

Minutes of General Meeting

Held in the Village Hall on Monday 21st February 2022, 18:00.

Councillors present: Cllrs Chapman (Chair), Thomas, Classen, Papadakis and Thornton.
In attendance: 13 attendees, including CDC Cllr Richard Keeling (part).

- 220221/1 **Chairman's Opening Remarks:** Cllr Chapman welcomed everyone to the meeting and Cllr Keeling.
- 220221/2 **Declarations of Interest:** None.
- 220221/3 **Apologies:** None. All Councillors are present.
- 220221/4 **Minutes of Previous Meeting held on 13th December 2021:** Approved and signed by Chair, Cllr Chapman.
- 220221/5 **To receive a report from District Councillor, Richard Keeling:** Cllr Keeling provided an update on the various planning issues associated with the EV Charging Station, Scrap Yard relocation and latest proposal, Grafters Inn. He advised that a Senior Planning Officer had been allocated to enable a holistic approach across all applications in this location. He also advised that GCC and Highways were yet to comment. Cllr Keeling reminded residents that all comments in support or objection should be submitted to CDC about the Budget Hotel, and any other concerns in relation to the transfer of the Scrap Yard across the road.
- 220221/6 **Matters Arising from the previous meeting held on 13th December 2021:**
6.1 Gilders Scrapyard and Gravel Pits update
Gravel Pits – extension of permission for utility use.
Cllr Chapman confirmed that the request for an extension had been granted. However, LSPC believed that there were possible errors in the planning process and matters of enforcement. Thames Water have advised LSPC that all their works in the area have been completed and LSPC believe CDC have also received this information. It also appears that the Applicant requesting the original extension is different to the Applicant seeking the latest extension. LSPC believe this is not permissible. It was agreed that further investigative work would be conducted by LSPC.
Scrap Yard – exposure of the site after tree removal.
It was agreed that Parish Council concerns needed to be formally submitted to CDC Enforcement. LSPC are worried that the Applicant for the EVCS might, at this stage, be in breach of conditions applied to approval at the Appeal decision. Furthermore, the Operator of the Scrap Yard appears to be in clear breach of the conditions in which the approval was granted in respect of both the height of the scrap pile and area of operation. The Parish Council agreed to contact CDC and GCC to request that no further approvals are made regarding this site until these breaches have been investigated and remedied.
6.2 Review of draft report from HR Wallingford about potential flood mitigation measures in LS.
Cllr Thomas shared his preliminary thoughts on the DRAFT report received. Cllr Thomas advised that the report had raised more questions than answers, emphasising that further understanding and conversations were required. The report also needed sharing with other key stakeholders. However, at this stage, there were two options for consideration:
1. Reduce the height of the Weir circa. £150k
2. Widen the section by the Weir circa. £40k
It was agreed that the PC were not able to make any decisions until stakeholders had reviewed the report and the Consultants had responded to queries raised. Chapman confirmed that the Report would be available to the public in due course.
6.3 Maintenance of the Village shed roof and associated tree works.
Cllr Chapman confirmed that CDC have approved maintenance work on the trees overhanging the Village shed and that he would assist Mr Randles with this activity. Mr Randles kindly advised that would

cover the cost of materials for the Village shed roof repairs using funds generated by the Fete.

220221/7

Update and discussion on Capital Projects and use of the Emma Funds:

The following three items were discussed briefly before Cllr Chapman proposed how the Village Project Reserves might be distributed.

7.1 River investment

Dealt with under Matters Arising. LSPC await the final report. Please see proposal below.

7.2 PROW investment for Scare Lane and Mill Dam path.

Cllr Chapman advised that there was no progress to report at this stage regarding outside funding for remedial work on these footpaths. Please see proposal below.

7.3 Allotment improvements and other possible improvements around the Village

Cllr Chapman advised that these would now be discussed later in the meeting under Agenda items 11 and 12.

Proposal for Distributing the Village Project Reserves

Cllr Chapman summarised LSPC's current thinking regarding investment in capital projects in the Village, particularly as HR Wallingford's report is still under review and it was felt other initiatives needed to be progressed in parallel.

Earmarked reserves including costs and contributions to the Options Study are:

Village Project Fund	£27,000
Traffic Restrictions Management	£10,000
River Management	£10,000

It was proposed and agreed to action the following transfers:

River Management	£10,000
PROW (newly created)	£10,000 *

Please note, that these transfers would still require approval in advance of any committed expenditure. They are indicative of how the reserves might be distributed going forward and allows LSPC a better opportunity of obtaining co-funding to undertake footpath improvements in Scare Lane and Mill Dam paths if Council can demonstrate there are funds allocated. *NB: * LSPC have currently allocated the PROW reserves 50/50 for Mill Dam and Scare Lane investments. However, it is noted that the PROW Warden prefers Mill Dam path to be a priority if further funding is not forthcoming from GCC and CDC.* Council agreed and supported the following:

Village Project Fund	£7,020
Traffic Restriction Management	£10,000
River Management	£20,000
PROW Fund	£10,000

220221/8

Planning Applications Update:

8.1 22/00140/FUL Grafters, Fosseway, Lower Slaughter, GL54 2EY.

Change of use of existing dwelling and erection of extensions to create a 40-bedroom hotel and associated works. *Awaiting decision by CDC. It was agreed that LSPC would oppose this major development on the grounds that the application is converting parking spaces designated for EV's to fossil fuel vehicle occupation. The application also relies on existing permissions for the EVCS which are not relevant to a hotel. LSPC will be circulating guidelines to residents to facilitate comments and submissions via CDC's planning portal. Deadline for submissions is now 10th March 2022.*

8.2 21/04731/FUL Texaco Service Station, Fosseway, Lower Slaughter, GL54 2EY.

Installation of 2 x self-service jet wash bays. *Awaiting decision by CDC. LSPC have considered this application and have no objection to the proposal. Please note that the Parish Council has received formal criticism from a resident for not objecting to this application. However, LSPC have written to GCC Highways suggesting the need for a holistic assessment of all developments proposed along this stretch of the Fosseway due to concerns about the impact on highways safety.*

8.3 21/03539/FUL and 21/03542/LBC Lavandula, Becky Hill, Lower Slaughter GL54 2HS

Erection of a single storey link and minor alterations. *CDC refused both applications.*

220221/9

Finance:

9.1 To consider and approve current financial status including final sign off for LSPC Budget Planning document 2022-23. Cllr Chapman reported on the current financial status and full itemised details can be found in Appendix 1. This was APPROVED by all councillors. Please note there is a commitment to

fund the HR Wallingford Options Study at a cost of approximately £10k, but this will be offset by a contribution of £5,700 from GCC.

9.2 and 9.3 Cllr Chapman reported on receipts since the last meeting/retrospective payments and secured approval from Council for payments due. These are also detailed in Appendix 1. All were APPROVED.

220221/10

Reports from Wardens

10.1 River All lining works have now been completed, but not tested under extreme conditions.

10.2 Rights of Way Discussed previously under item 7.2. HSL10 requires work and the PROW Warden will contact Cotswolds Wardens for assistance.

10.3 Trees Dead wooding is now complete. A report is due to be received next month from an arboriculturist when the trees have been surveyed. The fallen tree in Kingswell Lane requires work and this will be followed up by the Parish Council.

10.4 Highways Nothing new to report. Double yellow lines have been requested to replace the single yellow lines in the Village but nothing progressed further on this. Cllr Thomas encouraged residents to submit faults themselves via GCC portal.

10.5 Flood and Snow Nothing new to report apart from council wardens attending local flood support meetings organised by CDC.

220221/11

Parish Council support for Platinum Jubilee celebrations.

Cllr Classen reported that 26 commemorative coins has been ordered for all children in the Village under 16 years of age. This expense was being funded by the Village Project Fund (£260.00).

Cllr Classen also reported that it was hoped the PC would support and fund an initiative to provide stone flower troughs, positioned in front of the Village Hall as part of the Jubilee celebrations. Council agreed to support this initiative.

220221/12

Allotments: To review correspondence received from the Allotment Committee, draft a response and pass a resolution to approve the correspondence.

Cllr Chapman commented that the inaugural meeting of the newly formed Allotment Committee had taken place and correspondence had been submitted to LSPC with their thoughts and ideas moving forward. Cllr Chapman asked the Parish Clerk to minute that LSPC are supportive of the Allotment Committee and any suggestions made, will be considered although the PC are not obliged to action these. In the interest of time, a draft response to the letter had been circulated to Council in advance of the meeting for consideration. This was approved for distribution to the Allotment Committee by the Parish Clerk in the next 24 hrs. The Parish Clerk will also be posting a copy of the letter on the Council website.

220221/13

Correspondence: To review relevant correspondence received since the last meeting; consider actions/responses.

13.1 Concern from a resident regarding LSPC's comments submitted for the Fosseyway Service Station planning application to erect 2 x Jet wash bays. *Covered under item 8.2*

13.2 Request from another resident living in The Whitmores to replace/ repair the road sign. *The Parish Clerk confirmed that CDC would be replacing this sign.*

13.3 Advisory correspondence about the land for sale at Kings Meadow and support required from LSPC to assist with the acquisition of the land to create a wildlife conservation area. *Dialogue has taken place.*

13.4 Request for LSPC to gauge public interest for a coffee truck selling pastries and basic provisions. *This item was discussed with the public. The consensus was to deny the proprietors of the coffee truck access to the Village.*

13.5 Concern from a resident about fireworks in the Village (8pm on Friday, 11th February) and a request that the PC are informed in advance to protect sensitive animals. *LSPC established that these fireworks were lit by strangers in the Village, near the Church. The Parish Clerk will contact the hotels to ascertain if there are fireworks planned this year and the PC will also add a reminder to copy for the LSVN.*

220221/14

Date of Next Meeting: Monday 16th May 2022 at 6pm in the Village Hall. This is the Annual Parish Council Meeting.
Meeting ended: 19.56

Signed: Kevin Chapman - Chair

Date: 21.3.22

Lower Slaughter Parish Council

Finance Report for Meeting of 21 February 2022

Current Financial Position (9.1) (at 31st Jan 2022)

Reserves Account	£	54,105.86		
Reserved for Weir/River Repairs	£	10,000.00		
Reserved for TRO management	£	10,000.00		
Reserved for Village Projects	£	30,680.09		
Available Reserves	£	3,425.77	£	3,425.77
Treasurer's Account			£	1,497.00
			Total	£ 4,922.77

Receipts since last meeting on Dec-21

Bank Interest (Dec-Jan)	£	0.95
WPD wayleave payments	£	7.22
Allotment Income (EFT & Cash)	£	178.35
VAT Refund	£	847.97
	£	1,034.49

Payments made since last meeting on Dec-21

Clerk Wages and Expenses (Dec)	DATA PROTECTED	LGA 1972 s111
Cllr Chapman - Expenses for Water Pumps	£ 21.98	LGA 1972 s111
MK Surveys - Topographical Survey of River Eye	£ 3,180.00	Open Spaces Act 1909 ss9,10
	£ 3,201.98	

Payments to be Approved by Council

Payments Sanctioned since last Meeting (Minute 9.2)

Clerk Wages and Expenses (Jan)	DATA PROTECTED	LGA 1972 s111
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Payments to be Sanctioned (Minute 9.3)

Clerk Wages and Expenses (Feb)	DATA PROTECTED	LGA 1972 s111
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Additional Signature for Approval of Payments:

Initials: Date: Signature: