reading Road, Cane End.

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

(cf 3.10(vii)/19) In an e-mail, a resident of Wood Lane, Kidmore End drew attention to his further 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's Planning Enforcement and Compliance Officer had confirmed that the new garage was not strictly in accordance with the approved plan. She understood that the owner intended to submit an amended planning application, seeking to regularise the situation.

(vi) Hadley, Tokers Green Lane, Tokers Green – Possible business use

(cf 3.10(viii)/19) The District Council's Planning Enforcement and Compliance Officer had confirmed, by e-mail, that, once resources had become available, the alleged use of Hadley, Tokers Green Lane, Tokers Green for a builders' business would be investigated.

(vii) South Oxfordshire Local Plan

(cf 3.10(x)/19) The Council noted press releases from the District confirming that Council's decision on the Local Plan, as reported at the last meeting, and advising on a meeting between the Leader of that Council and the Director General for Decentralisation and Growth in the Ministry of

Housing, Communities and Local Government, the latter with particular reference to the Oxfordshire Housing and Growth Deal.

(viii) Oxfordshire Minerals & Waste Local Plan

(cf 8.15(v)/18) By e-mail, the County Council's Minerals and Waste Policy Team gave notice of the consultation by its Council on the revised statement of Community Involvement in respect of the Oxfordshire Minerals and Waste Local Plan, which had run from 24 July and would conclude on 2 October 2019.

(ix) Oxford City Local Plan

The Council noted a press statement from the District Council, concerning a letter from the Leader of that Council to the Leader of the Oxford City Council setting out concerns regarding the calculations of new housing need in the City's Local Plan.

4.15 ELECTRIC BLANKET TESTING

The Head of Community Protection Services of the County Council enclosed, with a letter, posters about the annual programme for free testing of domestic electric blankets.

4.16 EMMER GREEN 10KM RUN

Ms K Allen attached, to an e-mail, a flyer about the Emmer Green 10 km run, to be held on 22 September 2019, the route of which included roads and paths in the Parish.

4.17 OXFORDSHIRE ASSOCIATION OF LOCAL COUNCILS

The Council noted updates for members published by the Oxfordshire Association of Local Councils in July and August 2019.

4.18 SSEN STAKEHOLDER WORKSHOP

An invitation, issued via the Oxfordshire Association of Local Councils, to attend a stakeholder event in Oxford on 17 September 2019 arranged by Scottish and Southern Electricity Networks, had been forwarded to all Members.

4.19 READING TRANSPORT STRATEGY

Members had been alerted to the consultation, initiated by Reading Borough Council, on the Reading Transport Strategy.

4.20 NATIONAL HIGHWAY AND TRANSPORT PUBLIC SATISFACTION SURVEY

The County Council's Assistant Director – Community Operations had, in an e-mail drawn attention to the National Highways and Transport Public Satisfaction survey. He invited individual Members of parish and town councils to participate.

4.21 COMMUNITY INFRASTRUCTURE LEVY

(cf 11.05/19) The Infrastructure Claims Team of the District Council advised, in an e-mail, that it was in the process of identifying any anticipated Parish Community Infrastructure Levy (CIL) monies which had been paid between 1 April and 30 September 2019, so that they could be transferred to the relevant parish and town councils. Councils who were entitled to the monies were requested to decide whether they wished to receive the funds, or ask the District Council to retain them on behalf of the parish, by 30 September 2019.

Enquiries of the District Council's website revealed that the Council would be entitled to claim over £20,000 in October 2019, with some £16,000 additional funds in the future.

Members were reminded that residents had been asked, via the Parish Newsletter, for suggestions as to how the funds might be spent. Only one suggestion had come forward, for a bench in Tokers Green. Given the regulations relating to the CIL monies, and accounting for them, it was felt prudent to request the District Council to retain the funds, depending the development of a programme of projects.

RESOLVED: That, for the time being, the District Council be requested to retain Community Infrastructure Levy monies due to this Council.

4.22 INVESTMENT IN RAILWAYS

A press release from the District Council, indicating that the Leader of that Council had written to the Secretary of State for Transport asking the government to speed up delivery of several local rail projects in the District, was noted.

4.23 NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

The Chairman reported that the Neighbourhood Development Plan (NDP) Steering Group had organised 2 public events regarding the emerging NDP. Some 50 persons had attended the event at Kidmore End School on 14 September 2019. A second event was scheduled for 21 September, at the Diamond Jubilee Pavilion at Gallowstree Common. The Group was consulting with landowners who had suggested development sites for inclusion in the plan. A further meeting of the Group would be held on 15 October 2019.

4.24 PLAYING FIELDS COMMITTEE

The Chairman of the Playing Fields Committee that the Committee had met on 11 September 2019. Aside from deciding the response to the request by Mr J Maclean (see Minute 4.11 above), the Committee had discussed

- CCTV at the Pavilion: warning signs would be erected at this stage, but no cameras;
- the submission of an application to the District Councillor's Fund, for a grant towards the remedial works on the football pitch at the Recreation Ground;
- continuing regular hirings of the Pavilion;
- an apparent leak on the water supply pipe to the Pavilion: the Council's insurers had been notified about the apparent leak.

4.25 TRANSPORT SUB-COMMITTEE

It was reported that the Transport Sub-Committee had considered an enquiry from the County Council about whether further salt bins or salt were required for the winter of 2019/20, and had decided that local stocks would be sufficient. Further suitable implements were required for use in the bins in the Parish.

4.26 THE REFORMATION PUBLIC HOUSE, GALLOWSTREE COMMON

(cf 3.21/19) In a letter, a member of the District Council's Community Enablement Team advised that the nomination, received by her Council on 5 July 2019, of the Reformation public house, Gallowstree Common, to be listed as a community asset, was not complete, as "it failed to establish the local connection required". The letter stated "there was nothing in these documents (the July application) to indicate that there had been a further resolution put to the Council to submit a new nomination".

The officer had been requested to specify the statutory provision which led to the decision. She cited Regulation 6 of the Asset of Community Value Regulations 2012, which stated that “a community nomination must include the following matters - ... evidence that the nominator is eligible to make a community nomination”. Members were puzzled by the District Council’s decision, given the resolution passed by the Council at its meeting in January 2019, recorded at Minute 9.21.

The Chairman commented that, at her informal meeting with the officer, subsequent to the decision, it was clear that solicitors acting for the owners of the Reformation had submitted an extensive objection to the Council’s application, which objection seemed to have included the point leading to the decision on behalf of the District Council.

Members indicated that it remained their view that the public house should be listed as an asset of community value, and, therefore, for the avoidance of any doubt

RESOLVED: That a third nomination, in accordance with Minute 9.21 of the meeting of the Council in January 2019, be submitted for the Reformation public house, Horsepond Road, Gallowstree Common to be listed as an asset of community value.

4.27 MEETINGS, CONFERENCES ETC

Mr I G C Pearson reported that he had attended a meeting of Keep Emmer Green (KEG) at which it had been confirmed that the Reading Golf Club was moving to the Caversham Heath golf course.

4.28 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 items on the grounds that exempt information, under paragraphs of Schedule 12A of the Act shown below, would be discussed:

Item	Paragraph
Tokers Green pond	3
Gallowstree Common Allotments – tenancy	1

4.29 TOKERS GREEN POND

(cf 3.22/19) The Clerk reported that he had sought quotations from the following possible providers for the removal of the sediment from Tokers Green pond – A Better Service Ltd, A1 Wet Waste, C & R Services and Oakwood Landscaping and Groundwork Ltd. Only one operator had replied, A1 Group. Their quotation was for a minimum of £3,087 + VAT: the cost would rise by £87 +VAT for each additional tonne of sediment removed.

The Chairman had approached further operators.

RESOLVED: That consideration of the removal of the sediment from Tokers Green pond be deferred pending the receipt of further quotations for the work.