

MINUTES OF THE MEETING OF DEDDINGTON PARISH COUNCIL HELD ON 16TH NOVEMBER 1987

Present: Councillor Fenemore (Chairman), Councillors Cole, Garrett, Gibbs, Mrs. Kedge, O'Neill, Stevens, Mrs. Swash and Webber.

Apologies for absence were submitted on behalf of Councillors Garvey, Hayward and Marmion.

1. Minutes of the Meeting of the Council held on 28th October 1987, which had been previously circulated, were confirmed as a true record and signed by the Chairman.
2. RESOLVED that, owing to the confidential detail of the following business, the public and press be excluded.
3. Windmill Community Centre - Phase II Consideration was given to the report of the District Valuer and supporting correspondence concerning the restrictive covenant on the Bishop land, copies of which are filed in the Minute Book, and the Clerk also gave a minor amendment to the List of costs, which did not affect the advice of the District Valuer. After some discussion, RESOLVED that the advice of the District Valuer be accepted and that the deal proceed with the proviso that the Planning requirement for woodland belts on the eastern and southern boundaries of the proposed housing site be protected by a covenant. Further RESOLVED that, whilst there was to be no delay in proceeding, an approach be made to the County Council to reduce the amount of the covenant on the Bishop land. Subject to details being agreed on his fees, it was also agreed that Mr. G. E. Taylor be appointed to advise on the specification of the new playing field.
4. The Meeting resumed in Public.
5. December Meeting RESOLVED that the December Meeting be held on 16th December, with a possible re-dating of the January Meeting to avoid a six-week gap between Meetings.
6. Planning application Objections were raised to the erection of a storage shed on the north side of B4031 between Deddington and Hempton as it would be an unwarranted intrusion into the countryside and would also add to traffic movements on an unrestricted stretch of a busy road.

The Meeting closed at 8.15 p.m.

Chairman



Linnells

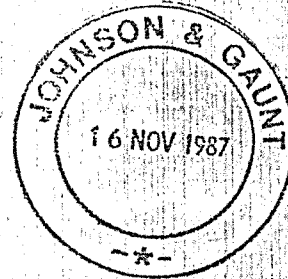
SOLICITORS

NATIONAL WESTMINSTER
BANK CHAMBERS
21 HIGH STREET
WITNEY
OXON OX8 6LW
WITNEY (0993) 71616/7
DX 40205 WITNEY

OUR REF: NJS/SYG
YOUR REF: JRR/JEF

13 November 1987

Messrs Johnson & Gaunt
DX 24208
BANBURY



Dear Sirs

Re: Land at Deddington
Deddington Parish Council and Rockwell Construction
Subject to Contract

Further to previous correspondence we are advised that there are two minor amendments to the items under the List of Costs, a copy of which you should have in your possession dated 15th July 1987. We are advised that the cost of item 3 is reduced to a sum of £129,939.00 and the cost of item 10 is increased to £82,422.00. Each of these cost items are calculated on the basis of being inclusive of estimated charges and solicitors' fees and allowance has been made for Bank interest charges so far as they can be calculated on a forward basis.

You will of course appreciate that our clients are in any event proposing to guarantee the Parish Council a minimum cash payment of £110,000. May we please hear from you with approval of the draft contract at your earliest convenience.

Yours faithfully

Linnells

A handwritten signature in dark ink, appearing to be "JRR", written in a cursive style.

*M.J. LINNELL M.W. LIDDINGTON *A.E.R. REESLEY, MA *G.E. SHIRLEY M.S. FOREMAN, LL.B. C.M. TAPHOUSE *M.N.E. ESS, LL.B. N.J. STREET, LL.B.
J.C.W. BURROUGH J.S. DEECH, MA, D.Phil *M.A. HUGHES P. BUTLER, MA J.P. SUTTON, BA K.W. BROOKS, MA A.M. COWELL, LL.B. *R.R. MATTHEWS, LL.B.
*S.N. POTTER, MA *R.J.R. SMITH, BA *N.H. MCFARLANE-WATTS, BA *P.B. ROSTRON, MA *C.M.L. DAVIS, LL.B. *NOTARY PUBLIC *ASSOCIATE

* BICESTER BOTLEY COWLEY HEADINGTON KIDLINGTON CENTRAL MILTON KEYNES NEWPORT PAGNELL OLNEY
OXFORD SUMMERTOWN THAME WALLINGFORD WITNEY



rockwell

DEVELOPMENTS LTD

DIRECTORS:

M. E. WALLIKER F.R.I.C.S. A.I.Q.S.

K. ALDERSLEY

5 MURDOCK ROAD
BICESTER
OXON OX6 7PP
TEL: BICESTER (0869) 242931
(3 lines)
(Registered Office)

Our Ref: MEW/AJW
Your Ref: C/24986/RJH/SJ

District Valuer,
Valuation Office,
Inland Revenue,
49 Buckingham Street,
Aylesbury.
HP20 2NQ

For the attention of Mr. Howman

3rd November 1987

SUBJECT TO CONTRACT

Proposed Exchange of Land at Hempton Road, Deddington, Oxon.

Dear Sir,

Thank you for your letter dated 2nd November 1987.

I agree to your valuation of the land and with the additional sum added of £48,000.00 .

I also agree to guarantee a minimum lump sum payment to the Parish Council of £110,000.00 .

I shall arrange for the Solicitors to include a clause in the contract whereby the percentage increase/decrease in the value of the land from the 30th October 1987 to the 30th September 1988 (or such other date that may be agreed) shall be determined by the District Valuer at the time and this will be binding on both parties.

Thank you for your kind attention to this matter.

Yours faithfully,

M.E. Walliker F.R.I.C.S.
Managing Director



Valuation Office
Inland Revenue

R F Williams FRICS Chartered Surveyor
District Valuer and Valuation Officer

~~North Buckinghamshire~~
49 Buckingham Street
Aylesbury HP20 2NQ
Telephone
Aylesbury (0296) 84161
ext

M E Walliker Esq FRICS AIQS
Rockwell Developments Ltd
5 Murdock Road
BICESTER
Oxon
OX6 7PP

Your reference

Our reference
C/24986/RJH/SJ

Please ask for
MR HOWMAN

Date 2nd November 1987

*Subject to contact and
without prejudice.*

Dear Sir

PROPOSED EXCHANGE OF LAND AT HEMPTON ROAD, DEDDINGTON, OXON

I refer to your recent discussions with Mr Howman of this office in respect of the above matter.

The basis of agreement which I am prepared to recommend to the Deddington Parish Council is as follows:-

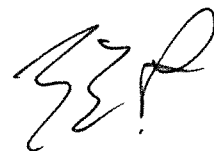
Land Value based on October 1987 values ie £250,000/acre less key at 50% giving a nett figure of £125,000/acre. This basic land value to be indexed on a figure to be determined by me to reflect the variation in value between current values and those which will prevail as at 30 September 1988. In addition to this basic value will be added the sum of £48,000. This figure represents an element of double counting in the deduction items 1 to 10 which I understand you have already agreed with the Parish Council. The resulting figure to be the sum to be paid to Deddington Parish Council.

From the figures given to Mr Howman over the phone the total deductions appear to be in the sum of £371,014 which in current value terms leaves a residue of £114,486 to be paid to the Parish Council. In the circumstances in view of the fact that you have agreed a figure of £110,000 for the acquisition of the land to be set out as the new playing field I consider that the Parish Council should be guaranteed a sum which is at least equivalent to the amount that you are prepared to pay Mr Bishop ie £110,000.

I look forward to hearing further from you in this matter.

Yours faithfully


District Valuer





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DEVELOPMENTS LTD

DIRECTORS:

M. E. WALLIKER F.R.I.C.S. A.I.Q.S.

R. F. REEVES,

K. ALDERSLEY

5 MURDOCK ROAD

BICESTER

OXON OX6 7PP

TEL: BICESTER (0869) 242931

(3 lines)

(Registered Office)

Our ref MEW/AC

15th July 1987

List of costs involved in connection with the purchase of the green land from the Parish Council by purchasing, landscaping and fencing the blue land, providing access through the red land, fencing and abortive costs to the Community Hall; the payment to the Oxfordshire County Council for the removal of the restrictive covenant.

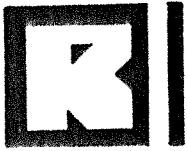
£'s

- | | |
|---|--------------------|
| 1) Abortive work to the Community Hall as agreed under the Building Agreement. | 6,828 |
| 2) Supplying and fixing complete a 6'0 high close boarded fence with wooden posts to two sides of the boundary to the Community Hall. Based upon a total length of 85 metres. | 2,151 |
| 3) Cost of purchasing the blue land including option charges and solicitors fees. | 124 309
159,369 |
| 4) Earth moving and landscaping the blue land complete. | 64,924 |
| 5) Fencing to the blue land between the points E-F and F-G. Fencing to be 6'0 high chain link on concrete posts including all straining posts. | 7,329 |
| 6) Outline Planning Application fees and Architects fees for same. | 3,413 |
| 7) Additional solicitor fees in connection with contracts for green and blue land. | 1,000 |
| 8) Cost effect on red land due to loss of one house for access road and one house of smaller size than originally planned. | 48,000 |
| 9) The additional cost of constructing the estate road on the red land to a higher standard including footpaths to both sides, including the additional cost of services. | 28,000 |
| 10) Provisional allowance for a payment to be made to the Oxfordshire County Council for the removal of the restrictive covenant at present on the blue land. | 75,000
30,000 |

Total Cost

371,014

Continued...



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CONTINUATION SHEET

(2)

Notes

(A) The above costs are based upon the assumption that the blue land will be complete and ready to use and conveyed to the Parish Council on the 30th September 1988 and that the ownership of the green land will be conveyed to this Company on the same day.

(B) The above costs includes all bank interest charges (based upon 3% above base lending rate).

(C) Items (1), (3), (6), (8) and (9) are fixed costs.

(D) Should an overall saving in costs be made for Items (2), (4), (5) and (10) then 50% of such saving will be added to the final lump sum payable to the Parish Council.

(E) Should the settlement allowance to Oxfordshire County Council as Item (10) increase then the amount of increase will be deducted from the final lump sum payable to the Parish Council. Interest charges will also be deducted.

432

Oxfordshire County Council



M.E. Walliker, Esq., FRICS,
Managing Director,
Rockwell Developments, Ltd.,
5, Murdock Road,
Bicester,
Oxon.
OX6 7PP

24 SEP 1987

Department of Planning and Property Services
Speedwell House, Speedwell Street
Oxford OX1 1SD
Telephone: Direct line see foot of page
Switchboard: (0865) 722422
Fax: (0865) 726155

David Young, B.A., M.R.T.P.I.
Director of Planning and Property Services
D. Colin James, B.Arch. Hons., A.R.I.B.A.
Chief of Architectural Services
Liam S. Tiller, B.Soc.Sc., M.R.T.P.I.
Chief Planning and Development Officer

My reference	Your reference	Date
PS/BP/1/22/2	MEW/AC	23rd September, 1987
		<u>Subject to Contract</u>

Dear Mr. Walliker,

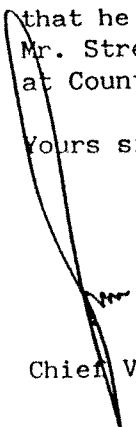
Land at Deddington

Thank you for your letter of 15th September. I am pleased to note that you have persuaded Mr. & Mrs. Bishop to lower their sights.

Having carefully considered your revised offer in the light of this new "development" I am prepared to agree on behalf of my Council to an amendment to the covenant to permit its use as a recreation ground/open space (in addition to its current agricultural use) in the sum of £75,000. I would expect you to pay the Council's costs in preparing and finalising the necessary legal paperwork. x and fees

I am sending a report to the County Solicitor setting out the terms in order that he can make a start on the legal formalities and perhaps you will ask Mr. Street to make contact with Mr. Barling, the Senior Assistant Solicitor at County Hall.

Yours sincerely,


Chief Valuer



rockwell

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(Registered Office)

Our ref MEW/AC

P Seddon Esq
Chief Valuer
Oxfordshire County Council
Dept of Planning & Property Services
Speedwell House
Speedwell Street
Oxford
OX1 1SD

15th September 1987

Dear Mr Seddon

Re: Land at Deddington

Further to my telephone conversation with you I am writing to confirm my offer of £75,000 to the Oxfordshire County Council for the removal of the restrictive covenant on Mr Bishops field. This offer is subject to the exchange of contracts between Deddington Parish Council and this Company.

I also wish to confirm that I have negotiated with Mr Bishop a reduction of £25,000 for the purchase of his land.

I would appreciate it if you would consider this offer at your earliest convenience as we are anxious not to disrupt the programme agreed with the Deddington Parish Council.

Yours sincerely

M E Walliker, F.R.I.C.S.
Managing Director