



**Minutes of the meeting of the Meeting of South Stoke Parish Council
held on Monday 20 March 2017 at 7.30 p.m. in South Stoke Village Hall**

Present:- Cllr Roy McMillan (RM) - Chairman
Cllr Chris Bertrand (CB)
Cllr Bryan Urbick (BU)
Cllr Andrew Scrivener (AS)
Cllr Mick Walsh (MW)

Officer:- Sue Gill (SG)

Village Hall and Shop Sub-committee project leader:- Mr Geoff Ward

Members of the public:- Maureen Palmer & Elizabeth Palmer, Simon Claridge (developer for Oakham), Mark Taylor, D Goodland, Paul Stevens, David and Nicky Kennedy, Victor Breech, Richard Dew, Ian Haslam, Stuart McKay, Ricky Hathaway

District & County Councillor: None

515/17 **Apologies for absence:** Cllr John Verrill (JV)

516/17 **Declaration of interest**

Cllr McMillan declared an interest in the Glebe Field and any potential development Plan

Cllr Bertrand declared an interest in the Amenities Charity

517/17 **Minutes of the meeting of 20 February 2017**

These were agreed as a correct record and signed by the Chairman.

518/17 **Report from OCC and SODC**

The Clerk had previously circulated Cllr Bulmer's monthly report to all Councillors and a copy can be found on the Parish Council's notice board.

519/17 **Questions relating to the SSHDP Open Day on 4 March from residents:**

Paul Stevens asked whether there would be traffic through the gardens to the proposed housing development, and he complained that there had been a lack of consultation about access. Victor Breech asked whether there would be gradual infill of Glebe Field. Cllr McMillan reminded the audience that at the Open Day on 4 March it was explained that the consultation would continue until 14 April allowing people to return their forms/opinions, and also giving the opportunity for the sub-committee members to approach residents in person to gain their views and that full details including plans will be available in the April newsletter and on the South Stoke website.

Cllr McMillan explained that the plans on display in the 4th March Open Day presentation material had been created by the Diocese with access to some of the proposed housing

development through the gardens. Earlier consultation through the Parish Plan Refresh was done in 2015 when there was a 70% return of forms saying yes to development on the Glebe Field of a small to medium development.

At the second consultation, which was still on going, it was never the landowner's or the Steering Group's proposal to cover the whole field in bricks and mortar and there was to be plenty of green space retained, whichever, if either of the three options might be ultimately approved.

Mrs Kennedy asked whether the remaining property of the Diocese would be handed over to the parish with covenants. Cllr McMillan advised that if Option 3 was proceeded with, it was possible that the Diocese would hand over the remaining green space land to the Parish, suitably covenanted for no further housing development.

Mr Dew asked whether Christ Church (Ch Ch) land on the Street would be developed and what size houses would be considered near Dove Tree Cottage and the Malthouse. Cllr McMillan replied that the only indication the PC had received was last Summer – from Ch Ch's agents/Savills – and this had been indicated verbally and had suggested 4 or 5 houses, probably in-keeping with other properties in the immediate area. Despite being asked for further details last Summer, no further information had been received by the PC to-date.

520/17

South Stoke Community Shop and Village Hall Joint Facility

The sub-committee had circulated a comprehensive paper to Councillors prior to the meeting. 115 responses had been received following the Open meeting/presentation in the Village Hall on the evening of 10 February, and from a further Parish-wide house-to-house questionnaire drop. The conclusions from the responses favoured a combined Hall and Shop building. Over 50% of respondents favoured the Hall being on the Recreation Ground with the majority favouring a site near the existing shop. There was also a good level of support for such a building on The Glebe field.

The sub-committee recommendations were that the village shop derives revenue from people visiting the playground and helps to keep the shop self-funding and that by moving the facilities to The Glebe could leave the Recreation Ground under-utilised. A facility on The Glebe would also be dependent on the landowner and any future housing development plans.

The sub-committee asked the Parish Council to make a decision as to the way forward. After consideration and discussion about the consultation results, the PC decided that the best location was the Recreation Ground, near to the existing shop premises, and it asked the sub-committee to continue its work on this basis.

The sub-committee was thanked for their work to-date, and as there was now a great deal of further work to do, such as engaging an architect, agreeing designs, finalising costs and identifying funds, it was asked to proceed as quickly as possible, and to keep the PC fully informed, especially to likely costs that would soon have to be funded.

As a first step, the sub-committee were asked to seek pre-planning advice from SODC, relating to such a facility on the Recreation Ground and any access implications.



521/17

Planning Applications

P17/S0083/FUL - Topsham Cross Keys Road - Demolition of existing bungalow and erection of 2 x 3 bed semi detached cottages (As amended by drawing 16 TSO SP01 Rev C accompanying email from agent increasing area for the running of vehicles within the site)

Revised plans had been submitted and the pitch changed to 8.4 metres above ground level. The foot plate remained the same. The overlooking window would have opaque glass on the bottom half of the window. Traffic management would be in place. Accommodation could no longer be created on a second floor.

Mrs Maureen Palmer felt that the window was still intrusive but would accept a fully opaque window which could not be opened. The hedge, which belongs to Oakham, must be retained.

Resolution: The Parish Council Committee voted APPROVED subject to the full overlooking window being in opaque glass and that it could not be opened.

UNANIMOUS

P17/S0889/HH- Ramsbury House Woodcote Road New garage and garden room.

Concerns were raised by several councilors that the property, in a wide-open and easily visible location, is gradually becoming larger and larger and there is a fear that it continues to expand – it is becoming more like a small settlement rather than one property dwelling and reasonable out-buildings. The area is in the AONB and the development is inappropriate to the landscape.

Resolution: The Parish Council Committee voted REJECT

UNANIMOUS

P17/S0325/FUL - Barracks Farm Wallingford Road North Stoke - Change of use of agricultural building to commercial storage

Resolution: The Parish Council Committee voted NO STRONG VIEWS

UNANIMOUS

P17/S0652/HH 3 Wallingford Road, Garage/workshop with store above for personal use

Resolution: The Parish Council Committee voted NO STRONG VIEWS

UNANIMOUS

P17/S0330/LB & S0329/HH – Pond House, the Street – New entrance porch, link between house and adjacent buildings and garden room. The Councillors felt the application should be refused as the proposal has a negative impact on the listed building and its contribution to the street scene. Resubmitted

Though the Council had been informed that revised plans had been submitted, no plans had been received in time for the meeting.



Fifield Cottage Cllr Scrivener reported that the Enforcement Officer had been made aware that there was a drain from the caravan into the old swimming pool.

Mr and Mrs David Kennedy had made the Parish Council aware that they had sought pre planning advice from SODC to build a retirement home in their existing garden. Some Councillors felt that the plans may be contrary to planning and village boundaries.

522/17

Finance

1 To receive and approve the Receipts and Payments Report.
The Reporting Pack had been circulated in advance of the meeting and there were no comments from the Councillors.

2. To approve cheques for payment
Resolved: to approve payments as follows:

Cheque No	Payable to	Amount
1232	Goring Press (March newsletter)	£223.15
1233	SS Amenities Charity room hire	£150.00
1234	Sonning Common Green Gym	30.00
1235	B Urbick (domain name)	£12.00
1236	HMRC (March)	£58.80
1237	S Gill (March)	£235.20
1238	Presentation material & refreshments - 4 March Housing Development	£387.08
1239	SS Amenities Charity – balance of grant	£305.00

3. To receive and approve the Bank Reconciliation.

4. The Clerk had circulated a paper prior to the meeting giving the costs of the utilities paid on behalf of the Amenities Charity during the current financial year. The paper also showed the costs for the work done by Ashburtons where the VAT could be reclaimed. It was agreed that the Amenities Charity would reimburse the Parish Council for the utility costs. The balance of the annual grant was to be paid to the Amenities Committee, totalling £305.

It was agreed that the Amenities Charity would now take back the responsibility for paying the utility bills but the Parish Council would continue, as a grant-in-kind, to pay the costs from Ashburtons covering the maintenance of grass cutting strimming etc on receipt of regular monthly invoices approved by the Amenities Charity Recreation Ground Steward.

523/17

Annual Parish Meeting to be held on 6 April 2017 in the Parish Hall.



Councillor McMillan asked for other Councillors to be available from 7.15pm to help set up the hall. Councillor Bertrand said that his plans had changed and he was now able to attend the meeting.

524/17

Amenities Charity Report

- 1 The table tennis table had arrived.
- 2 The curtains for the stage were now in situ
- 3 The recreation ground had had a clear up. Some of the trees planted had not grown as the soil was very poor in that area. Moles and rabbits continued to be a problem.

525/17

Posters and banners Cllr Urbick had circulated a Policy document prior to the meeting proposing guidelines for banners, posters and signage within the parish boundaries. Councillors were unanimous in adopting the Policy which was signed by the Chairman. Though there had been prior complaints about signage that prompted the development of the policy, only one such situation remains as the others have been removed: the signage hanging on the fence in front of the South Stoke Primary will be requested to be removed. Cllr McMillan agreed to contact the school and ask the sign to be removed.

526/17

Action from Previous Meetings

The action list was reviewed and changes made - see revised listing. New comments are shown in bold print.

527/17

Correspondence

- 1 Email from Amanda Rogers to Robert Cramp, Enforcement Officer giving the timescales to complete the work to the school playground during the Easter holidays.
- 2 Emails from Geoff Ward to Chris Bertrand re signpost for the Shop. It was felt that if this was to be a permanent display the planning permission would be required from SODC. The subject of the telephone box was briefly discussed after a suggestion from a villager that it was bought and turned into a mini greenhouse.
- 3 Email from Amanda Rogers re DEFRA offer of trees in which she reported that she had put in an order for a short hedge and a small copse. The trees (whips) would arrive in November and a decision needed to be made as to where they would be planted.
- 4 Possible electrification of the church clock. Robert Small had sent an email informing the Parish Council that he was looking into electrifying the church clock.
- 5 Donation from the film company. The Councillors were unanimous in the decision that the £300 for the filming would be donated to the electrification of the church clock.

528/17

Date and time of the next meeting: Tuesday 18 April 2017, starting at **8.00pm** in Village Hall.

Minute	Item	Action/Progress	Action By	Complete/ review date	Status
	Road Maintenance Issues	<p>Requests from villagers had been made to remove the tree by the bus stop and a quotation had been received which would be circa £140. In the first instance CB would contact Fix my Street to see whether OCC would remedy the problem.</p> <p>It was also mentioned that the site line turning right on to the A had reduced visibility. CB to Add to Fix my Street.</p>	<p>CB</p> <p>CB</p>	<p>March 2017</p> <p>April 2017</p>	<p>Closed</p> <p>Open</p>
	The Website	Training to be given in updating the website	BU	April 2017	Open
	Parish Plan Refresh (PPR)	<p>Housing Development Project HDP Cllr McMillan</p> <p>Cllr McMillan advised that the latest meeting of the Steering Group (SG), the night before, concern from several local residents as to the size of the proposed development on the Glebe Field, and also the advice received from the Chiltern Conversation Board had caused the SG to consider different options for housing development on the field. A further meeting would be held with the Diocese to discuss possible options, and once that these had been clarified an all day Open Meeting would be arranged in the Village Hall, probably in late February, where Parishioners would be shown the background to these, the options and 'financial return' to the village, and then asked to register their preference.</p> <p>AS has resigned from the SG due to work and family commitments.</p> <p>The SG in agreement with the land-owner, had modified its proposals re a possible housing development on the Glebe Field. An open Parish consultative meeting would be held on 4 March giving the background and it would provide three options for housing development on the field, being the minimum option – 6 houses, the medium option – 16 houses, and and the maximum option - 25 houses. Examples plans of each option would be displayed including “Optional extras” for each option. A green area in the middle would be shown. An idea of the financial benefit to the village infrastructure from The adoption of each option would be indicated. There would be an exit poll.</p> <p>The SG advised preliminary results from the March 4th Open Day (2nd) consultation, and advised that further opinions would be sought via:</p> <p>1) A summary presentation and blank exit poll document In the April news-letter.</p> <p>2) A similar document sent to the Parish Email List</p> <p>3) After accounting for responses from 1) and 2) above a final door-to-door letter and exit poll document would be delivered to all non-responding homes in w/c 10th April, and an attempt would be made to collect completed forms from these houses at the end of the same week.</p>	<p>RMc</p> <p>RMc</p>	<p>Jan 2017</p> <p>April 2017</p>	<p>Open</p> <p>Open</p>
		<p>Network Rail & Electrification Infrastructure Cllr Urbick</p> <p>Strategy meeting due to take place on 29 September. Cllr Urbick reported that a meeting was to be held on 19 Octobers 2016 challenging the discrimination act as Network Rail had not widened the pavement to the station.</p> <p>A meeting with NR officials is due to be held on 12 January</p>			

		<p>pre the NR consultation meetings with parishioners from various villages between Pangbourne and Cholsey.</p> <p>The line between Didcot and Reading is now electrified.</p> <p>492/17 January - details covered by Ian Haslam</p>	BU	June 2017	Open
		<p>Better Road Safety Cllr Walsh</p> <p>Cllr Walsh reported that speed monitoring equipment could possibly be loaned FOC and a survey done in house.</p> <p>See minute 434/16 re speed limits</p> <p>Look at costs of various traffic calming and speed restriction Notices.</p> <p>Cllr Walsh reported that a seven day survey 24 hours a day at four points would cost £400 plus VAT. It was suggested the locations would be alongside each bus stop on the B4009, Ferry Lane and The Street. It was agreed to proceed.</p> <p>MW to follow up with Keith Stenning, and it was suggested he copied in Kevin Bulmer.</p> <p>Nigel Clark had confirmed the date for the survey would be the first week in February covering four places.</p> <p>The survey would now take place for a week starting on 22 February. A report would be available for the next meeting</p> <p>The report had been requested but still had not arrived.</p>	MW	April 2017	Open
		<p>Safe Cycle Route to Little Stoke Cllr McMillan</p> <p>RMc had now meet with Catherine Ducker to discuss the headland option on B4009, and she had confirmed that this options could be investigated further. Cllr McM had also spoken to Martin Bullock, concerning the Ch Ch owned portion of the headland route, and was awaiting feedback.</p>	RMc	April 2017	Open
	Parish Tree Management	<p>The number of location of trees on public land to be identified.</p> <p>CB agreed to take over the mapping of all trees within public areas of the greater part of the Parish.</p>	All	Feb 2016	Open
	Village Footpaths	<p>CB had identified the Bier Path, the footpath to the riverbank and the path across the Glebe Field as not being shown as public Footpaths by OCC, and he would take this matter up with the County Council.</p> <p>It had been reported that the pavement outside Glebe Cottages was not user friendly especially since drives had been added. A wheelchair user had great difficulty. OCC to be contacted for guidance. It was suggested to see a grant from an organisations who helped funding for the disabled and to get a quote for the work.</p>	CB	March 2017	Closed
			CB	May 2017	Open
512/1	Banners/ Posters	<p>Cllr Urbick to draft a policy suggesting what banners and posters would be acceptable to South Stoke and the time-scales they could be up for.</p> <p>Cllr Urbick's report and recommended Posters & Signs Policy was considered and accepted by Cllrs.</p>	BU	March 2017	Closed

