

KIDMORE END PARISH COUNCIL

Minutes of a meeting of the Parish Council held at the Church Room, Kidmore End on Wednesday 22 June 2016 at 8.00pm and concluded at 10.10pm.

Present: Ms S M Biggs (Chairman), Dr C D Aldridge (Vice-Chairman), Mrs S Hall, Mrs S J Hunter, I G C Pearson, T M Perchard, J A Swift QC, H Thresher.

Also present: R Simister (district councillor).

2.01 MINUTES

The Minutes of the meeting held on 18 May 2016 were taken as read, confirmed and signed as a correct record, subject to

- the removal of the word "in" at end of the 3rd paragraph in Minute 1.07;
- the numbering of Minute 1.11;
- the substitution of the place name "Kidmore End" for "Tokers Green" in the resolution to Minute 1.26;
- the substitution of the word "carpet" for "caret" in Minute 1.27.

2.02 REPORT OF COUNTY COUNCILLOR

The Council noted a written report by Mr K Bulmer, the county councillor for the Goring division, covering, inter alia,

- workshops about the devolution of the County Council's functions, if there was a unitary council serving the County;
- the termination of bus subsidies on 20 July 2016;
- a good ranking for his Council's adult social care services;
- a new initiative by his Council and NHS services to reduce delayed transfers of patients requiring care.

2.03 OPEN SESSION

During the open session, Mr L Fairlea of Chalkhouse Green Road, Kidmore End reported that the County Council had given notice that the M1 bus service would cease in July 2016, and asked what progress had been made with securing a replacement. The Chairman advised that she would, in light of the County Council announcement, follow up earlier contact with FISH Sonning Common about replacement transport arrangements.

2.04 REPORT OF DISTRICT COUNCILLOR

Mr R Simister, the district councillor for the Kidmore End & Whitchurch ward, reported

- on the imminent closing date for applications for grants from his Council for community assets;
- that his Council had new telephone numbers for its headquarters' offices;
- about possible structural change to local government in the County;
- on challenges to his Council's 5-year land supply for housing development, including some planning appeals which had been upheld because of questions about the land supply, one such appeal being in Thame, a town with an adopted neighbourhood plan;
- that consultation on the Local Plan options would commence later in June 2016
- on possible removal of resale conditions on some former local authority houses.

Members discussed with Mr Simister whether his Council's 5-year land supply was robust enough in face of the challenges he mentioned and what he anticipated would be included in the Local Plan options in respect of development in smaller villages. Mr Simister indicated that his Council's policy was to encourage every settlement to devise a neighbourhood development plan.

Members asked Mr Simister to give his support to the Council's application to his Council for a community grant towards the further refurbishment of the play areas (see Minute 2.05, below).

2.05 PLAY AREAS

(cf 1.07/16) The Council considered a report (2016/17 – 1) of the Clerk to enable the Council to approve the scheme to refurbish the equipment at the play area in the Gallowstree Common Recreation Ground and the installation of more durable safety surfaces at that play area and the Kidmore End Play Area.

It was reported that the promised grant of £10,000 from the Big Lottery Fund had been received. The Chairman reported that ticket sales for the fundraising event on 10 June 2016 had raised £1,345, while the hog roast had cost £245 and ticket printing had cost £18, leaving a net surplus of £1,082.

RESOLVED: That, notwithstanding Financial Regulation 11.1, the scheme to replace the safety surfaces at the Gallowstree Common Recreation Ground and Kidmore End play areas and replacement play equipment at the Gallowstree Common facility comprise

Jukebox play equipment at Gallowstree Common
rubber safety lock surfacing at Gallowstree Common
rubber safety lock surfacing at Kidmore End

all to be supplied and installed by Playdale Playgrounds Ltd.

2.06 DELIVERING PUBLIC SERVICES

(cf 1.08/16) The Clerk reported that he had contacted the Deputy Leader of the County Council, following the last meeting, to advise that the requested information about highway verge cutting had not been received. Shortly thereafter, the County Council's Area Highways' Steward had contacted the Clerk, offering to meet representatives of the Council to discuss the possible transfer of verge cutting. Arrangements for such a meeting were in hand. The Area Highways' Steward recommended that the Council, if it was minded to take over the function, proceed on the basis of starting in 2017.

In the meantime, it was noted that the County Council had not yet arranged for the cutting of verges on vision splays at junctions in Parish: it was understood that the County Council's budget would allow for only one cut per year. This was causing concern, given the strong growth of vegetation particularly at the junction of Wood Lane and Wyfold Road with Horsepond Road, Gallowstree Common. The Chairman advised that she had reported this danger to the County Council via "Fix My Street", and by telephone to the Area Highways' Steward, but no cutting had yet been undertaken on behalf of the County Council. However, it was understood that public-spirited local residents had attempted to make visibility at the junction less dangerous. Members also observed strong growth of vegetation at the junction of Horsepond Road with Reading Road, Cane End.

Members were concerned that the present conditions could lead to road traffic collisions, which might result in injury or death.

RESOLVED: 1 That strong representations be made to the County Council to initiate urgently the cutting of vegetation on vision splays at relevant junctions in the Parish.

2 That Members compile a list of road junctions in the Parish where vision splays required cutting more than once in an average growing season.

2.07 TOWNLANDS HOSPITAL, HENLEY

(cf 1.09/16) The Council noted updates from NHS South, Central and West Commissioning Support Unit, on behalf of the Oxfordshire Clinical Commissioning Group, about progress with the provision of services at Townlands Hospital, but regretting that the opening of the Rapid Access Care Unit had been delayed, as there had been no applicants for the post of consultant to lead the unit.

2.08 UNITARY LOCAL GOVERNMENT

(cf 1.12/16) The Council noted a call for evidence, conveyed by e-mail from Cllr K Bulmer, from consultants acting for the County Council in support of its proposals for unitary local government in the County.

2.09 CHALKHOUSE GREEN ROAD, KIDMORE END – TRAFFIC SPEEDS

(cf 1.13/16) The Council noted a copy of an e-mail from Cllr K Bulmer to Mr D South of Chalkhouse Green Road, Kidmore End, explaining the criteria adopted by the County Council for the imposition of a 20mph speed limit on roads. The explanation had been passed to the Transport Sub-Committee for consideration.

2.10 90th BIRTHDAY OF HER MAJESTY THE QUEEN

(cf 1.14/16) The Council was requested retrospectively to promote the celebrations of the 90th birthday of Her Majesty the Queen held in Kidmore End on 11 June 2016. The Vice-Chairman had sought a grant from the District Council for the costs of the celebration: a grant of £355 had been received.

In a letter, John Howell MP had sent his best wishes to those organising celebrations in the community.

RESOLVED: 1 That the Council promote the celebrations of the 90th birthday of Her Majesty the Queen in Kidmore End on 11 June 2016.

2 That the action of the Vice-Chairman be approved and confirmed.

2.11 FINANCE SUB-COMMITTEE

(cf 1.18/16) The Clerk advised that the correct maximum figure in Note 7 to the receipts and payments' accounts for 2015/16 was £7,669.

2.12 DEVOLVING POWERS TO TOWN AND PARISH COUNCILS

(cf 1.20/16) Mr I G C Pearson reported orally on the County Council's workshop in Henley on 7 June 2016 about devolution of powers in the event of a future unitary pattern of local government in the County. The presentation given at the workshop had been circulated to Members, together with some early conclusions by County Council officers.

Mr Pearson had felt that the purpose of the workshop was to encourage parish and town councils to take over the delivery of services presently provided by the County Council in the face of continually reducing finance for the County Council. Mr Pearson ventured that, while the cost to the County Council might reduce, the cost to the global public purse would increase.

Members discussed possible next steps in the matter. They felt that it would be useful to discover the views of other parish and town councils, to ascertain whether there were any common themes. In this connection, Mr Pearson undertook to provide a list of the attendees at the workshop on 7 June.

2.13 STREETNAMING

(cf 1.24/16) The Council considered again the request by the District Council to propose a name for the development of 6 properties on Tokers Green Lane, Tokers Green, on the site where the property Chippendale Lodge had been demolished. It was reported that the only name commanding any support amongst residents of Tokers Green was the name of the demolished property.

RESOLVED: That the District Council be requested to name the development of 6 properties on Tokers Green Lane, Tokers Green as Chippendale Close, in recognition of the demolished property, Chippendale Lodge, which had stood on the site since the 1920s.

2.14 TOWN AND PARISH FORUM

(cf 1.25/16) Members were requested to suggest questions which the Council's delegates could ask at the District Council's town and parish forum on 12 July 2016.

2.15 TELEPHONE KIOSKS

(cf 1.26/16) Reference was made to the condition of the Council's telephone kiosk at Chalkhouse Green. A glazing bar was missing from the door, and the hedge around the kiosk needed cutting back. Mr T M Perchard and Mr H Thresher undertook to carry out appropriate works at the kiosk.

2.16 FINANCE

(i) Balances

The Clerk reported that balances at the bank totalled £60,271.12.

(ii) Accounts for payment

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

Came & Company – Insurance premium	£2,085.04
R F Penfold – Clerk's expenses 2014/15, 2015/16	£481.79
Todds Flooring – Carpet in Diamond Jubilee Pavilion	£2,568.00†
Dr C D Aldridge – Sundries for Queen's birthday celebrations	£30.00
Ms K Winter – Hire of bouncy castle for celebrations	£65.00
P Jenkins – Hog roast for fundraising event	£240.00
R F Penfold – Printing agenda etc	£10.65

† *Kidmore End Cricket Club had contributed £2,140.00 towards the cost.*

2.17 CONSULTATION ON PLANNING MATTERS

(i) Decisions

The Council noted that the following applications had been permitted conditionally:

construction of 2 storey rear extension at Oak Tree House, Tokers Green Lane, Kidmore End;
conservatory at Collegewood Farmhouse, Cane End;
re-opening of existing chimney stack in existing chimney at Pond House, Kidmore Lane, Kidmore End;
new garage block with storage above at Summer Cottage, Cane End;
demolish and replace existing single storey stable block at Old Yews, Kidmore Lane, Kidmore End.

(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:

one new dwelling house on land opposite Oldfield, Horsepond Road, Gallowstree Common;
new garage block with storage above at Summer Cottage, Cane End;
alterations and extensions to dwelling and garage at Little Orchard, Tokers Green Lane, Tokers Green;
conservatory at College wood Farmhouse, Cane End (amended plan);
construction of new straw barn on land adjacent to Kidmore House, Chalkhouse Green Road, Kidmore End.

(iii) Applications

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

RESOLVED: That observations be made as follows:

<u>Application</u>	<u>Observation</u>
5 new dwellings on land in Horsepond Road, Gallowstree Common for Mr & Mrs Langford	Refuse – for the reasons set out in the Appendix hereto
Demolition of dwelling and garage and erection of replacement dwelling with basement and garage, and hard and soft landscapes at Greenbanks, Chalkhouse Green Road, Chalkhouse Green for Mr & Mrs Almond (amended plan)	No strong views, but neighbours at Chiltern Cottage remain very concerned by risk of subsidence as a result of excavations for basement.

(iv) The Coach House, Tokers Green Lane, Kidmore End – Proposed development

(cf 1.19(i)/16) In an e-mail, the District Council's Head of Planning had advised that the Council had been invited to make representations at the meeting of his Council's Planning Committee on 27 April 2016, when the Committee had considered the planning application for development at The Coach House, Tokers Green Lane, Kidmore End. The invitation had been sent by e-mail on 18 April 2016. Members recalled that the Council's website was "down" at that time, due to the difficulties facing 123Reg, as a result of which the e-mail, directed via the website, had not been delivered.

(v) Draft Design Guide

The District Council's Head of Planning, by e-mail, advised that his Council was consulting on its new Design Guide Supplementary Planning Guidance, which provided guidance on best practice and detailed the criteria which his Council would use to assess the quality of developments. Representations were invited until 29 July 2016.

(vi) South Oxfordshire Local Plan

(cf 10.12(ii)/15) In another e-mail, the Head of Planning of the District Council advised that his Council was about to consult on the next stage of its Local Plan, in which exercise it would be seeking views on the preferred approaches to a number of important issues like the number of new homes, amount of employment and other services for the period to 2032. He gave notice of a number of drop-in exhibitions across the District, including one in Sonning Common on 4 July 2016. The consultation would end on 29 August 2016.

The print of a confidential presentation was enclosed with the e-mail, indicating that some 8,000 additional housing units would be required by 2032. The options suggested a 10% increase in larger villages, and 5% in smaller villages (ie c785 extra units). From the earlier discussion with Mr Simister (see Minute 2.04), it was understood that the 5% increase would be imposed where there was no neighbourhood plan in place.

(vii) Neighbourhood development plans

(cf 8.13(ix)/16) Arising from the discussion on the South Oxfordshire Local Plan (see Minute 2.17(vi)), Members reviewed the present position of the Council on the production of neighbourhood development plan(s).

Members observed that, aside from the 6 affordable housing units on an exception site in Gallowstree Common, built in 2015, there had been a number of other new properties approved. Permission had been granted in 2015 for 3 additional units in Gallowstree Common, while in 2016 approvals had been given for 10 new units, or conversion of buildings to housing uses – 3 in Cane End, 2 in Gallowstree Common and 5 in Tokers Green. All these units had been sited on what was essentially land already in residential use. While appreciating that these additional units would not “count” towards any Local Plan targets, it was pointed out that the housing numbers were increasing organically, without identifying new “greenfield” sites to meet demand.

Accordingly, for the time being, Members were inclined not to embark on the preparation of a neighbourhood development plan or plans.

2.18 HOUSENAMING

In e-mails, the District Council's Data Monitoring Manager & Street Naming and Numbering Officer advised that the property known as the Granary, Chalkhouse Green had been renamed The Studio Annexe, Applecote, Chalkhouse Green and that the new residential dwelling at Greenways, Horsepond Road, Gallowstree Common had been named Hazel Cottage.

2.19 PROTECTING RIGHTS OF WAY

In a letter, the Secretary of the Oxfordshire Countryside Access Forum requested that parish councils ensured local planning authorities were alerted when planning applications might impact upon the public rights of way network.

2.20 COMMUNITY FIRST OXFORDSHIRE

The Council noted “At a glance”, a newsletter from Community First Oxfordshire.

2.21 BUS SERVICES

The Supported Transport Team of the County Council, by e-mail, confirmed that, amongst other services, the subsidy for bus service M1, which served Gallowstree Common and Kidmore End, would end on 20 July 2016.

2.22 OXFORDSHIRE ASSOCIATION OF LOCAL COUNCILS

The Council noted an update for members published by the Oxfordshire Association of Local Councils in May 2016.

2.23 MOBILE LIBRARY SERVICE

The County Council's Library Services Manager explained, by e-mail, that the mobile library service would be withdrawn, the last round of visits being between 5 and 16 September 2016. Users were

being advised of alternative library services, eg the on-line library service or the home library service.

2.24 PROPOSED DEFIBRILLATOR FOR TOKERS GREEN

In an e-mail, submitted via Mr H Thresher, Ms F Harland of Tokers Green reported on interest in that settlement for the provision of a publicly available defibrillator, perhaps to be sited on the garden wall of "Rokeby", on the corner of Rokeby Drive and Tokers Green Lane, adjacent to the highway. Ms Harland enquired whether the Council would consider making a financial contribution of the purchase of the equipment.

Members, in noting that there was no specific provision on the budget for the financial year 2016/17 to support such a project, discussed the efficacy of publicly available defibrillators, with particular reference to the first responder service available locally. Members further noted that grants might be available for such projects from the District Council.

RESOLVED: That no grant be made towards the purchase of a publicly available defibrillator for Tokers Green in the financial year 2016/17.

2.25 PLAYING FIELDS COMMITTEE

The Chairman of Playing Fields Committee advised that the Committee had not met since the last meeting of the Council.

2.26 QUESTIONS TO CHAIRMAN

In answer to a question, the Chairman asked the Clerk to include the subject of advertisements for commercial organisations in the Parish Newsletter and on the Council's website on the agenda for the next meeting.

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

Item	Paragraph
Part 2 Minutes	1

2.28 PART 2 MINUTES

The Part 2 Minutes of the meeting held on 18 May 2016 were taken as read, confirmed and signed as a correct record.

APPENDIX

PLANNING APPLICATION P16/S1634/O – 5 new dwelling houses on land at Horsepond Road, Gallowstree Common

Kidmore End Parish Council considers that this application should be refused for the following reasons:

Existing status of land

The land is described in the application as “ancillary domestic”. This implies that it is, for instance, a residential garden. While the land may well be treated as an adjunct to the house and garden on the other side of the road by the present occupiers, it remains an agricultural field in planning use terms.

Residential units

The Design and Access Statement indicates that the proposal will provide “40% affordable housing in accordance with SOCS”. It goes on to state “the scheme will boost the provision of smaller and affordable properties, responding to the acute and on-going need in rural villages, including Gallowstree Common”. This latter statement is not borne out by the 2 housing needs’ surveys carried out in the Parish in 2005 and 2010. The Parish Council takes the view that the needs then expressed have been met by the affordable housing built on an exception site at the west end of the village. Certainly, none of those units, which were provided for people with local links, are occupied by people who immediately previously lived in Gallowstree Common or the Parish.

Transport assessment/travel plan

The Design and Access Statement states “the site is ... within walking distance of a wide range of facilities and services, including a primary and secondary school. There are bus stops nearby ...”. There is a secondary school within 1.2km walking distance. Primary schools are 1.6km and 1.9km walking distance away. After 20 July 2016, there will be no bus service in Gallowstree Common, the nearest bus stops then being in Wood Lane, Sonning Common or Reading Road, Cane End, the latter being a walk beset with hazards.

Human nature being what it is, the 5 proposed dwellings can reasonably be expected to generate 20 vehicle movements on and off the site each day, on an already heavily trafficked road.

Density of development

The proposed density of development on this site – 5 dwellings on 0.2 hectares – is out of keeping with the present densities in the eastern end of Gallowstree Common, or the village as a whole, except, perhaps, in Paddick Close and the sites opposite the Close.

Village envelope

The Council considers that the edge of the built up area or envelope is the access road to Hearn's Farm, the 3 former cottages at the end of Woodside Lane as an outlier.