

AMARSH GIBBON PARISH COUNCIL

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON TUESDAY 10 OCTOBER 2023 IN MARSH GIBBON VILLAGE HALL

PRESENT: Cllrs A Lambourne (Chair), E Taylor (ET), J Smith (JS), T Reveler (TR) and R Daniell (RD)
Carole Jackman (Clerk)

No members of the public were present.

Meeting commenced at 8.00pm.

1 APOLOGIES

Cllr N Lyon
Bucks Unitary Councillor Angela Macpherson (AM).

2 DECLARATIONS OF INTEREST

None.

3 MINUTES OF MEETING HELD ON 12 SEPTEMBER 2023

The minutes of the meeting held on 12 September 2023 were agreed by those present and signed by the Chairman.

4 MATTERS ARISING

There were no matters arising.

5 COUNCILLOR RESIGNATION/VACANCY

No one had applied to be co-opted onto the Parish Council. It was agreed that a 'stronger' note should be put on Facebook and Life Together emphasising that the Parish Council does need the extra member.

Action: Clerk to draft note for Facebook and Life Together.

6 GENERAL CORRESPONDENCE

All correspondence, circulars and consultations had been circulated to councillors by email.

6.1 Swan Lane Drainage

It was noted that a resident had written to Bucks Council thanking it for the drainage work carried out in Swan Lane which seems to have resolved the flooding issue. However, it was not known whether this had resolved the sewage issue which is the responsibility of Thames Water.

6.2 Five year supply of deliverable housing sites

The following is a copy of an email from Bucks Council's Cabinet Member for Planning and Regeneration regarding the five year supply of deliverable housing sites:

"I am writing to provide you with an important planning update that will impact, in the short term, on how we make decisions in the North and Central areas.

Many of you will know that the council has a duty to maintain a five year supply of deliverable housing sites. However, a recent assessment of our five year supply position has shown that for the first time since the adoption of the VALP, the position in the North and Central planning areas has dipped below five years (now at 4.5 years).

There are many reasons for this but mainly as a result of a slowdown in development, linked to rising construction costs as well as delays in bringing forward some of the major allocated sites of the VALP. The consequence of this is that in accordance with national policy, the council will have to apply what is known as the 'tilted balance' when determining some speculative applications and it may be necessary either to approve some of those applications, where they may otherwise have been refused or, we may find some of those sites are approved on appeal for the same reasons.

This council is not the only one affected by these circumstances and it is precisely because of this situation happening across the country that the Government are planning to introduce changes to national policy which will remove the need to demonstrate a five year supply of housing where, as is the case in the VALP area, the council has an up-to-date Local Plan.

There is currently no timetable for when the Government will introduce the changes to national policy although we understand the changes should be made later this year or early next year.

In the meantime, the council must apply the existing national policy and this will be reflected in decisions over the coming weeks and months."

Action: Cllrs to monitor how this is likely effect Marsh Gibbon.

6.3 Fly Tipping

Various correspondence between the Parish Council, Bucks Council and the Environment Agency had been received to try to get the fly tipping removed from the River Ray.

Action: Clerk to keep chasing.

7 PLANNING

7.1 Applications

23/02759/APP: 2 Westbury Terrace Whales Lane Marsh Gibbon Buckinghamshire OX27 0HD

Proposed dropped kerb onto Whales Lane to provide access to 1no. parking space in front garden of 2 Westbury Terrace.

Decision: Councillors raised no objection to this application.

Action: Clerk to inform Bucks Council (AVDC Area) and to note that councillors understand that the work has been completed.

23/02812/ALB (Listed building) and **23/02811/APP** | Application for erection of carport | Box Barn Castle Street Marsh Gibbon Buckinghamshire OX27 0HJ.

Decision: Councillors raised no objection to this application.

Action: Clerk to inform Bucks Council (AVDC Area).

7.2 Approved application

23/02174/APP: Householder application for two storey and single storey rear extensions and associated parking. Fenestration changes - 26 Rectory Close Marsh Gibbon Buckinghamshire OX27 0HT.

7.3 Late application (dealt with by email)

23/02990/COUAR: Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into one dwellinghouse (Class Q(a)) and in relation to design and external appearance of the building (Class Q(b)).

Gubbins Hole Farm Edgcott Road Marsh Gibbon Buckinghamshire OX27 0AN.

Decision: no objection.

Action: Clerk to inform Bucks Council (AVDC) Area.

7.4 Refused Application

23/02350/APP: Development Proposed: Application for change of use of former agricultural buildings to be used for ancillary domestic purposes

Location: Gubbins Hole Farm , Edgcott Road, Marsh Gibbon.

7.5 Proposed Solar Farm and Battery Storage Unit

Details of the proposed Rosefield Solar Farm which includes a new solar farm with battery storage, on land surrounding East, Steeple and Middle Claydon and Calvert Green covering approximately 800 hectares (2000 acres) had been circulated.

Plans for this have been unveiled by EDF Renewables UK and PS Renewables. Located on land owned by Claydon Estates, Rosefield Solar Farm is classified as a Nationally Significant Infrastructure Project (NSIP) because its generating capacity will be over 50MW.

Concern was expressed at the size of the proposed development, the impact on local lives and businesses and the loss of farm land but it was noted that it should be looked at in the context of energy security as well as food security.

It also was noted that Greg Smith, MP, opposed the plans and Councillors agreed to monitor the progress of the application.

Details of early plans for the scheme were published for consultation on Thursday 28 September 2023. The "consultation" will run for six weeks.

The size of this development means RSF will apply for a type of planning consent called a Development Consent Order (DCO), which is decided by the government. Consultation forms a key part of the DCO process, both before RSF submit the application and as part of the examination process.

8 EWELME SITE

8.1 Site A

Eric Gadsden of W.E.Black had informed the Council that he had arranged for the footpath to be cleared, although it was noted that it was starting to get overgrown again.

Action: Cllrs to monitor.

8.2 Removal of tree

It was noted that Sidleys, Ewelme agent, have applied to fell two trees adjacent to the Old Village Stores on Bicester Road.

9 CLERK'S REPORT

9.1 Finance Report

Clerk presented the Financial Report for October 2023. Payments totalling £3339.41 were approved, as detailed in appendix 1.

10 VILLAGE HALL

10.1 Report

No updates were available.

11 PLAY EQUIPMENT, TEENAGE RECREATION AREA AND RECREATION GROUND

11.1 Maintenance

It was noted that Bucks Council had informed the council that S106 funding would not be available for the fencing around the small children's play area because of its location.

Action: Clerk to go back to Bucks Council to query this decision as S106 funding paid for the equipment in the area.

11.2 Cable way

It was noted that S106 funding could be used for the repairs to the cableway and the quotation from Playground Facilities was valid until the end of October.

Actions: Clerk to liaise with Cllr NL to submit the S106 application form and to inform Playground Facilities of the funding situation and to ask what the likely increase will be if the order is not placed before the end of the month.

11.3 Playground upgrade (for older children)

No updates were available.

11.4 Skateboarding

It was noted that a funding application to the Co-op for the skateboarding had been refused, it was therefore recommended that the skateboarding should not be held between December and March unless further funding became available.

11.5 Recreation Ground Hedge

It was noted that the recreation ground hedge had not been cut this year.

Action: Cllr ET to liaise with Mr R Cross to get the hedge cut.

12 DEVOLVED SERVICES

12.1 Grass/Hedge cutting

RTM had cut back the Acland Terrace hedge although requests had been made for it be cut back further.

Action: Cllrs ET and RD agreed to trim the lower part of the hedge further.

13 ROADS AND PATHWAYS

13.1 Parking in Castle Street

Bucks Council still had not supplied the report from the designers to determine whether any further actions/corrections are needed outside the school.

A response from Greg Smith, MP regarding a zebra crossing and additional signage outside the school had not been received although a reminder to the original email had been sent.

13.2 Parking in Station Road

Following advice from Bucks Council a "Parking control request Local support form" will be completed. The form needs signatures from residents who support the application.

Action: Cllrs to obtain signatures and Chair to speak to Rev David Hiscock for a form to be available for signature in the church.

13.3 White Lines

Cllr RD reported that the white lines telling drivers to give way when exiting Bicester Road onto Church Street had worn away, with some drivers thinking that they had the right of way resulting in some 'near misses'.

Action: Clerk to report to Bucks Council on FixMyStreet.

13.4 A41 Marsh Gibbon/Blackthorn junction

Cllr RD reported that it is extremely dangerous pulling out onto the A41 at the Marsh Gibbon/Blackthorn junction and suggested that a mirror should be placed in an appropriate position to help drivers.

Action: Clerk to report to Oxfordshire Council.

13.5 Swan Lane

It was noted that the Swan Lane footpath has multiple trip hazards and recently an elderly lady had tripped and fallen.

Action: Clerk to report on Bucks FixMyStreet.

14 STREET LIGHTING

14.1 Maintenance

A resident in Acland Terrace will trim the tree which is obscuring the street light when the sap has gone. All faulty lights had been reported and most had been repaired.

15 CEMETERY MATTERS

15.1 General Maintenance

It was noted that the hedge at the back of the cemetery needed cutting back.

Action: Cllr ET to speak to the farmer.

15.2 Burial, Interments, Advance booking requests and Memorial applications

15.2.1 Burials

No burials had taken place since the previous meeting.

It was agreed to increase the grave diggers fee to be in line with that of the funeral directors he works for.

Action: Clerk to enquire what he gets from other clients.

15.2.2 Advance reservation

No reservations had been requested.

15.2.3 Memorial applications

No memorial requests had been received.

15.3 Cemetery Road

Cllr TR reported that the Dearn Brothers were unable to supply a quote for the repair of the cemetery road. The quotation from Hickford Construction was in excess of the budget so it was agreed to wait until after the winter to see how the road is effected by the weather before making a final decision on the way forward. It was agreed to get some signage indicating that the ground is uneven and for visitors to take care.

Action: Cllr ET to speak to J Taylor for advice. Clerk to source the signage.

16 ENVIRONMENTAL MATTERS

16.1 Ware Pond

Cllr ET reported that arrangements had been made for a group to clean out the pond on Saturday 14 October.

Action: Chair to ask Burborough's to carry out the 'digger' work which might be required. It was noted that when this work is carried out a councillor needs to be present to ensure that any pipes are not broken.

16.2 Mud Pond traffic incident

There were no updates from the police regarding the damage caused by an HGV at Mud Pond.

Cllr TR had received a quote from the Dearn Brothers for repair of the Mud Pond and Ware Pond railings. However, this was thought to be in excess of our budget.

Action: Cllr RD to ask his contact for a quote.

Clerk to continue chasing the Police for help in locating the lorry driver.

17 STREET FURNITURE

17.1 Memorial Seat / Memorial Soldier

The memorial bench and the Memorial Soldier have been delivered and arrangements are in hand for their installation.

Action: Chair will liaise with contractor to agree on locations.

18 COMMUNITY BOARD

No updates were available.

19 JUBILEE PLANTATION

No updates were available.

20 CHRISTMAS TREE

Chair had ordered the Christmas tree and is waiting for confirmation of the price.

It was agreed that it should be erected on 2 December and taken down on 6 January 2024.

Actions: Lights are to be tested and new arrangements for the storage of the lights to be made.

21 ANY OTHER BUSINESS

Chair had agreed that Ewelme could advertise a vacancy at Suffolk Court on the Parish Council's Facebook page.

22 DATE OF NEXT MEETINGS

The next meeting will be held at 8pm on Tuesday 14 November 2023 in the committee room of Marsh Gibbon village hall. The meeting closed at 10.10.

Appendix 1

MARSH GIBBON PARISH COUNCIL

Clerk's Financial Report 10-Oct-23

COMMUNITY ACCOUNT

29-Sep-23	£14,517.34
Outstanding Cheques and cheques approved on 12 September 2023	-£2,081.88
Unpresented cheques at 29 Sept 2023	£205.75
Income:	
Bucks Council 2nd precept payment	£13,750.00
Banbury Memorials	70.00

Balance of Community Account at 29 Sept 2023 **£26,461.21**

Cheque No	Payee	Amount	
Cheques to approve on 10 October 2023			
103373	Clerk (C Jackman)	RBLI Inv 84761: Unknown Tommy Statue	£201.00 LGA (Misc provisions) 76, s19
103374	Marsh Gibbon Parish Council	Inv 211453: vh hire 8 August	£16.00 LGA 1972 s133
103375	Technical Surfaces	Inv 82788: Match fit 11 Sept 2023	£450.00 LGA (Misc provisions) 76, s19
103376	Bucks Council	Inv 2205065682: Cemetery waste September	£16.95 Litter Act 1983 ss 5
103377	RTM	Inv 4331: Grass / hedge cutting	£1,413.88 Highways Act 1980 s. 96
103378	C Jackman	Clerk salary Sept 23	£483.57 LGA 1972 s. 112(2)
103379	HMRC	Clerk PAYE Sept 23	£80.80 LGA 1972 s. 112(2)
DD	HugoFox	Monthly website fee	£23.99 LGA 1972 s. 142
103380	SSE	Inv 11772331 0072: Street lighting 2 Sept - 2 Oct	£227.00 PCA 1957s.3;HA 1980s.301
103380	SSE	Inv 591772404 0080: Street lighting 2 Sept - 2 Oct	£12.91 PCA 1957s.3;HA 1980s.301
103380	SSE	Inv 861786437 0069: Street lighting 2 Sept - 2 Oct	£2.91 PCA 1957s.3;HA 1980s.301
103381	Eon	Inv 120308: Street maintenance QTR ending 30 September	£335.40 PCA 1957s.3;HA 1980s.301
103,382.00	G Hodges	Grave digging	£75.00 Local Authorities Cemeteries Order 1977
			£3,339.41

Totals yet to be deducted from balance of Community Account

103341	Senses	£172.80
103367	Bucks Council	£16.95
103368	MGVH	£16.00

£205.75

Total £3,545.16

Total to be added to the Community Account

0.00

Anticipated balance £22,916.05

£22,916.05

EARMARKED RESERVE ACCOUNT	01-Apr-23	£26,783.76
	Total In	£5,138.96
	Total Out	£0.00

Balance of Earmarked Reserve at 29 Sept 2023 **£31,922.72**

Bank Reconciliation 10 October 2023 COMMUNITY ACCOUNT

CASH BOOK			Notes
Balance at 1 April 2023		£20,423.84	
Total payments to 10 October 2023		-£31,359.73	
Add total receipts to 10 October 2023		£34,970.86	
Less outstanding cheques from 2023-23 FY		-£1,118.92	
		£22,916.05	
Cash book balance at 10 October 2023		£22,991.05	

EARMARKED RESERVE ACCOUNT

Balance of Earmarked Reserve A/C as at 1 April 2023	£26,783.76
Less total payments to 29 September 2023	£0.00
Add Total Receipts to 29 September 2023	£5,055.84
Balance at 10 October 2023	£31,839.60

NB: the balance in the Earmarked Reserve Account is made up of:

Replacement / Refurbishment of the synthetic carpet at the 5-a-side	£21,874.00
Maintenance of play equipment	£0.00
Ware Pond cleaning	£2,080.00
Repairs and New Street Lamps	£1,696.00
Election Expenses	£775.00
Fencing Repairs at 5-a-side	£0.00
Defibrillator	£50.00
Cemetery road repairs	£5,211.00
Interest	£153.60
	£31,839.60

TOTALS at 10 October 2023	Community Account	£22,916.05
	Earmarked Reserve Account	£31,839.60
		£54,755.65

Signature:

2194