

# **CURBRIDGE AND LEW PARISH COUNCIL**

## **Minutes of the Parish Council Meeting Parish Hall, Curbridge, Monday 9 April 2018, 6.00pm.**

**PRESENT:** Cllrs. Glenn Gannon (Chair), John Courtney, Patrick Foley, Sue Richman, Mark Wilson, Tony Wilson.

**IN ATTENDANCE:** C. Cllr. Ted Fenton, D. Cllr. Ben Woodruff, Nigel Parker - Clerk & RFO, 6 Members of the Public.

### **01. APOLOGIES FOR ABSENCE**

.None.

### **02. DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS**

None.

### **03. MINUTES**

RESOLVED: that the minutes of the meeting held on 12 March 2018, which had previously been circulated, be approved as a correct record and signed by the Chairman.

### **04. MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA**

#### South Witney Site

Following the presentation from David Wilson Homes, preceding last month's Parish Council meeting, the Clerk had been contacted by their PR Agency, asking for feedback from the meeting. The feeling was that the Council was so involved with "The Triangle" that it did not wish to engage, at this stage, with another group of speculative developers.

#### Attenuation Ponds

Cllr. Gannon had corresponded with Mr Ralf Bond, Site Manager, who had replied, " As you will have no doubt noticed Breheny have ring fenced their works area in the field adjacent to Curbridge village for construction of the south side of the roundabout plus earthworks and drainage to the field to form the large pond that was uppermost on the priority list for peace of mind to those affected by the flooding from Elm Brook.

The design of the pond has changed in that there will be a ridge down the middle, basically on the line of the old road, this will retain the water mains on its original line and form the appearance of 2 ponds rather than 1, these will be linked via a drain running under this ridge. The volume of water retained by this design will be slightly greater than the original pond as it will be dug to a greater depth."

### A4095 Road Works/Well Lane

Cllr. Gannon had contacted Mr Bond again on these matters, as well as OCC Highways. The bad patching on the A4095 outside Richmond Village was “work in progress” as the road would have to be dug up again to connect the sewage pipes. On the question of Well Lane, OCC said that the damage had been caused by the Developers and that they should resurface the Road; the Contractors had said that it was the responsibility of OCC. To be resolved. Meanwhile, the Parish Council had urged the Residents of Well Lane to continue to report the pothole to OCC by the FixmyStreet web site.

### 30mph Stickers

The Clerk reported that there had been a very good response to the distribution of these stickers, with many Parishioners fixing them to their dustbins.

## **05. DISTRICT AND COUNTY COUNCIL MATTERS**

C. Cllr. Fenton had reported the Well Lane potholes as “the worst he had seen in West Oxfordshire”; he was adding his weight to the Parish Council’s efforts. He reported that there was to be an extra £1.8 million of government funding for road repairs Oxfordshire. He was also investigating with Stagecoach their plans for the SI route through the Village. He also reported the “Growth Deal” between Government, the 4 Districts and the City had been signed; this meant a more optimistic view on plans to improve the A40 into Oxford.

D. Cllr. Woodruff reported that the Local Plan consultation had finished today and the Plan was going back to the Inspector. Hopefully it would be signed off in June, thus preventing further speculative development in the District.

## **06. CURBRIDGE TRIANGLE DEVELOPMENT**

The meeting was opened to the public.

The Clerk reported on the results of the Questionnaire that had been distributed to all homes in Curbridge Village in March.

- 40% of the 148 distributed had been returned, completed
- 87.7% were Against the Development, 8.8% For and 3.5% remained Undecided.
- The 87.7% Against had risen from 82% Against in the Council’s survey of August 2017; this despite the Developers holding 2 workshops, setting up a website to promote the idea and reducing the number of houses proposed.

The meeting discussed 3 propositions/options put forward to the Parish Council by the Developers, should their Planning application be successful.

1. The ownership of the 2.6 hectares of ‘green swathe’ along Elm Bank Ditch - gifted to the Parish Council with £220,000 for maintenance in perpetuity or given over to a Management Company controlled by the residents of the housing development? It was felt that there were too many unknowns for a definite decision to be made. Amongst these were the Suds systems, flood risks, landscaping, the actual cost of maintenance and insurance implications. Some felt that £220,000 was too little, though Cllr. Gannon said that Mr Phil Shaw of WODC had said that, “this was a generous offer.”

2. The playground - whether to opt for 2 playgrounds within the Development or to enlarge and improve the current play area with a £85,000 Developer grant?
3. A Covenant intended to ensure that the current plan would be adhered to by whichever Builders took over the project. The Developers had said that they would only provide this if they had the backing of the Parish Council for the Development.

Mr Richard Smith presented the amended Curbridge Village Design Plan, amended to account for the comments made by WODC Planning. Mr Roger Smith presented his Ecological Survey. Mr Richard Smith said that he would circulate the Plan to all the Councillors for comment and then the Plan would be ready for submission to WODC.

Cllr. Gannon expressed his thanks to Messrs. Smith and to Mrs Val Pole for all their hard work in creating such an impressive document; the Council and the other members of the Curbridge Triangle Working Party fully endorsed this sentiment.

The meeting was closed to the public.

RESOLVED: to incorporate the 12 March notes from the CTWP meeting into these minutes, as attached.

RESOLVED: that in the light of the results of the second survey, the Parish Council would continue to oppose any Application.

RESOLVED: to respond to the Developers that, while in principle the Parish Council were in favour of the option of owning for itself the "Green Swathe", more details (as above) were needed. They also wished to own the road leading off Main road into the proposed car park and wished to explore the possibility of being gifted 2 houses, for rent to local families, instead of the £220,000 endowment.

RESOLVED: to respond to the Developers that the preferred option for the playground was the enlargement of the existing one.

RESOLVED: to respond to the Developers on the question of the Covenant that the Parish Council insist on one, but in the light of continued, strong local opposition, they could not endorse the Developer's plans.

RESOLVED: that the Design Plan, subject to minor changes, should be adopted by the Parish Council and submitted to WODC.

## **07. FINANCE**

### Clerk's Wages

Cllr. Gannon said that the Clerk (and RFO) was working far in excess of his contracted 5.5 hours per week and that the work was becoming ever more complex and demanding. He recommended that the hours be increased to 6.5 per week and the wage increased to £10 per hour.

RESOLVED: to implement this from 1 April.

## Provisional Year End Review

The Clerk presented the finances for 2017/18, which showed a much better result than budget. With higher income from Hall Bookings (2 elections and 2 exhibitions) and underspend against budget on the Play Area and the Parish Hall, the Deficit for the year was £690 against a budget figure of £2,998. The balance to be brought forward to next year was, therefore, £5,059 rather than the anticipated £2,751. The RFO said that he would confirm the figures at the next meeting, along with the Annual Audit.

## Payments

RESOLVED: that the following accounts should be paid: **2017/18**, Flying Press (Questionnaire) £53.95; WODC (various services) £211.19 & £27.77; Clerk's expenses (Oct - Mar) £70.69; HMRC (PAYE Q4) £183.60; **2018/19** Community First (Hall subs) £50.00; Clerk (Apr) £224.00; Cleaning (Apr) £64.00.

Bank balance at 31 March 2018: £5,606.30.

## **08. PLANNING APPLICATIONS**

No applications. The Clerk reported that the automated system for planning results, set up for him by WODC Planning, had expired at the end of December; there was, therefore, a backlog.

- 17/02882/FUL Extension and linking of buildings formally known as Garages A and B at Yew Tree Cottage, together with Change of Use from Ancillary use to House B to estate management accommodation, laundry, storage, office and guest facilities use. - Yew Tree Cottage Lew. Approved, subject to Legal Agreement, WODC Planning
- 18/00165/LBC Alterations to chimney and fireplace - Morgans Farm, Lew. Approved WODC Planning
- 18/00242/HHD Erection of orangery - Lew Heath House, Lew. Approved WODC Planning
- 16/02657/FUL Modification of planning obligations for planning approval to allow affordable housing tenure amended from affordable rent to shared ownership (2 x 2 bed and 2 x 3 bed houses) - Land off Well Lane. Approved WODC Planning
- 17/03252/RES Mixed use development comprising; an employment area of up to a maximum of 3,720 sq metres B1(a) offices; a hotel (up to 62 bed); up to a maximum of 257 homes together with public open spaces; landscaping, new access to Downs Road and other associated works. - Land at Downs Road. Approved WODC Planning
- 18/00084/FUL Construction of a concrete base and erection of a temporary warehouse structure. - Bulford House, Supergas Industrial Estate, Minster Lovell. Approved WODC Planning
- 18/00315/RES Land East of Lord Kitchener - construction 2 dwellings and stables. Approved WODC Planning

## **09. PARISH HALL**

The Clerk reported the Questionnaire results as follows:

- Number of returns was as per the Triangle.
- No Developer money should be spent on a Hall 35.6%, the current Hall should be updated with off road parking 30.5%, there should be a new building within the development 22.0%, no preference 6.8%, no response 5.1%.

## **10. WELL LANE PLAY AREA AND PLAYING FIELD**

The Council's Inspection for March was signed off by the Chair.

D. Cllr. Woodruff had kindly produced an official notice for the Play Area, that would now be affixed to the gate.

## **11. STATUTORY REGULATIONS**

RESOLVED: to adopt the Assets Register as presented by the Clerk, attached.

The Council was expected to produce by 25 May a policy under the General Data Protection Regulations. Cllr. Gannon said that as a start, it was recommended that 1) all people who had signed up for web site alerts should be re-contacted, asking for positive consent to this, 2) all Parish Councillors should have a separate Council email address and, 3) the Council should consider purchasing its own lap top computers. Clerk to continue working on this.

## **12. SUNDRY NOTICES**

### Road Regulation Changes

OCC Highways had been in touch with some speed and weight limitation changes.

RESOLVED: to signal agreement with the exception that the whole of Downs Road should become 30mph.

### Dog Fouling

It was agreed that, following a request for action from a Parishioner, a suitable message should be posted on the web site.

### May 3 Elections

The Clerk announced that both the Curbridge and the Lew elections were uncontested as the only candidates coming forward were the 6 current members of the Council.

### May Meetings

The Clerk reminded the Council that these were the Annual Parish Meeting, the Annual Parish Assembly and the AGM of the Charity Playing Field.

**Next Meeting** - Monday 14 May 2018.

**Cllr. Glenn Gannon, Chair of the Council**  
Signed 14 May 2018