

CHOLSEY PARISH COUNCIL

Minutes of the Parish Council meeting duly convened and held on Wednesday 5th August 2020 on line at 7.30pm

Present were Mr M. Gray (Chair), Mrs M Dyer-Lynch, Mrs V. Bolt, Mr D. Seed, Mr D. Bamford, Mr P. Jenkins, Mr C. Worley, Mr J. Hope-Smith and Mrs V. Artene.

Also present L. Dalby (Clerk), District Cllr Simpson and a resident.

58. To receive apologies for absence

Apologies were received from Mrs G Herbert, Mr M Smith and Mrs I Neill.

59. To hear questions or comments from members of the public (max 15 mins)

The resident gave an explanation of the requests from the tennis club. The club want to use the extra space at the end as spectating area, it will remain primarily grass. The club wishes to renew the lease with inclusion of strip and will pay reasonable legal fees. There is a major problem with existing hedge as it is damaging fence and needs removing as so intertwined with hedge. The club intends to replace both the hedge and fence.

Flood lighting – hoping to upgrade to LED but the quotes too high

Untidy tree which has become part of the hedge needs to come out. PC hedge needs a trim as soon as possible – early September.

60. To receive any reports from County and/or District Councillors

District Cllr Simpson reported that the unitary issue has come back up. The Planning Committee approved the Boshers Yard but couldn't save the wall as it had prior approval for it to be removed. The post box will remain as a condition to the approval.

The insoection of the Local Plan continues.

Mr Gray reported that the County Council is still dominated by Covid and will stick with staff working from home. Pushing forward with unitary possibility – a meeting coming up.

61. To receive Declarations of Pecuniary Interest for any agenda items

There were none. Mr Bamford declared a personal interest in the marina proposal as he is a neighbour.

62. To approve and sign the minutes of the meetings held on 1st and 15th July 2020

The minutes of 1st July were agreed and signed by the chairman.

Proposed Mr Gray **Seconded** Mr Worley **Carried** Unanimously

The minutes of 15th July were agreed and signed by the chairman.

Proposed Mr Gray **Seconded** Mrs Artene **Carried** Unanimously

63. To report Matters Arising from

The minutes of 1st July

Mr Gray reported that he had followed up with SODC regarding the decision process for the Morning Star. It was agreed to report the matter to the Local Government Ombudsman.

Proposed Mr Worley **Seconded** Mr Gray **Carried** Unanimously

A budget of £1000 was agreed for the AV equipment.

The Action Point Register

See appendix.

Neighbourhood Plan pledges

See appendix

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64. To appoint a member to the Personnel Working Group

Mr Hope-Smith **proposed** Mr Bamford. **Seconded** Mrs Dyer-Lynch **Carried** Unanimously.

65. To note Chair's Report

Mr Gray reported that the building work is progressing well and hopes it will be completed in September.

66. To discuss Clerk's Report regarding reopening of the office

The Clerks report was discussed and agreed. The office needs to be cleared and deep cleaned. The Clerk and Estate Manager only will use the office on an ad hoc basis once it has been cleaned but continue to work from home in order to reduce numbers in the building and reduce the cleaning burden on the Pavilion Trust. It was agreed that laptops should be purchased for staff working from home. Mr Seed noted that these should be backed up and installed with anti-virus.

67. To agree additional expenditure for Happy Hub Extension

Mr Gray explained that the original plans had not shown the need for steps to access the extension from the outside. Mr Worley asked why the problem had only just been noticed and also suggested that a slope would also be needed.

It was agreed that the cost of a slope should be obtained and Mr Gray will go back to Pinelog to find out why the need for the steps was not included in the original plans. To be deferred to next meeting once more information is available.

68. To note report of meeting with Wallingford Neighbourhood Plan Group

Mr Worley gave a brief report on the meeting. Planning permission has already been granted for houses that will impact on Cholsey. Council needs to comment on their plan including infrastructure and possible recreation of rail service from Wallingford to Cholsey.

Propose support the plan and ask for contribution towards Cholsey expenses in dealing with railway station traffic.

69. To consider cleaning of play equipment

Mr Gray had been contacted by Crowmarsh PC who are having their play equipment cleaned with a product that claims to make equipment safe against the corona virus for up to six months. Mrs Bolt expressed concerns this would make people complacent. The Clerk noted it wasn't found to be necessary as part of the risk assessment.

Mr Seed has found metal £15 signs that would be a good option for the playgrounds as the current laminated signs are being removed. It was agreed to purchase metal signs for the playgrounds.

Proposed Mr Seed **Seconded** Mr Gray **Carried** Unanimously

70. To note CCDT Green travel survey report and plan

Mr Bolt reported CCDT were given a sum of money to create a green travel plan. CCDT want the report linked in with Environment Group. Clerk to send the report to the Environmental Coordinator.

71. To consider Fairmile Chapel Arts Project

It was agreed to ask the group to speak at the next meeting.

72. To discuss proposal for lease renewal from Cholsey Tennis Club

It was agreed to renew the lease with the tennis club to include the extra strip of land at a cost of no more than £900 + VAT at the expense of the tennis club and to give permission for the fence and hedge to be replaced and the straggly tree removed.

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Proposed Mr Seed Seconded Mr Gray Carried Unanimously

73. To note verbal report from recreation ground Working Party

The working party have discussed use of recreation ground and had a positive meeting with Cholsey United. A meeting is needed with the Bluebirds. Agreements for use need to be made.

74. Finance

PAYMENTS FOR APPROVAL			
Balanced	Payroll		£54.00
HMRC	PAYE & NI		£293.54
Lucy Dalby	Zoom share		£47.96
Hawthorn Pest control	Pest Control		£140.00
Nick Robins	Grass Cutting		£462.00
Group GA	Extension		£4,448.28
DefibStore Ltd	Defib Pads		£126.00
M Gray	Hoover/Phone/Microsoft		£256.97
SODC	Dog bins		£645.84
			£6,474.59
	Payments between Meetings		
Nick Robins	Grass Cutting		£1,680.00
AUTOMATIC PAYMENTS			
Nest	Pension Contributions	DD	£138.31
Virgin Media	Telephone/Broadband	DD	£62.16
Staff	Staff Salaries	DD	£6,318.32
			£6,518.79

PAYMENTS RECEIVED			
Reynolds	Vendor Fees		£53.75
Howard Chadwick	Burial Ground Fees		£410.00
Howard Chadwick	Burial Ground Fees		£170.00
Tonks Brothers	Burial Ground Fees		£200.00
Residents	Allotment Fees		£19.00
TOTAL			£53.75

CURRENT ACCOUNT		
Current Account Balance to date		£37,145.76

RESERVES ACCOUNT		
Reserves Account Balance to date		£36,911.35

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PROJECTS ACCOUNT		
Projects Account Balance to date		£119,833.31

a) To approve accounts for payment
Proposed Mrs Bolt Seconded Mr Worley Carried Unanimously

b) To note automated regular payments
 Noted

c) To note payments received
 Noted

75. To note Estate Managers Report

The Estate Managers report was noted.

a) To consider purchase of storage container for the Maintenance Person
 Deferred to next meeting

b) To agree response to letter from allotment holder
 It was agreed the Clerk would respond to the correspondence from the allotment holder and ask that all future correspondence be conducted in writing.

c) To agree statement to be sent to Cholsey Meadows allotment holders
 Following complaints from neighbours and allotment holders it was agreed to write to all allotment holders at Cholsey Meadows reminding them of the allotment agreement. All barbeques and large tables are to be removed and no cars are permitted on site.

76. To consider planning applications as at 31st July 2020

P20/S1925/FUL	Erection of two storey dwelling (Retrospective) (amended by revised application form and plan received 9 July 2020). 6 Kentwood Close Mr Jenkins reported the original objection to the plan stood and proposed objection as there is insufficient parking and the plan is contrary to the Neighbourhood Plan. Proposed Mr Jenkins Seconded Mr Gray Carried Unanimously
P20/S2352/HH	Demolition of existing garage and construction of two storey extensions to front and west side of house and single storey extension on east side of house. Wellfield House Mr Jenkins took council through application. No response from neighbour. It is a huge extension. Proposed NSV but feel the proposal is overpowering in relation to the property next door. Proposed Mr Jenkins Seconded Mr Gray Carried Unanimously
MW.0078/20	Details pursuant to condition 11 (Soil Storage Bunds details) of planning permission P16/S2662/CM (MW.0094/16) at New Barn Farm Quarry, Cholsey, Wallingford, OX10 9HA Noted with no objections
MW.0033/18	Notice of Submission of Further Information in relation to Application for Planning Permission Accompanied by an Environmental Statement (Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as Amended) Planning Application to allow the development of an offline River Thames marina basin with fixed and floating pontoon moorings for approximately 280 boats, slipway, secure and public car parking, refuelling and pump-out dock, refuse and recycling area, marina office and café, toilet and

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	shower block and laundry facilities, boat hire building, picnic and barbeque area, open water area, circular footpath, boat workshop, new footbridge and creation of new grazing marsh, grassland, pond, reedbed and wet woodland habitat with a construction phase involving the extraction and processing of sand and gravel, the importation of inert fill and the construction of new site accesses, landscaping and screening bunds. at White Cross Farm, Reading Road, Cholsey. Council agreed to stand by initial response.
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77. Items for report or inclusion on next agenda

- Grundon are being chased to deal with the Wallingford Road hedge.
- The Clerk has agreed to subdivide an allotment to allow for one plot holder's chickens on the understanding that when either resident gives up their plot it will be returned to the original configuration.
- The reported Giant Hogweed was not hogweed.
- There have been complaints about hedges next to the Red Lion
- Mr Bamford raised concerns about government announcements about planning. The Clerk will write to District Cllr Simpson for an update.
- Hort Soc are to hold a virtual flower show.

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Action Point Register - July 2020

AP No	Minute	Detail	Responsible	Status
17/033	123	Solar Farm Payment – Clerk to chase	Clerk	Clerk has written to owner of solar farm
19/12	211	Climate Emergency Plans	Council	Environmental Working Party meeting
19/13	15	Bank Mandate Revision	Clerk	Needs review
19/19	41	Church Path Weeds	EM	No response from contractor
19/24	69	Replace rabbit fence at burial ground	EM/ Handyman	Pest controller booked to complete work
19/26	74	Forty Grass Cutting Consultation	MG/VB	To be arranged
19/33	90	Website	Clerk	In hand
19/36	119	Adopt red telephone box	Clerk	In hand
19/38	123	Liaise with CMMC regarding pest control	Office	In hand
19/39		Footpaths	DS/DB	
20/01	175	Reinforce entrance to Whitehead meadow	EM	Quote received – on hold
20/02	188	Advertise Street cleaner position	MG/Clerk	Job advertised – no applications
20/03	202	Parish Emission Audit	DS	
20/04	204	Access to new section of burial ground	Clerk/EM	Progressing
20/05	217	Repair of footpath to Bullshole	DS	
20/06	23	Set up Parish email news group	DS	
20/07	24	Meter readings	Clerk	Meters read and submitted
20/08	25	Review Allotments and Burial ground	Working Group	Working group has met and is progressing
20/09	27	Parking on slipway	Clerk	Reported
20/10	27	Covid Risk assessments	Clerk/EM	Play equipment complete. Office ongoing
20/11	40	Letters to be sent to tenant contravening allotment tenancy agreements	EM	Letters sent
20/12	41	Complaint to SODC about Planning Committee Procedures	MG	

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20/13	42	Purchase AV equipment	CW	
20/14	43	Respond to Leavesley Consultation and publish on website	Clerk	Complete
20/15	44	Arrange meeting with Wallingford NP Group	Clerk	Meeting arranged
20/16	45	Letter to Tesco regarding litter	Clerk	To be done

Neighbourhood Plan Pledges

Pledge Ref.	Detail	Responsible	Status
I1	The Parish Council will apply pressure on the Clinical Commissioning Group and Wallingford Medical Practice to provide surgery facilities in Cholsey and will investigate options for a separate surgery or a satellite surgery in Cholsey. Space is available in the Pavilion for a satellite surgery.		Closed
I2	The Parish Council will investigate opportunities for improvements around The Forty with retail owners and operators	DS & VA	<p>DS & VA have spoken to Tesco about the damaged road – the manager has reported the matter further. The landlord won't make the car park behind the shop available.</p> <p>DS & VA have looked at green space outside hairdressers and it would cost approx. £5000 to convert to parking. VA to speak to owner.</p> <p>Plenty more to think about at The Forty.</p> <p>Central tenant of the NP was to encourage people to walk so are the car parking places the answer. VA – spaces needed to help village businesses.</p> <p>03-06-2020 A decision needs to be made. Consideration should be given to bays for the less able. OCC will not give permission for extra bays as the area is too close to Ilges Lane. There is space for 25 cars but staff and</p>

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			<p>residents use many of these. There is also an issue with the landlord not allowing parking behind Tesco and Tesco delivery lorries blocking and damaging the road. It was felt that work should concentrate on utilising the available spaces rather than creating more. There is a conflict between T4 and the NP pledge to discourage the use of cars.</p> <p>1/07/2020 Mrs Artenne has spoken to other business's and they are all unhappy with the current parking situation and they are struggling. Problem with new tenants above the shops with more cars.</p>
T1	The Parish Council will explore the feasibility of including a pedestrian crossing facility on the Reading Road close to the junction with Papist Way and Ferry Lane in the CIL spending plan.	MG	Working with OCC
T2	The Parish Council will work with public transport providers to endeavour to secure convenient and reliable public transport options, including a bus service for primary school children		Complete – bus times changed
T3	Pledge T3: The Parish Council will investigate opportunities to increase the quantity of off-road parking available at Cholsey Station and will strongly encourage the relevant authorities to provide more car parking, secure cycle parking, cycle transport and disabled access.		Continuing to explore. No way forward currently.
T4	The Parish Council will investigate potential improvements to the parking and manoeuvring arrangements at the Forty to improve safety and enhance its appearance as an important public space. It will be considered for inclusion in the CIL spending plan.	DS & VA	Linked to I2

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T5	The Parish Council will consider options for encouraging more children to walk or cycle to school and for improving parking provision at the Primary school.		The School have permission for improved cycle storage
T6	The Parish Council will seek the imposition of appropriate speed limits and traffic calming measures. Build-outs are preferred to speed humps. This will include: <ul style="list-style-type: none"> • Wallingford Road - 30 and 50mph • Station Road, Church Road, Honey Lane, Ilges Lane – 20mph • Church Road east of Manor Farm, Westfield Road, Hithercroft Road – 20mph with crossing facilities 		Investigating process of introducing new speed limits. 20mph limit outside school a priority especially during school pick up and drop off time.
ED2	We will work with relevant organisations to seek to provide opportunities for adult education within the village.		Complete
ED3	To investigate opportunities for a school bus service for the primary school.		Complete