

Minutes
Berrick Salome Parish Council
12th Jan, 2017

The Meeting of the Berrick Salome Parish Council was held in the Village Hall, Berrick Salome, on Thursday 12th Jan, 2017. Present:

Ian Glyn [IG] (Chair)
Hannah Bradley [HB] (Vice-chair)
Steve Harrod [SH] (County Councillor)
Craig Tribe [CT] (Treasurer)
Steve Rhodes [SR] (Councillor)
David Bridgland [DB] (Councillor)
Chris Cussens [CC] (Clerk)

1. Apologies for absence
David Turner [DT] (District Councillor), Douglas Taylor, Nicol Glyn
2. Declarations of interest as regards items on the Agenda
None
3. To approve and sign the Minutes of the meeting of 3rd Nov 2016
The minutes were approved.
4. Matters arising from the Minutes
From the meeting of 7 Jul 2016
Ref 4.9 Village Hall improvements: See under agenda item 10
Ref 8 Oxfordshire Together: See under agenda item 12
Ref 13.1 Neighbourhood Plans: See under agenda item 11
From the meeting of 1 Sep 2016
Ref 9 In response to DB's efforts, Thames Water have now issued questionnaires on the public sewerage systems to all in the Parish. The responses to this questionnaire will dictate how seriously and urgently TW treats our issues versus those in other areas.

ACTION
DT

DT stated that Chalgrove PC has quarterly meetings with TW and he agreed to provide to us with the names of the key contacts of the four agencies they deal with.

ACTION
CT

Ref 13 Permission for the second village defibrillator has been agreed by the brewery. We now await confirmation that funding will be provided by the Quarry Charity.
5. County and District Councillors' reports are available via the following links:-
 - 5.1. [OCC](#)
 - 5.2. [SODC](#)
6. Treasurer's Report (See Appendix 1 for full report)
 - 6.1. Treasurer's report and budget 2016 – 17
The schedule of payments and transfers was ratified by the Council.
 - 6.2. 2017 – 18 Precept
The proposed parish council precept for 2017 – 2018 was accepted by the Council.
7. Review of planning applications (see Appendix 2 for details)
Applications for West Cottage, The Old Post Office and Partridges have now all been approved by SODC. The application for Rose Bank, having been rejected by SODC, has now been raised as an appeal to the Secretary of State.
8. Extra houses/housing developments
This was moved to the end of agenda, covered as item 14.

9. Ultrafast Broadband

HB updated the Gigaclear position. Their original schedule for completion has moved from end Q1 17 to Dec 17. Their green cabinet has been installed but no digging has been seen. They expect their build to be completed by August. Residents will not get to choose where their pots will be sited, this being the responsibility of their engineers. HB has been given the contact details of the sub-contractors they use for digging up the roads and will get in touch with them to request pot-hole repairs to Weller Close.

ACTION
HB

HB is also investigating the potential offering from Openreach.

10. Village Hall External Refurbishment

The project is about to start, with all funding now in place. The strategy CT described for arranging payments was ratified by the Council. The hall improvements will comprise double glazing, external cedar cladding and insulation.

11. Neighbourhood Plan

The parish team will convene and start work on Jan 31st. This start had been delayed to allow SODC to recruit suitable staff to help us. SODC forecast a couple of years to complete, but we will put every effort towards bringing this forward.

12. Oxfordshire Together

This will be put on ice this year, to allow us to focus on all the other much more pressing issues.

13. Date of next meeting

Mar 9

14. Extra houses/housing developments in both Benson and Chalgrove.

IG presented the issues.

Helpful input was provided by both SH and Dave Rushton (from Benson PC), together with plenty of comments from the floor.

(A) The Issues

14.1. We are sandwiched between Benson / Chalgrove, with significant developments planned for both areas.

14.2. The dynamics are

14.2.1. Government

14.2.1.1. There is a housing shortage

14.2.1.2. The presumption on appeal is in favour of granting permission, in the absence of a 5yr supply

14.2.1.3. Neighbourhood plans will play a part but will take time to produce.

14.2.2. SODC

14.2.2.1. Need a 5yr supply – they haven't got one – problems with Didcot

14.2.3. Oxford city

14.2.3.1. Have a need for housing—no room

14.2.4. Developers

14.2.4.1. Are seeing an opportunity in the absence of 5yr supply and Neighbourhood Plans

14.3. CHALGROVE

14.3.1. The [Homes and Communities Agency](#) (HCA)

14.3.1.1. own the site

14.3.1.2. Government body charged with and financed to promote developments of this nature

14.3.2. SODC preferred site

14.3.3. 3500 homes

14.3.4. Sophisticated lobbying from the HCA

14.3.5. Lewknor meeting (Oct 31st 2016)

14.3.5.1. All affected parishes introduced to the scheme

14.3.6. 20 Dec meeting

14.3.6.1. In Chalgrove to discuss opposition to plan amongst affected parishes

- 14.3.6.2. Haseley Brook Action Group (HBAG) to be enlarged to include opposition to Haseley Brook and Chalgrove together
- 14.3.6.3. Splits emerging
- 14.3.7. Benson meeting
 - 14.3.7.1. With the HCA to discuss ameliorating the effect of Chalgrove on Benson and Berrick Salome
- 14.3.8. Concern that Watlington bypass would change the dynamics of the traffic and particularly HGV flows past Berrick Salome and into Benson
- 14.3.9. Process towards a decision back end of 2017
- 14.4. Our suggested position re Chalgrove
 - 14.4.1. It's in a daft place
 - 14.4.2. We object strongly -- propose Grenoble Rd as much more suitable
 - 14.4.3. We need a unified response and high level advice
 - 14.4.4. We need to engage with the Homes and Communities Agency (HCA)
 - 14.4.4.1. without prejudice
 - 14.4.4.2. on a "what if" basis, just in case the scheme goes ahead
 - 14.4.5. Parochial concern is
 - 14.4.5.1. sandwich effect, with Benson and Chalgrove on our doorstep
 - 14.4.5.2. Berrick becomes a rat run for all traffic to Wallingford, Reading, Bracknell, Henley, Maidenhead, Didcot, etc
 - 14.4.5.3. Proposed diversion down Hollandtide lane
- 14.5. BENSON (To view the current proposals [click here.](#))
 - 14.5.1. Up to 1000 homes proposed
 - 14.5.2. Are producing a Neighbourhood Plan, not finished but maybe at the time of appeal
 - 14.5.3. BEN1 and BEN2 are consented
 - 14.5.3.1. Even though everyone objected
 - 14.5.3.2. Yet it was won on appeal
 - 14.5.3.3. Because there is no 5yr supply.
- 14.6. There is an application in for BEN5, target decision Feb 1st
- 14.7. David Wilson homes
 - 14.7.1. Consultation with BEN3 and BEN4
 - 14.7.2. Will border Rokemarsh
 - 14.7.3. Lure of by-pass/edge road in the scheme
- 14.8. BEN6 is likely to follow
- 14.9. Our suggested position re Benson
 - 14.9.1. BEN 3,4 and 5 we strongly and totally resist
 - 14.9.1.1. Consequent merger between Benson / Rokemarsh
 - 14.9.1.2. Will result in sprawl
 - 14.9.1.3. BEN 3&4 areas maintain a landscape buffer zone
 - 14.9.2. We are appalled that there is no joined up thinking or opportunity for it
 - 14.9.3. The plans need to be considered in the context of very significant developments happening elsewhere, not least of which are Chalgrove and Warborough.
 - 14.9.4. We have great concern that local facilities simply won't cope
 - 14.9.4.1. School
 - 14.9.4.2. Shops
 - 14.9.4.3. Parking -- village hall proposal
 - 14.9.4.4. Doctors
 - 14.9.5. We have great concern re traffic – in general and through villages as a rat run to Oxford and the M40 going north.
 - 14.9.6. The proposals would change the rural nature of where we have chosen to live.
 - 14.9.7. There are current drainage problems
 - 14.9.8. We have concern that Benson's desire for a bypass may influence the decision they might otherwise take re supporting the scheme or not.

(B) The Way Forward

- 14.10. Given the lively discussion throughout the meeting, the issues outlined by IG above very clearly reflected the majority position of the parishioners in attendance.
 - 14.11. This position will inform and direct the Parish Council in forthcoming discussions re these developments.
 - 14.12. Whilst no proposals were voted on, there was general agreement with the strategy put forward by IG. The council members agreed to come up with suitable wording for proposals to be ratified at the next available meeting, a draft of which follows below.
15. To consider any other matters the Chairman deems urgent arising since the preparation of this Agenda
- An application for financial support from the Corn Exchange was presented and councillors decided it was not appropriate to use parish funds for this cause.

Signed Chairman

Date.....

Proposed position of Parish Council re Chalgrove

- 1) We believe the suggested development is not in a suitable place, as one of the main purposes is to provide housing for Oxford city. Chalgrove doesn't have the necessary infrastructure and to provide it, would destroy attractive countryside and change the nature of the rural communities affected.
- 2) We strongly object to the suggested development.
- 3) We believe that there are more suitable locations such as Grenoble Road.
- 4) We will participate in a unified approach with other affected parishes and encourage them to obtain high level legal and professional advice to ensure representation at any enquiry.
- 5) Notwithstanding the above, we will engage with HCA, on a without-prejudice basis, to best protect the interest of the parish, in particular with a view to directing traffic along an improved Hollandtide Lane rather than through the parish.

Proposed position of Parish Council re Benson

- 1) We strongly object to the suggested development.
- 2) We will resist the merger of Benson and Rokemarsh, which would result from this development and which would change the rural nature of where we have chosen to live.
- 3) We believe that the development needs to be considered in the context of significant developments elsewhere and there should be joined up thinking.
- 4) We have a great concern as to the ability of local facilities to cope with the additional housing. Such facilities are schools, shops, doctors, parking.
- 5) We have great concern about the ability of the drainage and sewer network being able to cope with the additional housing. It struggles with current demand.
- 6) We have great concern about the additional traffic that will be generated through the parish and surrounding areas, with the village roads becoming a route of choice connecting to Stadhampton, Oxford and the M40 going north.
- 7) We are concerned that Benson's desire for a bypass may influence their decision on whether to support the development.

Appendix 1: Responsible Financial Officer's Report

To Parish Council meeting Thursday 12 January 2017

1. Bank balances as at 31 December 2016 totalled £19,855. There were unpresented cheques totalling £53.50. The total reserves of the Parish were therefore £19,802. The bank balance includes £5,009 from SODC which is 50% of the grant towards the village hall improvements.

A large part of the reserves are allocated to specific projects as follows:

Legal fees reserve	£500
Playground maintenance reserve	4,928
Village improvements reserve	588
Land drainage works reserve	1,280
Village Hall improvements phase 2	5,009
General (free) reserves	7,497

2. At 31 December 2016 the accounts show a surplus of income over expenditure of £11,789.

3. Schedule of payments

The following cheques have been issued since the last meeting:

Date	Chq. no.	Payee	Amount (£)	Purpose
22/11/16	100685	Roy Troth	210.00	Grass cutting – playground
22/11/16	100686	John Smith	495.00	Grass cutting – playing field
22/11/16	100687	Ian Glyn	30.00	Hedge cutting
30/11/16	100688	SODC	62.80	Dog bin emptying
12/01/17	100689	Steve Rhodes	254.00	Website hosting and parish Christmas tree

There have been the following bank transfers since the last meeting.

Date	Transfer from	Transfer to	Amount £
22/11/16	Savings account	Community account	692.63

2017-18 precept

It is proposed that the parish council precept for the council tax band 'D' dwelling should be set at £39.43 which is the same as in 2016-17. The tax base of the parish has increased from 161.8 to 165.2. As a result the total precept will be £6,514 which is an increase of 2.1% on the 2016-17 amount.

Appendix 2: Planning Application Summary as at 12.01.17

Click on link in Planning ID Column for SODC document

Cllr Abbreviations: CT – Craig Tribe; DB – David Bridgland; HB – Hannah Bradley; IG – Ian Glyn; SR – Steve Rhodes

Date Abbreviations: PC – PC notification; EC – End of consultation; TD – Target Decision

Planning ID	Cllr	Location	Description	Dates	Status
P16/S2318/FUL	HB	Rose Bank Roke	Amendment to the previously approved application P15/S3823/FUL to amend the design of the garage building	PC: 16 Aug EC: 08 Sep TD: 02 Sep (sic)	PC supports (01 Sep) though has some concerns about planning creep SODC refused Oct 5
P16/S2318/FUL	HB	Rose Bank Roke	Variation of condition 2 of planning permission P15/S3823/FUL		Appeal lodged to Secretary of State (15 Dec)
P16/S3246/LB	DB	West Cottage	Erection of glazed extension	PC: 07 Oct EC: 03 Nov TD: 29 Nov	PC fully supports (03 Nov) SODC approved (24 Nov)
P16/S3637/HH	IG	The Old Post Office	Erection of a garden shed	PC: 31 Oct TD: 28 Dec	PC fully supports (22 Nov) SODC approved (21 Dec)
P16/S3697/HH	CT	Partridges	Two storey extension	PC: 04 Nov TD: 02 Jan	PC fully supports (30 Nov) SODC approved (22 Dec)