



Minutes of an Extraordinary Meeting of the South Stoke Parish Council

Monday 30th May 2023 at 7:30pm, South Stoke Village Hall

Councillors in attendance:

Victor Meyer (VM)
Andrew Scrivener (AS)
John Verrill (JV)
Deane Mallinson (DM)
Tina Haslham (TH)
David Kennedy (DK)

Members of Public Present: 5 MOP

Meeting Started: 19:30

1. To receive apologies

Yvonne Prett (YP)

2. Declarations of interest

None

3. To consider requests for dispensations

None

4. Park Project

- 4.1. To consider the Mend the Gap offer letter and cash flow analysis from DK.

A second offer letter has been received from MTG for funding of £75,000 with a revised funding schedule. There has been an improvement in how the funds flow over the life of the project.

DK reported on the pre-application response received from SODC Planning. Change of use is required for all parts of the land and this will likely increase the timeline by approx. 4 months. This will also result in an increase in costs for the planning application and associated report costs. Planning costs are estimated at approx. £2,000 - £5,000 which does not have funding allocated.



All neighbours have been visited and had the plans discussed with them. There is a view by the planning officer that no visual impact assessment will be required.

There was a discussion about what works could be commenced without having to wait for planning approval. These included, fencing and gates, ground preparation, mowing of various areas that needs to mow, access tracks and outline of the footpath, preparation of wildflower planting for a meadow and preparation for planting of an orchard.

Other activities that will need to wait for planning approval include excavations for footings for shed, water tanks, compost bays and water pipes, mains water distribution pipes and creating a pond.

1.1.

It was noted that there was a cash flow short flow, which peaks at £16,000 and the council needs to be prepared to temporarily bridge the cash flow gap. The contingency for phase 1 is £5,000. The council is aware that that inflation is running at 10% and we need to be mindful of this as well. The PC then considered the earmarked reserves and whether they could adjust these to subsidise the cash flow for a temporary period.

Waiting to hear from Christchurch, to check that the project does not conflict the headlease.

DK would speak with the PCC on how they want to handle the application for their piece of the land and a meeting is being held on the 13th June.

Resolved: *It was agreed unanimously that VM with go with DK to MIG to discuss the planning requirements and request an adjustment to the funding tranches to reflect the order of the works that can be completed without planning and then followed by works that can be done when planning is granted. On acceptable reflection of this in the adjusted offer letter, VM and DK will formally accept the funding from MIG.*

Resolved: *It was unanimously agreed that £20,000 of general reserves fund could be used to bridge the stage one cash flow gap. The Parish council will not draw down any of the current years' precept.*



- 4.2. To approve the commencement of phase 1 that do not require planning and subject to the tranche 1 of MTG funding being received.

Resolved: *It was unanimously agreed that stage one works not requiring planning approval could commence.*

- 4.3. To consider the park project planning application and associated costs and if acceptable its submission to SODC.

Cllr Rivers has stated in the meeting there is a number of capital grants for works by SODC, which can be applied for by SSPC.

The planning application is £350, and the planning cost in total with all of the required reports will be approx. £2,000 - £5,000.

Resolved: *It was unanimously agreed to use the earmarked reserves for legal costs of £5000 towards the planning application, the planning application needs to come back to the council before submission.*

- 4.4. To approve Cllr Kennedys incidental costs in connection to the planning application to an agreed amount.

Resolved: *Approved as part of the planning application costs above.*

5. Planning

- 5.1. To consider current planning applications and approve response to planning authority.
- P23/S1596/FUL - Middle Barn Little Stoke OX10 6AZ - Conversion of existing grain storage building to provide small holiday accommodation. Provision of bin and bike storage, amenity space, parking and landscaping.

The buildings have been delict for a very long time, with a very large footprints on the barns. There is a public byway that runs right past the proposed development this should not be impacted.

Resolved: *It was unanimously approved to submit: No objections subject a condition for use as set in the planning application, which would prevent change of use without a further planning application. And the comments*



made by the rights of way officer are supported by the PC.

- P23/S1452/HH - Summerfield South Stoke RG8 0JJ - Erection of single storey habitable annexe.

Resolved: *It was approved by majority to submit: Objection on the basis it is not conforming to the SODC design guide for habitable accommodation.*

- P23/S1626/FUL -Larkstoke Manor Access Road To Larkstoke House Ipsden OX10 6AF - Construction of an American Barn with 8 internal stables, tack room and feed store. Hardstanding and muck clamp to support stable block. Change of use of area to equestrian.

Resolved: *It was unanimously approved to submit: No Objections*

6. Correspondence and Miscellaneous Matters

6.1. To receive items of correspondence and approve any required actions in response.

- Speeding in the village - there has been a lot of comments about this around the village and on social media. Noted that there has been a recent presence of police force for speed traps. Noted that SSPC have been offered to join the community speed watch area, where villagers are trained to use the speed gun, with findings feed back to the police. County grants are available, and it was advised that Wallingford have a watch set up and might be worth discussing with them.

Resolved: It was agreed that this would go to the next agenda.

- Defibrillator - Amenities charity is looking to relocate the defib to the phone box and would refurb the phone box.

Resolved: It was agreed to put this on the next agenda.

7. Matters for confidential discussion.

None

8. Matters for future discussion.

Speeding and the community speed watch.



Phone box and defibrillator

Beetle & Wedge ferry service

9. To confirm date of the next meeting.

9.1. Parish Council meeting confirmed for 12th June at 7.30pm.

Meeting closed 21:22