

CHARNEY BASSETT PARISH COUNCILMINUTES OF THE MEETING HELD ON WEDNESDAY 13 SEPTEMBER 1995

PRESENT: Mr C Eld (Chairman)
 Mrs T Cox
 Mrs J Fry
 Mrs T Teale

Mr P G Davies (Clerk)

Apologies were received from Mr W Lindsey. 21 members of the public were in attendance.

AGENDA

1. To confirm the minutes of the last meeting
2. Matters arising from those minutes
3. Clerk's Financial Report
4. Planning matters
5. Low Cost Housing
6. Playing Field
7. Ten minutes for Residents' questions etc.
8. Any other business

1. MINUTES OF THE LAST MEETING

The minutes of the meeting of 12 July 1995 were agreed and signed by the Chairman.

2. MATTERS ARISING FROM THE LAST MEETING

- 2a. Manor Farm Road: The Clerk had still not had an opportunity to visit Berks. CC archives.
- 4a. Planning Matters: The Clerk had circulated the two planning applications for the Old Forge.
7. Presentation: The Chairman presented a suitably inscribed book to Mr Clarke.

3. CLERK'S FINANCIAL REPORT

The Clerk presented his report which was adopted on the proposal of Mrs Fry, seconded by Mrs Teale.

4. PLANNING MATTERS

Retrospective planning approval had been given for the demolished Old Forge with certain instructions given to the builder to ensure compliance with the original plans. It was noted that the original plans specified a 1.8 metre high stone wall along the length of the plot which had not yet been built.

There was no objection to the replacement of a window in the barn at Hillside although questions were raised whether change of use was involved. The extension to Willow Cottage was criticised on the grounds that it was out of proportion to the existing cottage and **The Clerk** was asked to convey this view to VWHDC, while at the same time asking why the cottage was not listed.

The Clerk would arrange a suitable date to meet with Mr Dijkman, VWHDC planner.

The Chairman noted that the Oxon Structure Plan had now been received. **The Clerk** was asked to circulate it with a copy of the questionnaire for each councillor and to collate responses.

5. AFFORDABLE HOUSING

Mr Harvey Pitt and Pauline Westmacott from OCHA gave information on the proposal to build affordable housing on part of the existing playing field. They explained that their latest proposal was for a maximum of 8 houses, 4 shared ownership and 4 for rent, in response to 16 firm applications. They awaited the results of the VWHDC housing survey to see whether this confirmed their findings.

They emphasised that the proposed site would require planning permission as an "exclusion" site, i.e. a site on which the only permitted development would be affordable housing. The word "affordable" was deliberately used as "low cost" was widely misunderstood as being "cheap". The houses would be built to higher standards than those normally applied to private developments and would be designed to harmonise with the surroundings. Occupants would be required to maintain the property in good order. The nearest examples of OCHA schemes could be found at Bampton and West Hanney. The selling price would be approximately 50% of the value of the property.

In response to questions from residents, plans of the proposed scheme were shown. There was universal condemnation of the proposal that access to the site would be from Buckland Road, thus effectively segregating it from the rest of the village. There was also criticism of some of the planning aspects of the scheme although the Chairman pointed out that opportunities for comment on planning matters would arise if an application were to be made. Although no vote was taken, there was an impression that those in favour of a scheme which would allow young people to remain in the village were in a majority although there remained considerable doubt as to whether enough occupants would be found.

The Clerk reported that he had sought additional information to help in determining the Council's attitude to the scheme. He had had a conversation with the Vale Housing Association who were arranging a meeting of Parish Councils on 9 November to discuss affordable housing. In the light of this information, the Council agreed to defer a decision on the OCHA scheme until after this meeting. The OCHA representatives expressed anxiety at the delay because no funds would be available for the scheme next year.

6. PLAYING FIELD

The Clerk had received a letter from Mr Michael Cox, offering 2 acres of land to the west of the Cherbury Camp footpath for £10,000. He had had an interim response, seeking more information, from Mrs Daphne Saunders about a similar sized plot in Longworth Road. He had had numerous discussions with interested parties and felt confident that grants would be available to reduce the cost to the village. However, in the absence of certain key facts, he had been unable to put together the discussion paper on the costs of all the options. It was clear that the process of procuring a new field could only start in earnest when the village indicated what it wanted. It was therefore agreed that the Clerk should seek to obtain a field of about 2 acres in area at minimum cost. First estimates were that the sum of at least £20,000 would be involved, allowing for preparation, fencing, access etc.

The Clerk had discussed the circular about registration of new village greens with OALC who considered that as the Playing Field was owned by the County Council and leased to the Parish Council, it could not be registered as a green.

6. QUESTIONS ETC. FROM RESIDENTS

Mr Poolman pointed out that the Paddock had not yet been transferred to his tenancy. **The Clerk** was asked to speak to OCC about this.

The state of the bus shelter was again raised and there was some inconclusive discussion on the possibility of modifying it to prevent its misuse.

A black labrador dog had been reported roaming the village without supervision. The Chairman reminded the assembly that two options were open: report such matters to the VWHDC dog warden or identify the owner and speak to him about it.

The Charney Bassett and Caution Children signs at the approach to the village had been stolen and were believed to be in Scotland. **The Clerk** was asked if he could assist with their recovery.

A Village Hall meeting would be held on 3 October 1995. A Chairperson and Secretary are needed.

7. ANY OTHER BUSINESS

The Manor solicitor had approached the Clerk with a proposal to renew the lease on Ock Green entirely at the Parish Council's cost. The Clerk had rejected this and a revised proposal to draw up a "little licence" was proposed at a cost of approximately £100. **The Clerk** was asked to convey the Council's agreement to the latter proposal, subject to a limit of cost of £100.

The Oxfordshire Structure Plan had been received. The Chairman was anxious for every councillor to have the opportunity to comment on it and **The Clerk** was asked to provide each councillor with a copy of the questionnaire and to collate their replies.

There was some discussion about parking on the Village Green which had been observed on a number of occasions, despite the notices banning it. There was some suspicion, but no hard evidence, that it was due to the loss of car parking places at The Chequers, particularly when aunt sally teams were visiting. Mr Ody, Captain of the Chequers team was invited to have a discreet word with the landlady to see if she could help to prevent it in future.

The Council noted that road works were to be undertaken at The Mill and markings suggested the pavement in New Road was due to be repaired. There was still no sign of repairs to the manhole near Glebe Cottage and **The Clerk** was asked to send the Highways authority a postcard to report it (again).

Mr Clarke was congratulated on the display of flowers in the Green trough throughout the Summer.

Cracks in the Ock Bridge were reported and **The Clerk** was asked to raise the matter of a weight limit through the village again.

The Council was asked to give consideration to using the street cleaning budget to arrange a village clean up, possibly in the Autumn or the Spring. The use of contractors should be considered.

8. NEXT MEETING

The next Parish Council meeting will be held on Wednesday, 8 November 1995 at 7.30 p.m. in the Village Hall.

The meeting closed at 9.48 p.m.

Signed.....
Chairman