

Hailey Parish Council

Minutes of the Parish Council Meeting held at the Village Hall, Hailey on Monday 12th October 2015 at 7.30pm

Present: Cllrs: G Knaggs (in the Chair), K McConville, N. Moglia, M. Davies, D. Musson, P. Lakey, **Parish Clerk:** L. Wilkinson, approximately 20 members of public

1. **Apologies for absence.**
Cllr Andy Smith, District Cllr Gill Hill
2. **Chairman's remarks.** (Cllr Graham Knaggs)
The chairman explained that there are planning issues, the Local plan and other items to discuss so it is quite a long agenda.
3. **Contributions from members of the public (excluding planning issues)**
None
4. **To receive Declarations of Interest:**
Cllr P Lakey declared an interest in the Saddler's Arms application.
Cllr Lakey stated that under the 7 principles of public life that councillors adhere to, there should be another declaration of interest if they are to be impartial and this has been agreed by OALC (Oxfordshire Association of Local Councils). Cllr Knaggs read out from Guidance on Councillors' Interests published by OALC: the only type of interest is a disposable pecuniary interest. There seems to be differing advice from OALC.
Cllr Davies declared an interest in the North Witney application.
5. **To receive the Minutes of the Parish Council Meeting dated 7th September 2015.** (Cllr Graham Knaggs)
It was **resolved** that the minutes are accepted and were signed by the Chairman.
6. **Matters arising from the minutes.** (Cllr Graham Knaggs)
There was discussion over the District Councillor's report; whether the Local Plan was accepted or received by WODC. DCllr Hill did state that the Local Plan had been accepted so the minutes were correct.
7. **To receive an update report from Cllr Gill Hill, West Oxfordshire District Council and Cllr Louise Chapman, Oxfordshire County Council.**
No reports provided
8. **Planning:**

Contributions from the public on planning application 15/03396/OUT Land North of Foxburrow Lane, Hailey

Fox Close residents strongly object to this application. Concerns included proximity to boundary fence thus reducing light and privacy, safety as a result of increased traffic, setting a precedent for planning applications and the spring that feeds Foxburrow Wood. 13 objections have been submitted to WODC so far. This is an indicator of the high level of feeling.

To receive an update report. (Cllr Karl McConville)

(a) Planning applications received:

| Ref.No. | Address | Proposal | PC Decision |
|--------------|-------------------------------------|--|---|
| 15/03396/OUT | Land North Of Foxburrow Lane Hailey | Residential development to include nine dwellings and new access | Cllr McConville reported that the public have summed up the issues well. A Landscape report commissioned by the N Witney application and undertaken by Kirkham Landscape Planning, identified the view towards the river as a key viewpoint. These houses would block this view. It was resolved to object to this planning application (unanimous) |

Hailey Parish Council

(b) Decisions outstanding:

| Ref No. | Address | Proposal | PC Decision |
|--------------|--|--|-------------|
| 15/03162/FUL | The Saddlers Arms, New Yatt Lane, New Yatt | Change of use and conversion of Public House to dwelling and extension to form Granny Annexe, erection of outbuilding to form Pilates Studio and meeting room. | PC - Object |

(c) Decisions made:

| Ref.No. | Address | Proposal | Decision |
|--------------|---|---|-----------------------------------|
| 15/02665/HHD | Wychwood Cottage, Poffley End | Erection of single storey extension to replace existing garage. | Comment only WODC - Approved |
| 15/02769/OUT | Land Between Chapel Lane And Poffley End Hailey | Outline residential development for 6 dwellings. | PC - Object WODC - Refused |
| 15/03001/HHD | 6 Delly Close, Hailey | Proposed two storey side extension. | PC - Object WODC - Approved |
| 15/03030/FUL | Trinolly, Delly End, Hailey | Erection of outbuilding | PC- No comment WODC - Approved |

10. **Draft proposal for construction of houses on land off Giernalls Road** **Members of the public were invited to speak on this issue.**

Cllrs have held an informal meeting with the developer and residents of Giernalls Road and Towns End. The current proposal is for 25 houses with half of these affordable houses. At the moment the developer is looking for opinions as the planning application has not yet been submitted. Leda Properties is the developer.

Concerns raised included: the development should remain within the triangle, a gap between the development and Towns End is necessary, the ripping up of Giernalls Road by construction traffic, infrastructure such as the drainage and sewers, the height of the dwellings and an entrance from Priest Hill Road would not be acceptable. Ideas were given about what the developer could provide to the community such as a school crossing. The implication is that the developer would give £200,000 for a new pavilion, update village hall etc.

The feeling gained from the informal meeting was the residents accept houses on this site but on their terms. There was discussion over implications for the school and the bridle path as it is an important boundary.

Cllr Knaggs explained the planning process: 1st stage will be a request for outline planning permission which is the area of land and 25 houses. 2nd stage is to ask for full planning permission. A question was asked from the floor about the affordable housing suggesting priority should be given to key workers and those with an existing connection to the village. The Housing Association who takes on the affordable housing will apply their policy to see who lives there.

Cllr McConville summed up that the local residents have spoken and he has nothing else to add. Cllr Knaggs to communicate the issues raised to Leda properties.

11. **Neighbourhood Plan: To receive an update. Proposal: following a 3 month consultation, Hailey Parish Council proposes that the Neighbourhood Plan is the boundary of the Parish. (If confirmed, this proposal will be submitted to WODC for confirmation.) (Cllr Graham Knaggs)**

The Parish Council proposed the Parish of Hailey as the boundary for the Neighbourhood Plan. It was **resolved** by the PC that this boundary was accepted for the Neighbourhood Plan. The possibility of an addendum was mentioned to cover the pumping station which falls outside of Hailey. It was decided that if planning applications were received for this then they could be dealt with using other grounds.

Answers to the 3 questions on the first consultation were noted.

Hailey Parish Council

- 12. To consider a draft list of community projects for funding under S106 (Planning Obligations) of the Town & Country Planning Act 1990.** (Cllr Graham Knaggs)
A list is being compiled of possible projects which could be funded under S106. A school crossing and the replacement of football pavilion was added to the list and super-fast broadband was asked to be highlighted.
- 13. To receive an update on WODC's Local Plan.** (Cllr Graham Knaggs)
The Local Plan has been delayed. The Hearing dates for Phase 1 have been put back to 23rd - 27th November (Phase 1 is about the total number of housing proposed in West Oxfordshire and their relationship to the SHMA). Phase 2 includes the North Witney development. No new date has been announced yet for Phase 2. The Government have announced that; Local Plans have to be in place for 2017 or the Government will put them in place for Councils; Brownfield sites will automatically be given permission for housing and permission granted for offices can be made into housing.
- 14. To receive a Neighbourhood Policing Report.** (Cllr Andy Smith)
In Cllr Smith's absence the clerk read out the Neighbourhood Police Team Update including the next Have Your Say meetings to be held on 21st November and 19th December 10am – 2pm at Market Square.

The Rugby club bonfire is to be held on 8th November. Clerk to contact the Rugby club and the police to put bollards out all along Hailey Road.
- 15. Amenities:** (Cllr David Musson)
(a) Routine recorded inspection of play equipment and repairs.
Cllrs Musson and Knaggs met with Terry Matthews to agree essential repairs following the RoSPA report. It was agreed that Mr Matthews will repair the zip wire and the roundabout and a sign will be purchased for the games wall. It was **resolved** that up to £50 could be spent on this sign.

(b) To agree work required on playground as reported by RoSPA including purchase of play grade bark for £150
See (a) and it was agreed that the basin would be monitored so there was no need to purchase any bark at this time.
- 16. Highways and Traffic:** To receive update reports. (Cllr Andy Smith)
(a) Highways.
(b) Village Gateways. Installation of gates and signs noted. One e-mail has been received from a resident saying gates should never have been installed.
(c) Proposal to pay for undertaking two Speed Data Recorder checks at Poffley End Lane and Delly End (on main road where portable VAS was located) **at £100 each**
It was **resolved** that these Speed Data Recorder checks will be undertaken at £100 each. It was also **resolved** that there would be one on New Yatt Lane as well at a further £100. There was a discussion about the 30mph repeater signs in the village which are very small. Cllr Smith to be asked to enquire about new, larger ones.
- 18. Estates, Footpaths & Bridleways:** To receive update reports. (Cllr David Musson)
(a) Burial Ground.
i. To consider request from Mr and Mrs Pimm to reserve burial plots.
It was **resolved** to allow the requested reservation.
ii. Clerk and Cllr Musson have updated the plans, sorted out the plots and checked all the reservation bricks. 1 reservation brick is still to be put in.
iii. WODC has been requested to cut the Burial Ground hedge on 3 sides and along the top.
Access to adjacent property to do this has been made available.
(b) Footpaths & Bridleways.
Dog mess is everywhere. A resident has put a poster up to remind people about clearing up their dog's mess. Cllr Musson would like more posters up. Clerk to ask resident for more posters.

(c) Grass cutting tender.
Clerk to find out if the grass cutting contract is for 3 years or 5 years. As there has been some confusion over what has been cut and when, in future a closer note needs to be kept. Grass cutting of the wildflower meadow and hedge cutting is outside the current contract. Do we dip into reserves

Hailey Parish Council

for grass cutting in the future as it costs more than the grant received from the WODC? The PC is happy with the service received from WODC.

(d) Sale of Woodgreen to Witney Town Council.

Letter received from Witney Town Council agreeing to the purchase of Woodgreen for £100 plus legal fees.

(e) Investigation of registration of Parish land with Land registry

There are pieces of land in the village that could be registered. The cost of this registration needs to be researched.

(e) Allotments:

i. Sale of allotment land at Poffley End.

The PC needs to agree for two signatories to sign the Transfer on behalf of the Parish Council. It was **resolved** unanimously to allow the signatories to sign the Transfer on behalf of the Parish Council. The signatories to be Cllr Graham Knaggs and Cllr David Musson.

The shed requested at last month's meeting has been sited in the least obtrusive situation on the plot.

Allotment rents have been paid. No-one has given up an allotment this year.

ii) To note Poffley End wall repair work is being undertaken.

This has been completed.

iii) To receive an update report on boundary Wall damage at Whiteoak Green.

A full and final settlement offer of £1,000.00 has been offered by Mr Siddall's insurance company.

19. Finances:

(a) Payments received:

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|-------------------------------|----------------|---------|
| HMRC | VAT repayment | £287.75 |
| Hailey Parish Council | Allotment rent | £126.30 |
| Allotments for Labouring Poor | Allotment rent | £966.05 |

(b) Accounts paid:

| | | |
|--|--|----------------------|
| OALC | Planning course for Cllrs Davies and Lakey | £84.00 |
| Viking | Printer ink | £30.46 |
| BDO | External Audit | £282.00 |
| Oxfordshire Playing Fields Association | Membership Renewal | £40.00 |
| Philip Hunt | Extra work repairing wall at Church Lane | £150.00 |
| Morelock | Village signs | £237.60 already paid |
| L. Wilkinson | Clerk's September salary | £476.78 |
| | Less income tax | 95.40 |
| | Office allowance | £24.96 |
| | Total: | £406.34 |
| Hilltop Garden Centre | Daffodils | £125.00 |
| Ability Systems (repay L Wilkinson) | Laptop repair | £65 |

Hailey Parish Council

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|--------------------------------------|-------------------|---------|
| Royal British Legion Poppy Appeal | Donation & Wreath | £100.00 |
|--------------------------------------|-------------------|---------|

(c) To note annual return has been returned with qualified status.

This due to the fact that the assets have been included at a valuation amount rather than at cost.

(d) To consider request by Project Hailey to stand as Third Party Funder for grant application which would involve a loan to Project Hailey of £1070 as well as the agreed £2000 grant.

A £2000 donation to Project Hailey has already been agreed in the budget. They have requested the PC stands as Third Party Funder in their application to WREN for playground equipment. This entails loaning them £1070 until the grant has been received. If the grant application is not successful then the money will be repaid.

It was **resolved** to give the grant of £2000 and the loan of £1070 (unanimous).

(e) To note Daffodil bulbs for Hailey grass verges have been purchased and planted.

There was a good turn out to plant the bulbs. As there were spare, bulbs have been given to New Yatt, the church for the church yard and for Delly End crossroads.

(f) Request for donation to Oxfordshire Association for the Blind.

To be considered when setting budget.

(g) To note download of Microsoft Expression website software on PC laptop.

This is free software to update the website.

(h) To resolve to buy wreath from Royal British Legion Poppy Appeal 2015 at cost of £100.

Agreed.

20. Correspondence received:

- Letter received re: Saddlers Arms and read out
- Glasdon flyer [Don't remember - what was that?]

21. Contributions from members of the public.

Query regarding the Speed data recording - the Delly End one will be situated on the main road.

Cllr Lakey had to leave the meeting.

Cllr Knaggs explained there are two different ways of undertaking speed checks: a) invite the police to bring a camera or b) install a black box on a lamp-post for a week which records how many cars pass and their speed.

In Poffley End there is a white line which creates the impression it is a footpath. The white lining team are due to paint sharks teeth and 30mph roundels on the road by the village gates. Cllr Knaggs will ask for white lines to be painted as well as half a day's work has been paid for. The T junction of New Yatt Lane near Common Leys also need them repainted. The dotted lines by the old burial ground need repainting.

Sharks teeth need painting on the road outside the school. This should have been completed during the summer holidays.

22. Date of next Parish Council meeting: Monday 9th November 2015.

Meeting closed 9.10pm

**Lisa Wilkinson
Parish Clerk**

Signature of Chairman upon approval of the Minutes.....12th October 2015

Date