

## **BLEWBURY PARISH COUNCIL**

### **Minutes**

Of the Meeting of the Parish Council  
held in the Vale Room on Wednesday 10<sup>th</sup> June 2015 at 7.30 p.m

**Councillors present:** Mr C Lakeland (Chairman)(CL), Ms J Gibsob (JG), Ms V Fox (VF), Mr M Shayler (MS), Ms Lydia Inglis (LI), Ms Charlotte Cameron (CC), Ms Miriam Jacobs (MJ), Mr M Penington (MP).  
**Also present:** Mrs Elaine de Ridder (clerk), Mr D Hollick (lengthman), District councillor Waite and 8 members of the public

#### **Matters resolved:**

1. It was agreed to add three new signatories to the bank accounts.
2. It was agreed in principle to apply for a PWLB loan for up to £100,000 for the village hall refurbishment project.
3. Section 1 and 2 of the annual accounts were approved. The internal audit report was accepted.
4. The new financial regulations were adopted.
5. All payments were approved.

<b>Actions arising from the meeting</b>	<b>Target date</b>
1. MJ to put a note in the Bulletin about Neighbourhood Watch.	By September meeting
2. Clerk to ask Alan Cooper for his response to the Thames Water letter	By the next meeting
3. JG to draft a letter to Ed Vaizey	By the next meeting
4. Clerk to respond to the DMMO.	As soon as possible
5. Clerk to write to Ed Vaizey to express support for the Vale and ask that urgent action be taken	By the next meeting
6. CL to review tree register	By September meeting
7. Clerk to review document register	By September meeting
<b>Actions brought forward</b>	
1. RF to meet with independent financial adviser re clerk's pension	As soon as possible

1. **To receive apologies for absence.** Apologies from Mr M Blythe (MB), District Councillor Shelley, County Councillor Lilly.
2. **To record declarations of interest.** MP declared an interest on the Cleve as a riparian owner.
3. **To approve the minutes of the Parish Council meeting on 13<sup>th</sup> May 2015.** The minutes were accepted and signed as a true record.
4. **To receive the County Councillor's report.** No County Councillor present.
5. **To receive the District Councillor's report.** Cllr Waite reported on the discount on brown bins for June and July and free compost available at council offices. The PC was also invited to the Town and Parish Forum. Cllr Waite also reported that the Chailey House application will be considered at a planning committee meeting. Ladycroft Park issues, especially access for emergency services, were also mentioned.
6. **To receive the Lengthman's report.** See Annex A.
7. **To appoint of members to committees and to agree additional bank signatories.** The committee list was updated. MJ would investigate the reintroduction of the Neighbourhood Watch. **Action: MJ to put a note in the Bulletin about Neighbourhood Watch.** See Annex B. It was agreed that CL, LI and VF be added as signatories.
8. **Open Forum.**  
Various residents attended the meeting to speak about the Borlase application, making points about the possible loss of listed buildings, the AONB and the conservation area. Representations were also made about the hedges and vegetation impacting on the water levels of the Cleve and a request was made for a bus shelter.
9. **Neighbourhood Plan (NP).** LI reported that focus groups are drafting policies which would be included in the plan.

10. **Matters arising.**
- 10.1. 11/02/14 To receive an update on the installation of the picnic benches and other works at the TFF Playspace. The new picnic benches are now installed. Work to the zip wire and the double swing will be completed in due course.
- 10.2. 06/05/15 To receive an update on recent correspondence with Thames Water. The response was circulated. **Action: Clerk to ask Alan Cooper for his response.**
- 10.3. 02/06/15 To explore the implications of “the right to buy” on exception sites. The history of the exception site was explained to new councillors. Clarification will have to be sought on the “right to buy” of the houses on this site. **Action: JG to draft a letter to Ed Vaizey.**
11. **Village hall redevelopment**
- 11.1. To receive an update on the progress of the working party and fundraising. The architects are currently drawing up the plans for a reduced cost option.
- 11.2. Resolution: To agree in principle to apply for a PWLB loan for up to £100,000 for the village hall refurbishment project. The resolution was proposed and accepted.
12. **Recreation Ground.**
- 12.1. 12/11/14 *To receive an update from the PC representative on the BVCIC.* CL reported that the CIC will be exploring the decommissioning of the plant room. Bob Cooper has done a lot of work on the plant room and has agreed to continue to support the CIC representative.
- 12.2. 12/11/14 To receive an update on equipment store repairs and work needed to make it secure. Gates have been installed. **Item closed.**
13. **Planning & Housing**
- 13.1. 12/11/14 To receive an update on speculative approaches. Barton Wilmore approached the PC about the land west of Wood Way. They now proposed 40 houses. The PC remains opposed to development on this scale.
- 13.2. 02/02/06 To receive the planning committee report. See Annex C.
- 13.3. 08/11/12 To approve responses to current applications  
P15/V1216/LB and P15/V1215/FUL Land Opposite Borlase, South Street: *Conversion, Extension & Renovation of Existing Barn and Loggia to form a New Dwelling*  
**Blewbury Parish Council objects.** We continue to believe that this site, although small, makes a significant contribution to the conservation area and that its development would be contrary to policy HE1 in the current Local Plan. Developing this plot will impact both the setting of Borlase, a listed building, and the appearance of the conservation area.  
The current design involves the alteration and probably (for structural reasons) the dismantling of two buildings within the curtilage of a listed building (Borlase). We also feel that the proposed boundary wall would be intrusive and restrict visibility for both pedestrians and motorists at the junction of Church Road and South Street. The Council is aware that there is a great deal of local opposition to this development. We recognise that efforts have been made to meet some of the previous objections, but the fundamental problems remain.
- P15/V0193/FUL Westbrook Farm, Westbrook Street (Amended plans): *Demolition of existing farm buildings and construction of 4no. dwellings.*  
**Blewbury Parish Council has no objection,** but would like to reiterate our concern over the amount of traffic that is already using Westbrook Street.
- P15/V0925/HH Royston, Bessels Way: *Addition of First Floor to Bungalow and Ground Floor Extension to Kitchen*  
**Blewbury Parish Council objects,** as it over-dominates the bungalows on either side and would not be in keeping with the general appearance of the area.
- P15/V1053/HH 2 Pound Cottage, London Road: *Two storey rear extension and loft conversion to provide additional bedroom.*  
**Blewbury Parish Council has no objection,** but within the conservation area, the council would as always prefer the use of traditional materials. A minority of the council felt that the two storey extension constituted over-dominance

#### 14. Finance & Administration

- 14.1. To receive an update on the setting up of the Clerk's pension. CL reported that he would be completing the necessary forms and would advise the PC of the cost after the summer.
- 14.2. Accounts and audit for 2014-2015. Proposal and acceptance of annual accounts. Acceptance of internal audit report. Section 1 and 2 of the annual accounts were approved. The internal audit report was accepted.
- 14.3. To adopt the new financial regulations. The new financial regulations were adopted.
- 14.4. To approve payments to be made under ancillary powers and within budgeted amounts

Description	Amount
E de Ridder (salary and expenses)	£979.80
D Hollick (salary and expenses)	£478.22
BT Payment Services Ltd (direct debit)	£22.80
White Horse Horticulture	£200.00
Biffa Waste Services Ltd	£56.83
Vale of White Horse DC	£37.00
CPRE	£36.00
Lister Wilder Ltd	£87.71
GA Electrical & Mechanical	£333.28
Didcot Plant Ltd	£213.30
Blewbury Village Hall (for Post Office rent)	£300.00
TruGreen South Oxfordshire	£ 265.00
<b>TOTAL</b>	<b>£3,009.94</b>

All payments were approved.

#### 15. To receive an update on any issues relating to Footways, Footpaths, rights of way and open spaces

- 15.1. To receive an update on the footpath/track joining Cow Lane and the footpath from the Chalk Pits. PC representatives met with Beeswax farming and explained the difficulty some walkers experience. Beeswax farming will be drafting a policy about access but it seemed hopeful. Beeswax was anxious to have a good relationship with the village and will be informing the village about the farming plans in the near future.
- 15.2. To receive a report on hedges overhanging footpaths, pavements and roads. Some residents have already been approached but more approaches will be made either in person or via a letter. A note will also be put in the Bulletin.
- 15.3. To discuss and decide on the response to the Notice of modification order for Bridleway 41 and Bridleway 42. The Parish Council has no objection but would like to emphasize the concern some residents have that there might be an increase in use of Cow Lane as a result. **Action: Clerk to respond to the DMMO.**
- 15.4. **To receive an update on the Cleve clean-up plan.** MP declared an interest in the Cleve as a riparian owner. A note was circulated about the Cleve. It was reported that MJ, Paul Whitehead and June Smith have met and they agreed that there would be several steps in the clean-up plan. The first would be to deal with the exiting water, open the ditch, replace the pipe with a wider one and the removal sediment. Anthony Stiff would be consulted regarding estimates for cost of the sediment removal. These plans have to be agreed by all riparian owners.
16. **To receive an update on any issues relating to roads, road safety and public transport.** The PTR meeting is coming up and so far the PC does not have a new transport representative.
17. **Cemetery**
- 17.1. 02/06/15 To receive an update on weed treatment in the cemetery. Carried out. Item closed.
- 17.2. 02/06/15 To receive an update on the cemetery mapping software and training. The software is in the process of being developed and updated. It should take about 6 weeks.
18. **Village Hall Management Committee.** To receive an update from the VHMC. Meeting on 24<sup>th</sup> June.
19. **Ladycroft Park update.** To receive an update from the Vale about Ladycroft Park issues. The clerk spoke to Ben Coleman at the Vale and there isn't anything the PC could do to support them at the moment. **Action: Clerk to write to Ed Vaizey to express support for the Vale and ask that urgent action be taken.**

## 20. Risk Management

- 20.1. 10/06/15 Tree register to be reviewed and updated. A professional review of trees will have to be undertaken within a few years for insurance purposes. **Action: CL to review tree register.**
- 20.2. 10/06/15 Council document register to be reviewed. **Action: Clerk to review document register.**

## 21. Correspondence

### 21.1. Items requesting a reply & consultations

- 21.1.1. Complaint about trees from a Robinson Close resident. The clerk has responded.
- 21.1.2. Vale Summer Forum for Parish Councils 2015. Noted.

### 21.2. Items for information that have been circulated

- 21.2.1. OALC update. Noted. Councillors were urged to look at training available for councillors.

## 22. Any other business

There was a recent podcast on Radio 4 about “the housing blight” which included the Vale and councillors were encouraged to listen to.

## 23. To set the date of the next meeting

The next meeting will be held on 8<sup>th</sup> July in the Vale Room.

Meeting closed 21h42

## Annex A – Lengthman’s report

### Lengthman’s Report May 2015

#### Footpaths

All footpaths are in good condition – considerable growth of grass and cow parsley. All cut.

#### Cemetery

Green Thumb have treated the grass with ‘weed & feed’ which should show results in the coming month.

#### TFF, Car Park & TFF Play Area

All play equipment in good order.

A work party was organised for Sat 23rd when two concrete bases were put in for the new picnic benches, the platform from the swing was taken out and repositioned further into the field. ( ref: annual play area inspection report)

The car park continues to be a litter problem. ( mostly McDonalds )

#### Village Hall KAP Area

All in good order

#### Storage Buildings

New gates have been installed at both ends of the Tractor shed hopefully to prevent ram raiding.

#### General

Grass cutting and strimming now in full swing

## Annex B

### *Committees*

Allotments - Mark Shayler

Cemetery - Chris Lakeland

Finance - chairman, Michael Penington, Mark Blythe, Charlotte Cameron, clerk

Footpaths - Jane Gibson, Vanessa Fox, Mark Blythe.

BVCIC – Michael Penington

Transport and Road Safety – Miriam Jacobs

Trees - Chris Lakeland  
Cycle paths - Mark Shayler  
Village hall – Chris Lakeland  
Village hall redevelopment – Chris Lakeland, Jane Gibson  
Neighbourhood plan – Lydia Inglis, Miriam Jacobs, Charlotte Cameron  
Cob walls - Jane Gibson  
Bulletin reporter - Jane Gibson  
Planning co-ordinator - Vanessa Fox  
Village upkeep and play areas - Mark Shayler  
Sustainable Blewbury – Lydia Inglis  
NAG – Janet Shelley (District Councillor)

## **Annex C**

### **Planning report for Parish Council – June 2015**

#### **Planning Applications**

All Blewbury planning applications, decisions and Parish Council responses, including items under consideration, can be found in the 'Parish' section of the Blewbury website (<http://blewbury.co.uk/parish/planning/>), which is updated once a week. Links are also provided to the main Vale Planning site, where full details can be obtained.

#### **Responses from the Parish Council:**

**P15/V0939/FUL – Land to rear of Westbury, Ashbrook Street.** BPC objects. The previous planning application for the land to the rear of Westbury was for two dwellings and was rejected initially and on appeal. Although the new application is considered by the Parish Council to be an improvement, with just a single dwelling, the size of it and the two storey garage are considered to be out of proportion and over dominant to the surrounding properties and we wish to object on these grounds. A reversion to the initial approved application of a single storey property would be the preferred solution.

**P15/V1053/HH – 2 Pound Cottages, London Road. Two storey rear extension and loft conversion.** BPC has no objection, but within the conservation area, the council would as always prefer the use of traditional materials. There is some concern that the two storey extension constituted over-dominance.

**P15/0925/HH – Royston, Bessels Way – Addition of first floor, and ground floor extension.** BPC objects, as it over-dominates the bungalows on either side and would not be in keeping with the general appearance of the area.

**P15/V0193/FUL – Westbrook Farm – Development of 4 houses. (Amendment)**

BPC has no objection, but would like to reiterate our concern over the amount of traffic that is already using Westbrook Street.

#### **Decisions from the District Council:**

**P15/V0800/HH – Dornie Lodge** – Single storey oak-framed garden room extension. GRANTED

Enquiries regarding planning in the Parish may be sent to [blewburypc@gmail.com](mailto:blewburypc@gmail.com)