

MINUTES OF THE MEETING OF DEDDINGTON PARISH COUNCIL HELD ON 25TH NOVEMBER 1987

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

1. Minutes of the Meeting of the Council held on 16th November 1987, which had been previously circulated, were confirmed as a true record and signed by the Chairman.

2. Matters arising from the Minutes of the last two Meetings

Primary School Governors The Clerk reported that Councillor Webber could not accept the vacancy and Councillor Garrett had been appointed in his place. Councillor Hayward stated that he hoped to propose a Councillor to fill the other appointed governorship at the next Meeting.

Draft Rural Areas Local Plan The Clerk reported that the only comments received by him were in favour of the proposed conservation area.

Clifton bus shelter The Chairman reported that this work was now in hand and it was proposed to incorporate one of the now sponsored litter bins.

3. Items of correspondence

A423 The Clerk reported on a letter received by County Councillor Clifton from the County Surveyor and Engineer on possible remedial measures to improve the safety on Deddington Hill and Danes Hill. RESOLVED that the County Surveyor and Engineer be asked to consider erecting "accident blackspot" signs on both hills.

Deddington Playgroup An application of the Playgroup for part of the proceeds of Cherwell Lottery was supported.

Shoppers' Bus Services RESOLVED that the County Council be advised that the Council considers that there is a continued need for these services from Clifton and Hempton.

Refuse Collection Arrangements for the Christmas Holiday were reported.

Roads in Winter Details of the County Council's arrangements were reported.

Meeting of Parishes in Cherwell District The Clerk reported that this meeting would be held at Kidlington on 2nd February. RESOLVED that no items be submitted for discussion.

OPFA RESOLVED that no action be taken on membership.

Best Kept Village Competition The report for 1987 was made available.

Village Ventures No new venture in the Parish was considered suitable for entry.

ORCC Newsletter was made available.

4. Town Hall lease A letter from Deddington Charity Estates offering the renewal of this lease for a further twenty years at £75 per annum was read. RESOLVED that the offer be accepted.

5. Castle Grounds

Planting, Benches and Path repairs Councillor Hayward reported that Solar Designs had offered to pay for this work provided that they could use of the car park on weekdays only in return for use of their car park at weekends. RESOLVED that this offer be accepted with thanks. The Forestry Adviser agreed to stake out the car park and then meet Councillors Allen, Hayward and Stevens on site to discuss any problems. Councillor Allen declared an interest in this matter and did not take part in the discussion thereon.

Pavilion Councillor Allen reported that the renovations had been completed.

Playground equipment The Chairman reported that the repairs to the swings were being carried out. Councillor Webber reported that he had met a Manpower Services Commission representative on site to discuss possible new equipment. RESOLVED that the matter be further considered next month.

ASD

6. Donated seats Councillor Hayward reported that three seats were being donated for siting in the Market Place, outside Holly Tree Club and in Castle Grounds and one was being erected in the Cemetery. RESOLVED that the donors be thanked for their generosity, that the Council provide suitable plaques, and that Councillors Gibbs and Hayward arrange for the erection of the first three seats.
7. Stone Pit at Hempton A letter from the District Council asking whether the Council wished to dispose of this site in Duns Tew Road was reported. A Member noted that there were no recreation areas in Hempton. RESOLVED that the freehold interest be disposed of, but that possible uses and the value be requested from the District Council initially.
8. Castle Lodge Proposals to build a small porch on the front of and to place a flower border alongside were welcomed by the Council.
9. Position of War Memorial Councillor Garrett referred to the poor siting of the War Memorial and the Chairman stated that the Vicar would have no objection if it were moved. RESOLVED that the Royal British Legion be asked for their views on the matter before deciding whether to proceed.
10. Windmill Street parking Councillor Hayward referred to the problems indiscriminate parking was causing and RESOLVED that the attention of the Police be drawn to them.
11. Windmill Community Centre
- Lease The Clerk stated that this was still with the Charity Commissioners.
- Phase II The Clerk reported that the formal report of the District Valuer had now been received, the solicitors were looking at the restrictive covenant and that there would appear to be no difficulty in placing a covenant on the woodland belts. RESOLVED that the Chairman and Vice-Chairman be empowered to sign the contract when it is ready.
- Land to north of tennis courts The Clerk reported that the committee did not wish to dispose of this land and RESOLVED that Mr. Bishop be so advised.
- Hall defects A letter from Rockwell Developments was reported.
- Street lamp Incredulity was expressed at the continued delay in the connection of this lamp by the Electricity Board.
12. Planning application No objection was raised to the proposal to extend Archway Cottage, High Street.
13. Accounts for payment were passed as follows:-
- | | | |
|----------------------|------------------|---------|
| Nicholson Nurseries | Trees | £37. 78 |
| John Scott | Tree stays | 48. 01 |
| Southern Electricity | Town Hall energy | 14. 30 |
14. Christmas Tree The Chairman reported that Mr. Roger Gardner had again donated a tree and that this would be erected on 12th December.
15. RESOLVED that, owing to the confidential nature of the following business, the public and press be excluded.
16. Mr. Middleditch A letter from Mr. Middleditch, copies of which had been circulated to all Members and the Council's solicitor, was reported. RESOLVED that the solicitor be asked to submit his report for the next Meeting to enable a reply to be given to Mr. Middleditch on this long outstanding matter.

The Meeting closed at 8.40 p.m.


Chairman



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

A Gardner Esq LLB., ACIS
Clerk to Deddington Parish Council
23 The Daedings
Deddington
Oxford
Ox5 4RT

Your reference

Our reference

C/24986/RJH/MJ

Please ask for

MR HOWMAN

Date

17 November 1987

IN CONFIDENCE

Dear Sir

PROPOSED EXCHANGE OF LAND AT HEMPTON ROAD, DEDDINGTON, OXON
DEDDINGTON PARISH COUNCIL AND ROCKWELL DEVELOPMENTS LIMITED

Further to previous correspondence in respect of the above matter and to my copy letter dated 2 November 1987 to Rockwell Developments detailing my agreement with Rockwell, my report is as follows:-

PROPOSAL

Your Council to exchange your existing recreation ground shown edged blue on the attached plan for the area of land shown edged red.

SITUATION & DESCRIPTION

Your existing recreation ground shown edged blue is approximately 3.8 acres in extent and is located at the rear of land in the ownership of Rockwell Developments Ltd which fronts Hampton Road, Deddington. The land to be exchanged is shown edged red and extends to approximately 6.5 acres.

MAIN CONDITIONS OF THE EXCHANGE

I understand that the proposed exchange has been the subject of much discussion between yourselves and Rockwell Developments Ltd. District valuer Oxford 2 issued a report to you dated 22 January 1986 reference AHG/BG OGD 17373 commenting on the matter. I believe that a draft agreement between the parties was drawn up but not signed by your Council. Although this agreement cannot be enforced, I have had regard to it in my negotiations with Rockwell with the valid reason that this company holds the key to development of your land and therefore if it withdraws from the sale, your council will be left with the playing field at current use value.

The effect of my negotiations with Rockwell is that Clause 4 should be revised to take into account the following:-



The value of the land is to be based on October 1987 values i.e. £250,000 per acre less key at 50% giving a net figure of £125,000 per acre. This basic land value to be indexed on a figure to be determined by the District Valuer to reflect the variation in value between values as at 30 October 1987 and those which will prevail as at 30 September 1988 (or such other date that may be agreed) and this will be binding on both parties. In addition to this basic value will be added the sum of £48,000. Rockwell shall be entitled to deduct from the gross consideration calculated hereunder the cost and expenses calculated in accordance with the list annexed ("annexure B").* It is however agreed that Rockwell will in any event pay to the council a minimum sum of £110,000.

GENERAL COMMENTS

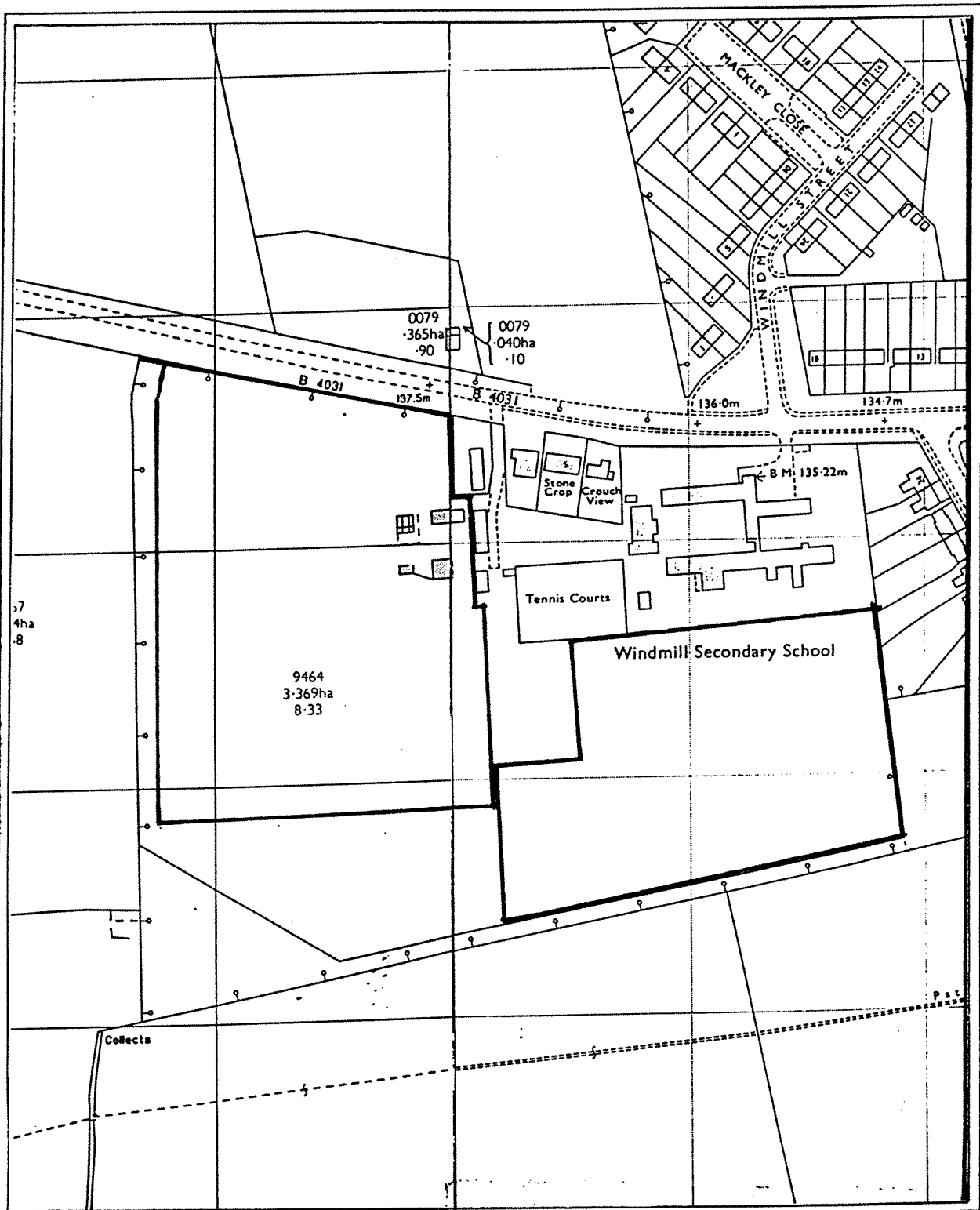
I have assumed that all the necessary planning consents have now been obtained. Given the circumstances of this case, I am satisfied that the terms provisionally agreed above are fair and reasonable and adequately reflect the value of your council's interest at the present time.

I trust that the foregoing information is sufficient for your purposes.

Yours faithfully


District Valuer

* extract from the existing draft agreement.



FOR IDENTIFICATION PURPOSES ONLY

PLAN REFERRED TO IN MY REPORT

No 24986 DATED 17/11/82

To Loddington Parish Council

L. Shaw
DISTRICT VALUER

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NOT TO SCALE