

Minutes of the Meeting of Deddington Parish Council held on 23rd
November 1988.

Present:

Cllrs Cole, (Chairman) Hayward, Fenemore, Fuller, Gibbs, Mrs Kedge, Marmion, O'Neill, Stevens, Mrs Swash, & Webber,

Apologies for absence were submitted on behalf of Cllr. Garvey.

The meeting was adjourned from 7.25 to 7.45 p.m. due to a chimney fire. The Fire Brigade was called and the fire extinguished.

1. Minutes of the Meeting of the Council held on 26th October 1988, which had been previously circulated, were confirmed as a true record and signed by the Chairman.

2. Matters arising from the minutes.

Cemetery Maintenance Noted that the cemetery is quite tidy, no work has been done on the hedges yet, but that a short length of hedge adjacent to the entrance to Mr. Bishop's access will probably need replanting. The laying of the western & southern hedges will commence soon. Mr. Scott might undertake repair of gap?

Skip Noted that while the first one was hardly used, the Nov. 19th skip was made considerable use of. Next collection on 17th Dec.

Election on December 8th to fill vacancy.

3. Items of Correspondence.

Clifton Playing Field. A letter received from Mr. Middleditch on behalf of Mr Welford, confirming arrangements for the transfer of the field to the Council. Completion anticipated 31st. Dec.

Deddington Playgroup A letter received from the Chairman of the Playgroup Committee requesting assistance in paying off the debt on the new building, estimated at £3500 in January. Agreed that this was a worthy cause. Final decision deferred for time being.

Scouts & Guides A letter from the Scout & Guide leaders deploring the proximity of the fence separating the Windmill Centre grounds and the old Playing Field. (7.9m on the eastern extremity of the building and 13m to the south) This was the boundary agreed by the FWG when Phase 2 was originally mooted, and conveyances, etc were based on that. Final layout of houses not yet determined and there is requirement for some amenity space in the development.

Street Cleaning A letter from the CDC & Mr. Cresswell re street cleaning. CDC state that they act as agents of the OCC for sweeping kerbed highway channels, and state that this is done about 4 times a year and that the greens in Castle St & elsewhere are the responsibility of the PC. (AG advises us that the greens are highway land and not PC, and thus come under the OCC. Mr. Cresswell's comment was directed mainly to rubbish, fallen leaves and the carving up of the Castle St green by lorries calling at Johnson's yard.) To be referred to OCC. It was suggested that green be reinforced as has been done elsewhere.

John Cole

Guided Walks A letter from CDC inviting people to lead or participate in a Guided Walks Programme organised by the Ramblers Association and CDC. Anybody interested to contact Mrs S Tuckey at CDC on extension 123. To be published in Deddington News.

OCC Grants for Village Halls and Community Centres. Deadline is 25th November.

Best Kept Villages Competition. Report on results of 1988 competition. "Quite a lot of litter along main road which carries an enormous weight of traffic. Apart from this and minor discrepancies elsewhere, a gallant communal effort."

Concrete Bins Offer. A brochure received from Neptune Concrete Ltd, Southampton advertising bins, seats etc. They also supply OCC. Noted at this point that seats in Castle Ground had been vandalised.

Chipping Norton Theatre. Posters received advertising the pantomime Cinderella running from dec. 8th to Jan 14th. To be posted on Notice board.

Publications received New Homes Review. Grapevine from the Oxfordshire Rural Community Council. Note about Steventon and their cash windfall to be circulated to Councillors.

Letter from Mr. Barnes re Sports Council grants noted.

RCMS Letter requesting use of Town Hall on 3rd. June in connection with Church choir festival. Agreed.

5. To appoint a School Governor To fill the vacancy left by the resignation of Mr. K Garrett. Deferred pending letter to Local Education Authority re proposed changes in Governing bodies to come into effect in August 1989.

6. December Meeting Fixed for Wednesday 14th December. A Christmas tree has been offered for the Market Square.

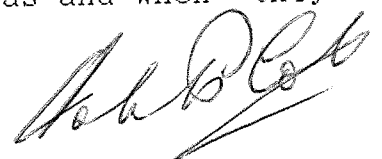
7. Rural Areas Plan. Proposed Changes for consideration at a Public Local Enquiry to be held in due course, and for which submissions should be made to CDC by 23rd December.

Item 5. "need in rural areas to provide range of housing types, sizes and tenure." " Structure plan identifies greatest need as being small dwellings suitable for young and single people, young couples and elderly people."

Item 15. No development will be permitted on archaeological sites unless certain conditions are met.

Item 17 (i). Amendment of proposed housing site at Manor Farm Deddington, to 5.38 acres (4.42) with 60 dwellings (50). No plans shown.

Councillor Marmion queried need for "high density" of starter homes. General opinion was that would be interpreted as terrace houses rather than high rise. Plans will be looked at and when they appear.



8. Tree Planting. Leaflets received from CDC on the general aspects of this subject. Our effort for this year to be on Clifton Playing Field and perhaps next year the Windmill Field?. See also note above re Cemetery maintenance.

9. Planning Applications.

No objections were made to: 1. Bloomfield Farming. To convert calf pens/ stabling at Field Barn to Office use. 2. Hill Barn, Milton Road. To convert stone barn into dwelling plus det. stone faced garage. 3. Demolition of garage and erection of double garage and sitting room at 1, the Lane, hempton. 4. Removal of a stone wall between Holcombe Hotel and Osborne Cottage. 5. Relocation of portable building at Deddington Health Centre. Noted that this involves trees. 6. Relaxation of condition on Nos. 1, 2, & 3 The Chestnuts, Clifton. (Houses built under agricultural license for occupation by workers.)

10. To pass accounts for payment.

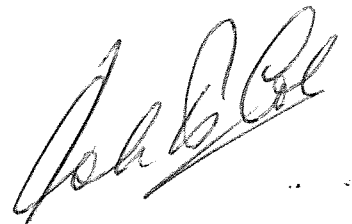
SEB for repairs to street lights and power.	£37.03
Own Community Newspapers Ltd. Adverts for P/Clerk in B.G.	£55.20
Parish Church Committee for use of Church on Oct 5th.	£25.00

11. Cleaner This position has been filled.

12. Parish Clerk A second application had been received but subsequently withdrawn. RESOLVED that the post be re-offered to Mr. Walkerdine.

13. Letter from Mr. Rose was read. He advises that if a Trust is set up for administration of the Phase 2 Fund, that a majority of the Trustees be Councillors and that the District Auditor would be interested in the use of the funds. It is agreed that the first charge is to pay off the outstanding loans. Chairman advised that should be possible by March/April. The account due to Hansford Durley was discussed and the Chairman will discuss this and developments in the phase 1 dispute with the architect, etc further with the solicitor.

The meeting closed at 9.10 p.m.



Steventon's solution to the housing crisis

In July 1987, the Steventon Allotments and Relief in Need Charity sold some land for £1.75 million. This sum has been invested and the trustees now have a very substantial annual income to spend on local needs.

Not surprisingly, attention in the local press has focussed on the "massive cash windfall", but this is only part of an interesting scheme intended to benefit the local community in several ways.

Some five years ago, the members of Steventon parish council first started to consider what to do with a little over 4 acres of surplus allotment land for which they were responsible. This is known as the King's Arms Allotments site. Could it, they wondered, be used to help meet the housing needs of local young families?

They began discussions with the Vale of White Horse District Council, with a view to selling the land to the District Council at well below its market value, so that the District Council could build low cost housing on it.

Unfortunately, this proposal fell foul of charity law. The King's Arms allotments originated in an Inclosure Award and were subject to charitable trusts. The land had to be sold at the best possible price, and this killed

the proposal.

On advice from the District Council, the parish council then had plans drawn up by architects for using the site for a mix of four bedroom detached housing, two and three bedroom terraced housing, two bedroom flats and studio flats. The plans provided for 64 houses (since increased to 72), and it was hoped that the smaller units would be marketed at a price attractive to first-time buyers. Planning permission was obtained.

The intention was that the land should be sold to a commercial developer subject to a covenant that it must be developed in accordance with the parish council's plans. Furthermore, local families would have to be given a first option to buy, open for 28 days. No restrictions were to be placed on resale.

The Oxford Diocese was also to be given an option to buy a plot on which to build a vicarage.

The Charity Commission approved these proposals. At the same time, they made a Scheme giving responsibility for administering all the parish allotments - about 12 acres in all - to the trustees of a newly formed Steventon Allotments and Relief in Need Charity. This Scheme took effect in January 1987, and the trustees of the new charity duly carried

through the sale of the King's Arms site some six months later. The price it is worth repeating was £1.75 million.

Local purchasers

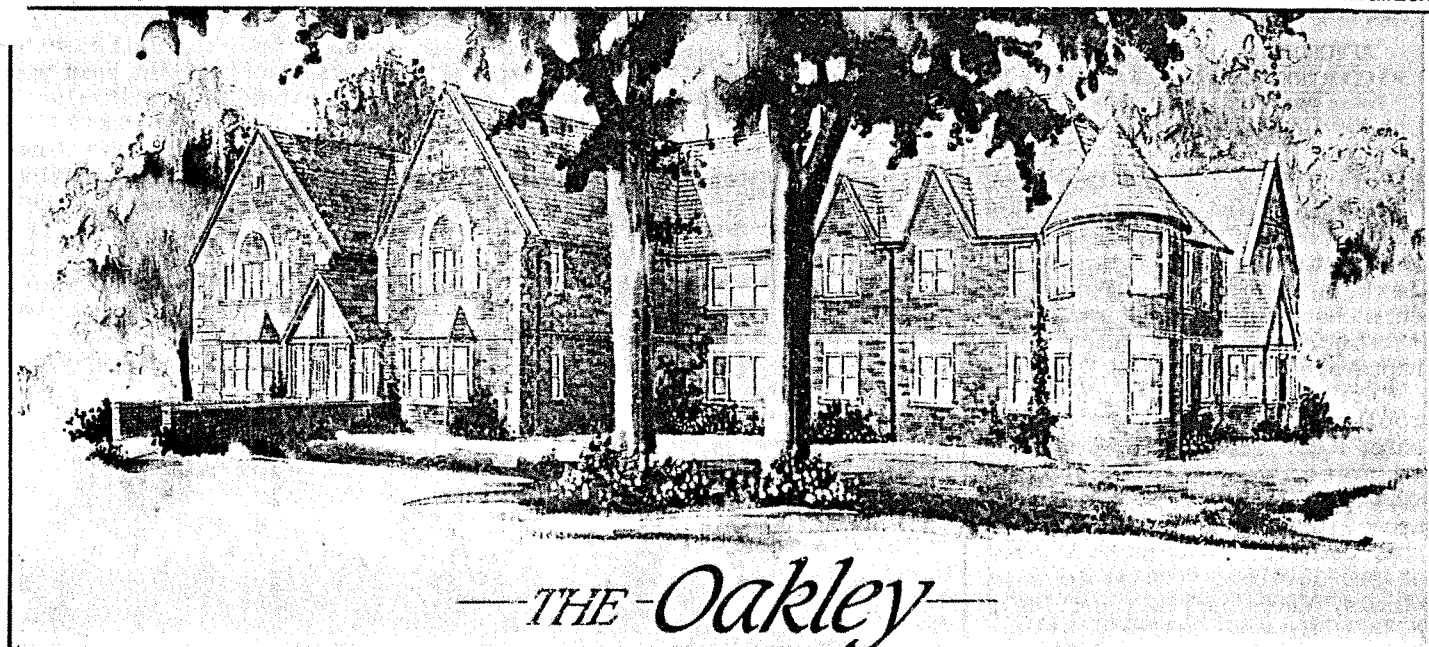
The company which is now developing the site - building work is still in progress - has recently sold the first houses. Local people are among the first purchasers. "The scheme is working", comments Mr Howard Fuller, the Chairman of the Steventon Allotments and Relief in Need Charity.

Meanwhile, the trustees of the Charity have the task of deciding how to spend the income from the proceeds of the sale, which have been invested. This may be as high as £100,000 per annum.

The income must be spent in accordance with the objects of the Charity which are, after meeting the expenses of administering the remaining allotments, to help residents of Steventon who are "in need, hardship or distress"; and, after this, to undertake any charitable purpose for the general benefit of the parish.

A lively public meeting was held recently in Steventon village hall, to help the trustees gather ideas for using the income. A wide range of suggestions was put forward, from providing more money to maintain the war memorial to buying a community bus. The trustees are aware of the responsibility they carry for using the money wisely, and face a difficult but rewarding task.

John Hardwicke



—THE—*Oakley*—

One of the one-bedroomed developments on offer by developers in Steventon.