

WHEATLEY PARISH COUNCIL

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON MONDAY 7th MARCH 2016 IN THE MERRY BELLS HALL AT 7.30PM

PRESENT: Councillors: G Stephens (Chairman), J Carr, R Bell, P Hood, A Walkey, P Willmott, P Gregory, P Bignell, R Reilly, I Roberts, T Newman, S Coleridge, A Davies and (from 8.20pm) R Harding

OFFICERS: Gareth Morris, Clerk to the Parish Council

Also present: County Councillor Anne Purse (from 8.57pm), Inspector Mark Harling (TVP), Sergeant Vicky Hoskin, PCSO Ryan Dollery and 9 members of the public

127. APOLOGIES FOR ABSENCE had been received from Cllr T Davies.

128. DECLARATIONS OF INTEREST – Cllr P Willmott (Item 11) as a member of the Wheatley Playing Field Trust
The Chairman said that he had resigned from the Trust.

129. MINUTES of the extra ordinary meeting of the Parish Council meeting held on 3rd February 2016 which had been circulated previously were signed as a correct and accurate record.`

130. UPDATE from the minutes of the Parish Council meeting held on Monday 4th January 2016
i) **Minute 107** Parish Council's application for a Village Green. The County Council has written acknowledging the Parish Council's desire to withdraw its application. The county council is giving the public until 8th April to object to the withdrawal.

131. UPDATE from the extra ordinary meeting of the Parish Council meeting held on 3rd February 2016
To note that SODC had refused the application for registration as an asset of community value, citing insufficient information. A new application would be made.

132. TO CONSIDER A 'DAY OF ACTION' BETWEEN THAMES VALLEY POLICE AND THE PARISH COUNCIL. (Inspector Harling TVP had been invited to speak)

The Neighbourhood Action Group had been having discussions on how to make South Oxfordshire a safer place. One suggestion was to have a 'Day of Action' in the community. One Saturday morning volunteers from the community and its groups would receive a briefing and then go door to door asking residents to perhaps form a Neighbourhood Watch group, sign up for the TVP alerts, giving information on anti-social behaviour, drug abuse etc.

The clerk suggested that Inspector Harling might like to attend the Annual Parish Meeting on April 20th where he would be able to talk to representatives of local groups.

Councillors seemed in favour of such an event. The clerk and Inspector Harling to co-ordinate.

The Chairman thanked the officers for their attendance.

133. THE MINUTES of the meetings of the Planning Committee held on:

- i) Wednesday 13th January 2016 – circulated previously
 - ii) Wednesday 10th February 2016 – circulated previously
- were received**

134. THE MINUTES of the meetings of the F&GP Committee held on:

- i) Monday 18th January 2016– circulated previously
 - ii) Monday 15th February 2016 – circulated with this Agenda
- were received**

Cllr Bell raised the issue of 'Clean for the Queen' and that the F&GP committee seemed not to have discussed it. The clerk replied that he had registered the Parish Council with the scheme. But that was as far as it had gone.

Cllr Gregory (Chairman of the F&GP Committee) said he felt that just a weekend of litter picking would not solve the issue. This item would now become a standing item on future agendas of the F&GP.

135. TO NOTE THE DOCUMENT "BIAS IN DECISION MAKING" FROM THE DISTRICT COUNCIL'S MONITORING OFFICERS

The clerk had circulated a paper from SODC "Bias in Decision Making".

Cllr Carr proposed and Cllr Hood seconded that the SODC document be 'adopted' Following a discussion a vote was taken.

Votes For: 2; votes Against: 9 votes, Abstentions, 2 votes. The motion failed.

Cllr Newman proposed and Cllr Bell seconded that the document be 'noted' Votes For 11; votes Against 0; Abstentions 1 vote. The motion was agreed.

136. TO CO-OPT A PARISH COUNCILLOR TO REPLACE COUNCILLOR G BIRKS

3 members of the public had attended wishing to put themselves forward for co-option; Mr Lamont, Mr Harding and Mr Harrison.

The chairman invited each person to address the meeting.

It was **AGREED** that the councillors would vote in a secret ballot to decide the successful candidate.

1st ballot: Mr Lamont 5 votes; Mr Harding 6 votes; Mr Harrison 2 votes.

As no candidate had received an absolute majority of 7 votes a second ballot was undertaken with Mr Harrison dropping out.

2nd ballot: Mr Lamont 5 votes; Mr Harding 7 votes.

The chairman declared Mr Harding co-opted on to the council. Mr Harding signed the Acceptance of Office and took his place at the council tables.

137. TO REPORT PROGRESS ON HOUSING FOR THE EXCEPTION SITE NORTH OF LONDON ROAD

The Chairman had completed his contribution to the press release to be put out by Taylor Wimpey.

In the press release it was said that it was hoped the development would start in April 2016 and be completed towards the end of 2017.

138. TO CONSIDER THE USE OF THE MAPLE TREE CHILDREN'S CENTRE

Cllr Newman reported that he had been asked to help with fundraising.

8.30pm The Chairman declared the Council out of session and asked members of the public if they wished to speak.

Mr Lamont – asked about the Vehicle Activated Signs. The clerk reported that he had informed the County Council at the start of December that the Parish Council wished to engage its own company and had been told that the Parish Council would have to enter into an agreement with the County Council. Basically that was the last that was heard from them. The F&GP Committee had since written to County Councillor David Nimmo-Smith the Cabinet member for Transport. He replied that he had asked one of his officers to attend to it. But again nothing had happened.

As regards to the new noticeboards the clerk was querying whether or not the application form on the SODC website was the correct one and whether or not the maximum grant available was only 50%.

Mr Harrison – what does the council think about 20mph limits in the village?

The clerk replied that there had been a 20mph speed limit along the High Street for a number of years. The Parish Council had not attempted to obtain any more since.

Cllr Newman reported that Holton had tried for a 20mph limit but had been refused because the traffic was going at much more than 20mph.

District Cllr Newman – had submitted a written report. SODC Council remained the same for 2016-17. Some 'back office' functions were being outsourced to achieve savings. The council had submitted proposals for the functions of the County Council be devolved to the District Councils.

8.41 The Chairman declared the council back in session

139. TO RECEIVE AN UPDATE ON THE NEIGHBOURHOOD PLAN APPLICATION

The Chairman invited Mr John Fox, Chairman of the Neighbourhood Plan Group, to address the meeting.

Mr Fox explained the process of the setting up of the Neighbourhood Group. From the volunteers a committee had been formed and a number of sub-groups. The area of the Neighbourhood Plan had been chosen and Holton Parish Council had come on board because the footprint of the Brookes University Wheatley site was included in the plan.

A website had been commissioned and leaflet drop to all residences would take place in April and there would be a public meeting/exhibition also in April.

There was a question about the apparent lack of diversity/inclusion in the group. Mr Fox emphasised that the group was made up of volunteers and there was no intention to exclude or discriminate against any group.

The Chairman thanked Mr Fox and Mr Roy Gordon (Vice-Chairman of the group) for their work in setting up the neighbourhood planning group.

8.57pm The Chairman declared the council out of session to hear the County Councillor's report

County Councillor Anne Purse – the 2 humps at the west end of High Street had been replaced with cushions. London Road resurfacing was about to happen.
 Budget – Maple Tree Centre – there will be some support from the county whilst the centre looks towards local support and work out a business plan.
 Bus services – could receive funding from a parking levy on workplace parking or a congestion charge for the city.

9.16pm The Chairman declared the council back in session

140. TO CONSIDER MATTERS RELATING TO THE WHEATLEY PLAYING FIELD TRUST

- i) Cllr Willmott spoke to his report which had been circulated. Since the resignation of Cllr Stephens they did not have enough Trustees to take any decisions. A fire survey had been completed and apart from some relatively easy alterations there was no major worries. The pitches themselves were in poor condition especially the cricket pitch.

- ii) to nominate a Parish Council trustee following the resignation of Cllr G Stephens. Cllr A Davies - proposed by Cllr Newman and seconded by Cllr Bell.

For: 9 votes; **Against** 2 votes; **Abstentions** 3 votes.

Cllr Bell requested the names be recorded.

For: Cllrs Bell, Newman, Roberts, Harding, Walkey, Bignell, Hood, Reilly & Coleridge.

Against: Cllrs Carr & Gregory;

Abstentions: Cllrs A Davies, P Willmott & Stephens.

- iii) to receive a report on the situation regarding the draft lease between the Parish Council and the Playing Field Trust.
 The F&GP had appointed a subgroup made up of Cllrs Newman, Gregory Carr and the clerk. They had met with the Parish's Solicitors (Bower and Bailey) who had drawn up a lease. This had been presented to F&GP which had not accepted. It because of disagreement with the Trust. Subsequently there had been a meeting with the Trust which tried to resolve the disagreements. It was felt that there was now general agreement on the Lease was being reached.
- iv) To consider the following resolution from Cllr T Davies and Cllr A Davies.
"PROPOSALS to enable the WPC and WPFT to move forward to an agreement:
 1. A lease is granted for 40 years (*please note that this avoids a break clause*).offering a minimum of 25 years at the time of any grant plus a lead in time to develop plans and strategies.
 2. The grant made by the Wheatley Parish Council of £10,000 per annum is guaranteed for 5 years from the date of signing [1st April 2021] based on a schedule of immediate and short term repairs and replacements to be presented by the trustees. (*Please note that this enables the Trust to complete emergency repairs and maintenance*). After this date the grant is to be reviewed on an annual basis with the assumption that the Trust will be generating sufficient income from new sources enabling the grant to be phased out.
 3. The rent of £ [suggest 10] per annum runs for 5 years from the date of signing [1st April 2021] after which it is to be reviewed and based on increases in line

with inflation assuming the PC has no responsibility for any upkeep or building maintenance or renewal or any other financial obligation. *(Please note that any financial obligation would be covered by a commensurate rent to cover costs and risk.)*

4. The lease is to contain a clause that requires any new building or land to be used as collateral in a loan to be passed back to the full WPC for approval. Legal advice needed and suggest it is left to the lawyers to draft. The principle is to ensure the WPC is not being negligent in its responsibility.
5. The land can only be used for recreational and sporting purposes for the primary benefit of the residents of Wheatley as covenants on land
6. The lease holder is required to fully insure the property against all reasonable risks and to carry sufficient liability insurance as the WPC reasonably requires. *(Advice needed - This may need to be a joint insurance in both names but paid for by Trust to ensure WPC is always the benefactor in cases of extreme loss or destruction.)*
7. A sub-committee is appointed to agree mutually acceptable heads of terms with the trustees before further advising solicitors”.

The proposer and seconder had withdrawn the motion so the motion was not put.

141. TO DECIDE THE COMPOSITION OF THE TRAFFIC AND ROADS ADVISORY COMMITTEE AND A DATE FOR ITS NEXT MEETING

It was agreed that the following people would serve on the advisory committee: Cllrs T Davies, Gregory, Reilly, Harding and Mr Lamont plus Chairman and Vice-Chairman.

The Chairman and clerk would liaise on setting a date. The meeting could be held in the afternoon.

142. REPORTS FROM OUTSIDE BODIES

- i) The Merry Bells Management Committee – work to the roof and brickwork was about to start
- ii) The Howe Trust – a lot of work had been done on maintenance over the winter
- iii) Thames Valley Police – a report had been tabled
- iv) Wheatley Windmill Preservation Society – the mill would be dressed for the Queen’s Birthday. Frequent fund raising visits had been held
- v) Flood Group meeting – still no agreement on where the holding pond might be located at the west end of the village. Assurances had been given that the money from SODC would be held over in to the next financial year.
- vi) Neighbourhood Action Group – the ‘Action Day’ had been dealt with earlier in the meeting

143. CALENDAR OF MEETINGS - Noted

- i) Planning Committee - Wednesday 9th March 2016 - 7.30pm
- ii) F&GP Committee - Monday 21st March 2016- 7.30pm
- iii) Planning Committee – Wednesday 13th April 2016 – 7.30pm
- iv) F&GP Committee - Monday 18th April 2016
- v) Annual Parish Meeting – Wednesday 20th April 2016 – 7.30pm – Merry Bells Hall
- vi) Parish Council Annual General Meeting – Monday 9th May 2016 – 7.30 pm

144. ITEMS FOR INFORMATION – None

THE MEETING CLOSED AT 9.53PM