

Minutes of the Meeting of Uffington Parish Council Monday 13TH November 2023 at 6:30 pm At Thomas Hughes Memorial Hall

Present: Cllr Mike Oldnall, Cllr Richard Charles, Cllr Nigel Puddicombe, Cllr David Garwood, Cllr Fenella Oberman, Cllr Kat Foxhall, Cllr Simon Jenkins

In Attendance: Sandy Adams

District Councillor: Cllr Sue Caul

County Councillor:

Members of the Public: Nine members of the Public

Minute	ITEM 1 – APOLOGIES FOR ABSENCE	Action
228/23	Apologies for absence were received from Cllr Constance.	
	ITEM 2 – DECLARATIONS OF INTEREST	
229/23	None but noted Cllr Foxhall potentially for P23/V1862/HH & P23/V1863/LB.	
	ITEM 3 – MINUTES OF THE MEETINGS HELD ON MONDAY 9 OCTOBER 2023	
230/23	The minutes of the Parish Council Meeting held on 9 October 2023 were approved, with corrections to be made to the date in the title. Proposed Cllr Charles Seconded Cllr Puddicombe. RESOLVED. The Minutes were signed.	SA
	ITEM 4 – REMAINING BUSINESS FROM THE PREVIOUS MEETING	
231/23	a) Hedge alongside car park. This has been cut by BGG. Cllr Oldnall thanked Mr Dave Hatton for volunteering but in view of BGG's being onsite carrying out other work he was no longer required. b) Village Maintenance. Additional agenda item (Item 8 below) added to this meeting.	
	ITEM 5 – COUNTY COUNCILLOR'S REPORT	
232/23	None	
	ITEM 6 – DISTRICT COUNCILLOR'S REPORT	
233/23	Cllr Caul provided an update. a) Wicklesham Quarry There was some confusion over the status of the application and which planning authority was dealing with the application. Cllr Caul to clarify the status. There was concern over the very limited time available before the target decision date of 29 th November 2023. Cllr Oberman stated one of the main local concerns was over the proposed access into the site. Cllr Foxhall volunteered to draft a response. <i>Afternote: clarified by VOWH Planning Dept – the application is 'owned' by OCC but replicated to the VOWH Planning website for information as it is in the VOWH area.</i> b) District updates. Cllr Caul sought Councillors' opinions on what information she could provide to help them. Cllr Oldnall requested that she add further detail to that provided directly from the VOWH Communications emails and anything else of relevance not in those emails as well as progress updates on specific requests. c) Rural Business grants. The Government's Levelling Up agenda is providing grants for rural business as advertised on the Village Weekly Email on 1 November. Applications close on 24 th November 2023. d) Open Space grants. Grants available from 8 th January 2024 to look after green spaces. e) Housing delivery strategy action plan for 2024. This plan is to be developed in advance of a possible general election. The plan will inform the local action plans and how they can be used to help provide more social housing. No specific locations were given. f) District Planning Committee meeting. The next meeting will be on 27 th November. g) Section 106 policy. The VOWH had revised its S106 policy in order to encourage developers to come forward, and to look at different and better ways to utilise any S106 money to increase the supply of affordable housing. There was concern about spending S106 money within the specific timeframe to prevent losing it. S106 funds have two permitted elements for usage; one is infrastructure and the other is affordable housing. Cllr Caul was thanked for attending.	KF SC

ITEM 7 – OPEN FORUM		
234/23	<p>a) Hedgerows. A member of the public raised concern over the loss of hedgerows bordering a field in which planning permission has been granted. She had sent a letter to DEFRA, which had been forwarded to the Department for Levelling Up, requesting that hedgerows on development sites should be treated in the same way as when bordering farmland, even after use as farmland had been changed to residential. Cllr Foxhall asked if there could be conditions put into planning applications. Cllr Oldnall noted that a condition of planning is often to plant native hedgerows. Ms Mowat will send letter to Cllr Caul to consider assistance from VOWH planners. Cllr Foxhall suggested that this could be part of the local plan and suggested that the Parish Council should ensure that planning conditions have not been breached.</p> <p>b) Bridge Cottage. Another member of the public raised concern over the situation adjacent to Bridge Cottage on Woolstone Road as a consequence of on-going development. There was concern over the scale of the new buildings and a feeling that the Neighbourhood Plan had been ignored. Cllr Jenkins had raised the issues to the VOWH Planning Department and will be attending a meeting with Ricardo Rios addressing the issues on 24 November.</p> <p>c) Flooding – Miss Rabanal attended the meeting to raise the problems of flooding into her property during the two recent storms. There were suggestions raised such as appointing a flood action group and clarifying publicly the responsibility of householders. The action to identify the flooding areas, landowners and other stakeholders, and approach them with a view to better watercourse management was taken by Cllr Jenkins and Cllr Foxhall.</p>	<p>SJ</p> <p>SJ/KF</p>
ITEM 8 – VILLAGE MAINTENANCE		
235/23	<p>Due to the length of discussion and overlap with the Allotments item, the Chairman added this subject as an additional extra item.</p> <p>Only two members of the public had volunteered to assist with village maintenance in response to the request in the Courier. Cllr Oldnall provided a background into the current village maintenance tasks currently being undertaken on a voluntary basis, including:</p> <ul style="list-style-type: none"> • Mowing – Village Hall and Shop area – Mr Rumble • Allotment car park and between plots – Mr Godsell • Allotment watering – Mr Godsell • Ditch Clearing <p>a) Village Hall and Shop area mowing. A discussion took place about the maintenance of Jubilee Field. Mr White had volunteered for the task but would require the necessary equipment to do so. Cllr Oldnall stated that the Council was unwilling to purchase its own equipment due to maintenance and insurance considerations. Mr White agreed to be added to the Village Maintenance group.</p> <p>b) Allotment Mowing. The footpath area is cut under a contract with the Sports Club but this does not include the paths between plots or the car park. Mr Edwards stated that he may be able to do some/all of the allotment grass cutting and would discuss this with Mr Godsell and visit the area to assess the possibility. Cllr Jenkins had also asked the Sports Club whether they could undertake this as part of the wider village grass cutting contract but had not yet received a reply.</p> <p>c) Allotment Watering. The allotments do not have a mains water supply and so are watered from various containers filled regularly by Mr Godsell. A lengthy discussion ensued about various options to take over from Mr Godsell. Main points:</p> <ul style="list-style-type: none"> (i) Cllr Puddicombe suggested that some allotment holders may need to consider taking on some tasks such as filling water butts themselves. (ii) Cllr Foxhall noted that 60% of the total cost budgeted for the future maintenance contract would be taken maintaining the allotments and suggested that an automated solution, with the costs being covered mainly by a grant should be considered as had been obtained for the Community Garden. (iii) Cllr Charles also noted that the allotment holders should consider taking more responsibility such as a rota system. It was queried whether this would provide a 	<p>SJ</p> <p>BG/SW</p> <p>SJ</p>

	<p>realistic long-term sustainable future.</p> <p>(iv) Mr Godsell stated that he was happy to carry on in the short term but the concern is over longevity of his equipment (pump). A suggestion was made to apply to the Climate Action Group to get a grant for new equipment. A business case would need to be created to apply for a grant.</p> <p>(v) Mr Godsell agreed to survey allotment holders as to the level of assistance they might be able to offer and to identify any other potential solutions to the watering issue.</p>	NP/BG
ITEM 9 – PLANNING MATTERS		
236/25	<p>a) New applications to be considered:</p> <p>i. P23/V2452/HH, Gibbons Cottage Broad Street Uffington Faringdon. The application is for: Extend existing dropped Kerb (circa 3.5m) to the South of the property to create a new access. Remove the existing small stone wall and gate to create access (to be constructed under permitted development). Install free draining hardstand material. Discussion included the safety aspects of reversing onto a highway, the proximity to the junction with High Street and the existence of extensive safe parking at the rear of the property. It was agreed that an objection to this application should be made. Cllr Oldnall to prepare a response for submission by 23 November 2023.</p> <p>b) To consider any new applications received since the publication of this agenda.</p> <p>i. Wicklesham Quarry. To await response from Cllr Caul (See 233/23a). Cllr Foxhall volunteered to prepare a draft response.</p> <p>c) Update on outstanding planning applications:</p> <p>i. P23/V2060/HH, 7 Broad Street Uffington Faringdon. Conversion of garage to utility room, replacement of garage door with window and associated internal works. Granted</p> <p>ii. P23/V1862/HH & P23/V1863/LB – Vale Cottage, High Street. Repairs and improvements to interior and exterior of listed cottage including works to repair internal partition wall, installation of air source heat pump, replace uninsulated concrete and timber floor with breathable flooring and underfloor heating system, repair internal wall coverings, repair boundary wall, repair and replace porch roof covering, replace front door. Awaiting determination.</p> <p>iii. P23/V1739/HH and P23/V1740/LB – Lilac Cottage, Woolstone Road. Two storey rear extension to create larger kitchen to ground floor, and master bedroom with balcony to first floor. Awaiting determination.</p> <p>iv. P22/V0345/FUL – Sowerhill Farm. Installation of outdoor arena with lights. Change of use from agricultural to equestrian. Awaiting determination. Afternote: <i>additional lighting information provided on 13 November.</i></p> <p>b) Uffington and Baulking Neighbourhood Plan – Cllr Oldnall had sent the necessary details to Cllr Garwood and suggested that this review should be carried out in 2 phases: Phase 1 to check the check the Neighbourhood Plan and identify any changes to the underlying higher-level policies which would necessitate a change to the NP. Phase 2 is to consider whether the policies had been applied effectively on applications since the Plan had been made (July 2019).</p>	<p>MO</p> <p>KF</p> <p>DG</p>
ITEM 9 – ONGOING PROJECTS		
237/23	<p>a) Access to the paddock (Formerly Vehicle bridge to the allotments). The owner has transferred the paddock to his niece. Comments have been requested from new owner (or their solicitors) on a draft licence to move matter forward. Cllr Jenkins to follow up with OCC lawyers.</p> <p>b) Project to improve pond area. The necessary levelling work had been completed to a good standard. CLOSED</p> <p>c) Support for Uffington Shop – The re-fitting of an external light and the final invoice are awaited from the electrician (Simon Newman). Cllr Jenkins to chase.</p>	<p>SJ</p> <p>SJ</p>
ITEM 10 – FINANCIAL MATTERS		
238/23	<p>a) To approve October payments – The payments were approved. Proposed Cllr Jenkins. Seconded Cllr Puddicombe. Cllr Oldnall to authorise the bank transfers.</p> <p>b) Grant Applications – More applications than usual had been received following a</p>	MO

	<p>reminder in the Courier. The following were approved/declined:</p> <ul style="list-style-type: none"> i. Sports club - £1000. It was noted that there had already been a significant S106 contribution and due to the lack of three quotes it was decided to defer the Sports Club bid until the conditions had been met. ii. Cricket club - £1554. This bid was declined due to the pending S106 application for their S106 contribution. (See 245/23) iii. Hall - £500 – agreed. iv. RBL - £100 - agreed. v. Community Garden - £250 agreed. vi. UMT – £185 agreed. Parish Council to order a printer on behalf of UMT. Afternote: only £141 required due to purchase of printer at sale price. vii. Wilts & Berks Canal Trust - £100 – agreed. <p>Cllr Oldnall to inform recipients.</p> <p>c) Review of draft 2024/25 budget. Cllr Oldnall stated that the main change since the last draft was to reflect the Clerk’s recent pay uplift. Cllr Puddicombe raised the issue of the agreement to waive shop rent last year for one year. It was agreed that the rent should be reinstated and included in the budget. The Shop to be informed. Cllr Jenkins queried the sources of funding for the new play equipment. This was shown as S106 -£21,000 and the balance from the WHST as suggested previously. Any additional (risk) costs would be borne by the Council. The funding for the previously agreed maintenance contract has been achieved by moving and consolidating funds from other existing maintenance-related items. Cllr Oldnall sought agreement for an increase in the precept of 7% which included the £3000 for the proposed maintenance contract. Proposed by Cllr Jenkins. Seconded Cllr Foxhall. An updated draft was to be presented at the next meeting.</p> <p>d) Defibrillators. The defibrillators are due their five-yearly electrical checks in January 2024. Funding will come out of village maintenance. It was agreed that the Parish Council would pay for the checks to the defibrillators in Baulking and Woolstone as well. Cllr Garwood to arrange the checks with the electrician in coordination with the OSR electrical checks.</p>	<p>MO</p> <p>MO</p> <p>DG</p>
ITEM 11 – JUBILEE FIELD		
239/23	<p>a) Monthly Play area inspections. Completed with no faults found.</p> <p>b) New Play Equipment.</p> <ul style="list-style-type: none"> i. Three quotes had been received from Kompan, Wickstead and Redlynch, Wickstead were unable to quote for the large climbing net and the Redlynch bid lacked the necessary detail. Kompan had been selected as the preferred supplier based on lowest overall cost and the quality of the bid. ii. The 5 m tall climbing net will need to have planning permission. Prior to submitting the application the exact location of the net needed to be agreed due to water logging in the currently considered location. The application needed to be submitted prior to the S106 application. Cllr Jenkins volunteered to assist with the planning application and Cllr Foxhall the S106 submission. iii. The total cost from the Kompan quote was £27,486. Approximately £21,000 would come from the remaining S106 funds as agreed previously and the balance of c £6500 from a WHST bid. The Council would provide any additional risk funding to make up a maximum overall cost of up to £30,000 (see also budget Item above). Agreement for this funding arrangement was agreed. Proposed Cllr Puddicombe. Seconded Cllr Garwood. iv. Cllr Oberman to inform Kompan of their selection as the preferred supplier. 	<p>SJ/KF</p> <p>FO</p>
ITEM 12 – OSR UPDATE		
240/23	<p>OSR Update</p> <p>a) Cllr Charles was waiting for further information with regards to a security company to look at the recommendations from the survey. Carried forward.</p>	RC
ITEM 13 – ANNUAL / QUARTERLY REVIEWS		
241/23	<p>b) Annual / quarterly reviews:</p> <p>c) Dignity at work – There were no further amendments. Proposed Cllr Jenkins. Seconded Cllr Oberman.</p>	
ITEM 14 – UPKEEP (INC. WATERCOURSES)		

242/23	a) Litter pick - A vote of thanks was made to those who attended for their efforts on the litter pick despite the wet weather.	
ITEM 15 - ALLOTMENTS		
243/23	a) The agreements had been sent out, including one to a new tenant, and rents were being received.	
ITEM 16 – GENERAL		
244/23	a) Flooding – Covered earlier in agenda under Open Forum (See 234/23c).	
ITEM 17 – CORRESPONDENCE		
245/23	a) New OCC Bus Route 68 – The new service had been well publicised and is not seen as a risk to the Uffington Minibus which would continue to provide a more 'personalised' service to Wantage. b) Cricket Club S106 Approval – The proposal had been circulated and no objections received. Proposed Cllr Oberman. Seconded Cllr Puddicombe.	MO
ITEM 18 – MATTERS FOR THE DECEMBER AGENDA		
246/23	a) Budget final draft.	
ITEM 19 – DATE OF NEXT MEETING		
247/23	The next meeting would be held on 11th December 2023.	

The meeting closed at 21.20.