

Stadhampton Parish Council

Minutes of the Parish Council Meeting held on Monday 7th June 2010

Attendees	<ul style="list-style-type: none"> - Daf Phillips (Chairman) (DP), Tom Peers (Vice-Chairman) (TP), Golda Nann (GN) & Sarah Street (SS) - Stephen Dawson (Clerk), Cllr Lorraine Lindsay-Gale (LLG) & SODC Cllr Phil Cross (PhC) - 20 members of the public (approximately)
Apologies	Jonnie Rockingham-Smith (JRS) & Michael May (MM)

Ref	Item	Action	Action
090/10	Public Forum	<ol style="list-style-type: none"> 1. Concern was raised about whether the monies held in Trust to build a new Village Hall could be spent on the Church. The Clerk advised that currently the monies had been transferred into a Charity account administered by the Community Building Project Committee, with the PC remaining the Trustees of the monies held. The Clerk confirmed that no monies would be given to the Church until the necessary agreements were in place to protect the Parish interest and until it is confirmed that the project can go ahead (i.e. all permissions are in place). 2. An objection was raised to the application made by the Crazy Bear Hotel to build a permanent function room. It was agreed that this would be discussed under Planning Applications and that members of the public would be given the opportunity to speak. 	Clerk
091/10	Declaration of Interest	TP declared a personal interest in item as he knows Peter Uzzell who is the planning consultant for the Crazy Bear Hotel. TP advised that this would not prevent him from being able to vote on this agenda item.	
092/10	Minutes of meeting on 04/05/10	The Minutes of the Parish Council Meeting held on 4 th May 2010 were confirmed and signed by the Chairman.	
093/10	Actions Arising	<ol style="list-style-type: none"> 1. The Clerk advised that Cllrs had still not met to view the Pavilion or the bench on the Village Green but would hope that this will take place before the next meeting. 2. The Clerk advised that the issue of Car Parking on the Village Green was being investigated and he would hope to be able to report further once further advice has been received. 	Clerk & all Cllrs Clerk

094/10	Village Green	<p><u>Playground Reports</u> DP passed on the playground reports for the Clerk to file. DP reported that the play area had been subject of vandalism once again and that repairs had taken place to make the play equipment safe. It was agreed to continue with the Venturplay inspections as advice had been received from the Oxfordshire Playing Fields Association that this is best practice even if it appears that some of the inspection work is duplicated by the PC carrying out their own safety checks. The Clerk advised that ROSPA would be carrying their audit on the play area during July.</p> <p><u>Stadham Feast</u> The Clerk advised that the cost of hiring a marquee large enough to hold a barn dance may be cost prohibitive but there were still other options. Should this not be possible, it is intended to have live music instead which could be held in the open.</p> <p><u>Bill Traylen's Fair & Giffords Circus</u> The Clerk advised that all arrangements were in place for both events with signed hire agreements having been received. The Clerk placed an advert for both events in the Parish Magazine and Bill Traylen has already begun advertising the Funfair locally. Giffords Circus has already sold out tickets for it's Saturday and Sunday performances.</p>	<p>DP</p> <p>Clerk</p> <p>Clerk</p>
095/10	Easements Review – Church Farm Barns	<p>The Clerk advised that there was nothing further to report on this issue at present but had chased Darbys for a response as to whether the enforcement of the Easement was time limited. The Clerk advised that the delay in settling this is not due to the PC as all questions and requests for information etc have been met.</p>	Clerk
096/10	Forge Garage Railings	<p>The Clerk has chased Darbys for a response as to whether the PC is now in a position to make a formal application to register the land affected.</p>	Clerk
097/10	Transport	<p>Footpaths GN asked the Clerk to confirm with her once the hedges had been cut back along the footpath between Stadhampton and Chiselhampton, so she can let OCC Highways know.</p> <p>The Clerk advised that he had received a further Transport Plan Questionnaire which he will pass to GN for completion and return.</p>	Clerk & GN
098/10	Affordable Housing	<p>The Clerk reported that there was no further news on this issue at present but confirmed that it is still hoped a site will become available in the Newells Close/Warren Hill area of Stadhampton.</p>	Clerk

099/10	Community Building Project	The Clerk reported that representatives from the Diocesan Advisory Committee would be visiting the Church later this month to view the plans to adapt the building for community use. This is an informal visit so that feedback can be received before the Committee begin applying for formal permissions. This will also give the Committee an opportunity to discuss any concerns that have been raised and how those issues might be resolved. The Committee are continuing to consult with the community in the meantime.	Clerk
100/10	Parish Clerk Vacancy	DP advised that there had been numerous interest in the Parish Clerk vacancy and that the PC had met and made a shortlist of three candidates. These candidates will be interviewed tomorrow evening (08/06/10) and it is hoped an appointment will be made shortly thereafter. The new Clerk will begin working on 01/07/10 with a handover taking place at the July meeting. The outgoing Clerk will continue to be a point of contact/support for the new Clerk as they settle into their new role.	Clerk & all Cllrs
101/10	Churchyard	The Clerk reported that Rev Nigel Hawkes had been in contact as the Churchyard is nearly full with only limited burial space remaining over the next few years. The Parochial Church Council (PCC) have investigated the possibility of purchasing further land in order to extend the Churchyard but it is unlikely that further land will become available. The PCC are investigating the possibility of re-using the older part of the Churchyard but this is a complicated process. Should no further area for burials become available the PCC may have to close the Churchyard which would place the responsibility for providing a Cemetery onto the PC. This issue is being raised now whilst there is time to take action and the PCC will keep the PC updated.	Clerk
102/10	Long Ground Field at Chiselhampton	Recent events regarding the concern raised about Travellers potentially occupying the site were discussed. The Clerk reported that SODC Planning Enforcement acted very efficiently and promptly to the concerns raised. It appears that the land has been sold to a Taxi Driver from Oxford who intends to use the land for market gardening. SODC are carrying out a Planning Enforcement investigation into the access created and the gates that have been erected. The Clerk has already offered an initial response from the PC stating that the access is dangerous and that the gates are inappropriate to their surroundings. SODC have also informed the owner that any other use for the field aside from Agriculture would require planning permission. After discussion it was agreed that the Clerk would write to SODC Planning Enforcement outlining all the concerns and issues raised and requesting that action is taken to remove the access and gates created (copy of letter to PhC). GN will contact OCC Highways for their view on the access created also.	Clerk & GN

103/10	Reports from SODC & OCC Cllrs	<p><u>South Oxfordshire District Council</u></p> <p>PhC reported that decisions on the Core Strategy had been deferred until new legislation is put in place following the change in Government. This is because decisions such as planning strategy etc are being handed back to local councils rather than being controlled centrally.</p> <p>PhC advised that SODC were not in favour of any of the potential sites that are being considered for gravel extraction and have significant objections. PhC gave the Clerk a copy of the objections which will be copied to all Cllrs and then returned back to PhC.</p> <p>PhC advised that the gates and access created at Long Ground Field, Chiselhampton were the subject of a Planning Enforcement investigation and that action would be taken. PhC asked to be made aware of the PC decision on the Crazy Bear Hotel planning application as he would be unable to stay whilst this was being discussed due to the fact that he sits on the SODC Planning Committee.</p> <p>PhC noted that he had been in contact with the owners of Camoys Court regarding their plans to develop the farmyard for residential purposes (currently commercial use). The Clerk advised that he and Cllr TP had met with the owners where proposed plans were discussed but it was stated that no view could be given until a formal application was made.</p> <p><u>Oxfordshire County Council</u></p> <p>LLG reported that £1.2billion was being taken out of local Government meaning that OCC would have to reassess all services and that capital projects could be put on hold or stopped completely. The OCC Budget for this year will have to be reassessed and this would also affect next year's Budget also. There will be an announcement on 22/06/10.</p>	Clerk
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104/10	PAGE	<p>TP gave his report on PAGE (copy attached to minutes).</p> <p>LLG advised that there would be a further round of consultations on 07/07/10 at Benson for Parish Councils and other interested parties, with a public consultation in November/December 2010.</p> <p>It was reported that due to the change in Government regional planning had been discarded with decision making handed back to local councils. OCC will now make the decisions on the Minerals & Waste Plan in their area with County Cllrs making the decision.</p> <p>It was reported that all expenditure incurred by PAGE had been covered to date but that fundraising must continue to meet future costs. The option of raising the Precept in order to help meet costs was discussed but the PC will consider this later in the year depending on the fundraising requirements at the time.</p> <p>LLG reported on the discovery at Overy of a Roman settlement and this has been reported in the Oxford Times. OCC Cllrs and the Oxford Colleges will be briefed on 15/06/10.</p> <p>It was advised that surveys have taken place here and at Drayton St Leonard but that nothing significant has been found to date. Field walks are proposed for September once crops have been harvested.</p> <p>The Clerk reported that he had responded to the GOSE consultation and requested that the PC should be directly consulted and/or informed on anything further that affects this Parish. The response was copied to John Howell MP.</p>	TP
105/10	Planning Applns	<p>Considered</p> <ol style="list-style-type: none"> 1. P10/W0655/LD (lawful development) – Construction of a timber framed garage with 3 open and 1 enclosed bay – The Bothy, Richmond Hill Farm, Chiselhampton – The only comment made was that the proposed garage appeared large for the size of the property 2. P10/W0632 – Extension to provide function room with ancillary bar/servery, storage and toilets – The Crazy Bear Hotel, Bear lane, Stadhampton Approve (subject to conditions) <p>The meeting was attended Peter Uzzell (Planning Consultant for the Crazy Bear) who gave an explanation of the proposals and answered questions raised by those present. All Parishioners who wished to speak about this planning application were given the opportunity to do so before the PC came to their decision.</p> <p>The Parish Council decided to approve the application as they concluded that the proposed function room would be more suitable than the current arrangements in terms of its appearance. They also concluded that a permanent function room would allow the Crazy Bear to continue their functions business whilst also helping to minimise noise and disturbance to neighbouring properties. This decision was on the basis of</p>	

		<p>the assurances given in the planning application regarding limiting guests within the Hotel whilst a function was taking place and improving the current parking arrangements etc.</p> <p>Decisions by SODC Noted</p> <ol style="list-style-type: none"> 1. P09/W1208/LB (listed building consent) – Partial demolition of a chimney breast in the kitchen – The Stables, The Green, Stadhampton – Listed building consent refused 2. P10/W0144 - Demolish existing garage – erection of part two storey extensions including raising the roof by 550mm. Erection of replacement garage – 20 Thame Road, Stadhampton Approved 				
106/10	Treasurers Report	<ul style="list-style-type: none"> - The Clerk advised that the transfer of funds from the Nottingham deposit account was now complete. £17,000.00 was transferred in total (£10,000 was part of the Village Hall Trust Monies, £5,000 to be held on Lloyds deposit with £2,000 for current account). - The external audit for 2008/09 is still ongoing as BDO keep requesting further information. The Clerk hopes to have this settled before the new Clerk takes over in July. - The Clerk hopes to have the internal audit for 2009/10 complete by the end of June/beginning of July. - 	Clerk			
		<p>Payments approved</p>				
		Chq no.	Payee	Details	Total	VAT
		1321	MH Fencing	Repairs to Play Area	£220.00	
		1322	S Dawson	Parish Clerk salary & expenses	£1,027.08	
		1323	Wheelers	Electrical repairs to Pavilion	£397.74	£59.24
		1324	Berinsfield Community Business	Grasscutting	£236.06	£35.16
1325	D Phillips	Parish Clerk vacancy advertising	£175.08	£26.26		

		1326	G Bowden	Village maintenance	£30.00	
		1327	M Bates	Village maintenance	£60.00	
		Current account		£4,167.39		

107/10		C o r r e s p o n d e n c e	Clerk
			Clerk
		1. A r e q u e s t h a s b e e n r e c e i v e d f r o m C a t h	

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		<p>v e r e d b y t h e P C P P u b l i c L i a b i l i t y i n s u r a n c e .</p> <p>2. T h e r e w i l l b e H o m e w o r k e r s S u p p o</p>	
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		rt Day at Monument Park, Chalgrove on 09 / 10 / 10 between 11 . 30 am and 2 . 30	
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		p m . P l e a s e s e e t h e C l e r k f o r f u r t h e r d e t a i l s o r c h e c k t h e V i l l a g e N o t i c e b o a r d	
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		3. Letter received from Oxon, Bucks, Berks Air Ambulance requesting a	rd s .
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		sonly to make donations to organizations / charities operating with in the VIL	
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108/10	Other Urgent Matters	There was some discussion regarding communication with the local Policy Community Support Officer. DP will make contact to see how communications can be improved.	DP
109/10	Next Meeting	Monday 5 th July 2010, at 7.30pm in the Community Hall.	
		Signed Dafydd Phillips, Chairman Date 6/9/10	
		Please note that the June 2010 minutes were signed on 6/9/10 rather than 5/7/10 after the following passage was added to section 105/10 as requested by a parishioner and agreed to by the SPC committee – <i>The Parish Council decided to approve the application as they concluded that the proposed function room would be more suitable than the current arrangements in</i>	

		<p><i>terms of its appearance. They also concluded that a permanent function room would allow the Crazy Bear to continue their functions business whilst also helping to minimise noise and disturbance to neighbouring properties. This decision was on the basis of the assurances given in the planning application regarding limiting guests within the Hotel whilst a function was taking place and improving the current parking arrangements etc.</i></p>
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