

DEDDINGTON PARISH COUNCIL

Minutes of a Meeting held at the Town Hall, Deddington, on Wednesday 18th October 2006 at 7.45pm

Present: Cllrs Squires (Chair), Alton, Anderson, Flux, Privett, Rudge, Spencer, Todd, Watts and Wood.

In Attendance: Lorraine Watling (Clerk)

141/06	Apologies Apologies were received from Cllrs Collins, Rollason and Westbury.
142/06	Minutes of the last meeting The minutes of the last meeting were approved as a true record.
143/06	Declaration of Interests Cllr Todd declared an interest in the metal gates discussed for the Bowls Club 146/06 (c).
144/06	Matters Arising not referred to later on the Agenda <ul style="list-style-type: none">a) The Clerk will send a letter of condolence on behalf of the Council to the family of Mr John Coleman, the much loved former village steward who tragically died recently.b) Cllr Flux displayed the certificate awarded to Deddington as District Winner of the Cherwell Large Villages category in the Village of the Year Competition 2006. The original will be displayed in the parish office - copies will be put on the notice boards at the Town Hall, Clifton and Hemptton.c) 136/06 – Cllr Flux checked when the Deddington Charity Estates representatives are due for reappointment as traditionally these include 2 parish councillors but both current PC nominees have left the parish council. Two new parish councillors need to be nominated when the officers come up for renewal in 2007. The Clerk will diarise this for April 2007.
145/06	10 Minute Open Forum Nobody utilised the 10 minute open forum.
146/06	Environment & Recreation Working Group: <ul style="list-style-type: none">(a) Fun Fair: The Fun Fair clashes with the Warriner Choral Concert on Saturday 18th November, but both events will go ahead as planned. The PC thanked the organisers for their willingness to co-operate on this matter. The Clerk will ask the school whether parking can be made available on this evening. The E&R Cllrs will liaise with the fair re' the positioning of the generators, sound levels etc. The clerk will contact CDC to locate 'Road Closed Due to Fair' signs used for Banbury fair. The Clerk will write to Market Square businesses and residents the week before the fair and produce flyers that warn of parking restrictions for posting on cars by the Steward.(b) Youth Projects: The Teens play area is the priority activity. Cllr

- Squires will contact James Wilde, CDC play area specialist, and also the Crime Prevention Officer. Cllrs Mrs Spencer and Watts will survey the Windmill Centre site. Cllr Mrs Spencer will review the play equipment catalogues and attend the OPFA meeting on 26th October. The working group will draft a plan for new equipment at the Windmill Centre. The group will look at the 2007 budget before proceeding with either the disco or drop-in centre. Cllr Wood said that the approximate cost of these activities must be established.
- (c) **Windmill Centre Pavilion's:** The cricket pavilion (roof and main structure) has again been damaged by vandals. A quote for repair is on its way. The working group suggested that the pavilion might be repositioned on the opposite side of the field and that the structure be re-roofed in metal (as per WMC).
 - (d) **Bowls Club Gates:** The Deddington Beeches Bowls Club has requested that metal gates be installed to prevent vandalism. The working group supports this suggestion in principle. Cllr Squires has asked them to obtain quotes, investigate possible grant funding opportunities and present this information to the PC as the PC owns the grounds but they run the club. Cllr Flux confirmed that they signed an agreement that makes it their responsibility. The Clerk will contact the Bowls Club to ascertain progress.
 - (e) **Play Areas:** It was agreed that this should be an additional item on the standard agenda for each PC meeting. It will be confirmed that all play areas have been monitored, list any damage or problems and note any actions that have been taken as a result.
 - (f) **Additional Village Steward:** It was agreed that an advertisement be placed in Deddington News for an additional part-time village steward to cover the weekends and Mr Pankhurst's periods of annual leave or sickness. They will also be required to assist him with any duties that require more than one person.
 - (g) **Grass Cutting:** The clerk will confirm the ownership of a strip of land in The Lane Hempton.
 - (h) **Hanging Baskets:** Cllr Mrs Spencer presented 2 examples of artificial hanging baskets for consideration. The plastic example was rejected by a vast majority of Cllrs. The silk example was also rejected but by a reduced majority. Cllr Wood proposed that the PC either use real flowers or none at all. Cllrs Todd and Ince supported this proposal. Cllr Todd proposed that the PC adopt the suggestion put forward by the Clerk and spend the £250 prize money (for winning Cherwell Large Village of the Year) on an automatic sprinkler system for the Town Hall. It is unclear whether these systems are included in hose pipe bans so he also proposed that hand watering be resumed if the system is disallowed during times of drought. Cllr Mrs Rudge seconded this proposal. It was passed by a majority vote of 8 to 3. The PC thanked Cllr Mrs Spencer for obtaining the examples of artificial flowers.
 - (i) **Play area in Wimborn Close:** Cllr Watts reported that a patch of asphalt has been damaged in Wimborn Close. The Clerk will investigate ways for this to be repaired.
 - (j) **PC Duty to Conserve Biodiversity:** The PC noted that this can form

	<p>the basis of planning objections.</p>
147/06	<p>Report from the Highways Group</p> <p>(a) Chair: The group confirmed that there will be a revolving Chair (4 months each).</p> <p>(b) Bicycle Rack: OCC provided information about possible grants of up to 50% for capital costs (cf4k) associated with a bike rack/bus shelter. The group will review and report back.</p> <p>(c) Bush - 'Laurean' on New Street: There was no central trunk to this bush so it was pollarded. OCC were concerned with the resulting appearance so Cllrs Flux and Privett spoke to the OCC representative. It was agreed that the bush would be left to see if it recovers, if not OCC will replace it with a more 'upright' tree.</p> <p>(d) Traffic Calming: Cllr Flux is currently obtaining quotes for the Windmill site proposals. Cllr Privett said that Highways group would informally chat with the local Police about general traffic calming suggestions to gauge their response. Cllr Watts mentioned that Cllrs O'Sullivan and Jelf had both been quoted in the local papers regarding the safety of the A4260 following the recent tragic accidents. Cllr Jelf has confirmed his support for actions to improve the safety on this road.</p> <p>(e) 'A' Boards: Johnson's wrote to the PC about 'A' Boards. A reply was sent and Cllr Collins also called them to explain that this is an OCC Highways directive. Cllr Collins suggested that CDC is now making such advertising a planning issue. Cllr Todd noted that 'A' Boards on the green outside Hopcraft Lane and Centrepoint obstruct the view of drivers. Cllr Flux added that the issue of street furniture on footpaths also needs to be addressed. Cllr Anderson suggested that the PC leave the issue of A Boards to CDC and OCC as it comes under their jurisdiction.</p> <p>(f) Hempton: Cllr Todd remarked that there is a lot of overhanging ivy on the wall of the house on the right as you enter Hempton's pinch point from Deddington which is restricting the view of drivers. The Clerk will ask the steward to ascertain the address so that the resident can be written to and asked to cut this back.</p>
148/06	<p>Report from the Planning Working Group:</p> <p>New applications:</p> <p>06/01871/F - Ashley House, Chapel Close, Clifton - 3 no. Dormers and flat roof to pitched roof to existing storey extension to rear. The PC is concerned about potential overlooking of properties directly to the rear of this address. Obscured glass and non opening or restricted opening windows should be fitted to windows in new dormers, although it is noted that only the bathroom is to have a window at this stage. No objection, if condition regarding windows is made as above.</p> <p>06/01911/TCA - The Stile House, New Street, Deddington - Reduction of branches and pruning of several trees felling of a Tree of Heaven. No objection - good reason given.</p> <p>06/01957/TCA - 8 Hopcraft Lane, Deddington - Fell 1 Lawson Cypress and prune 1 Willow. No objection - good reason given.</p> <p>06/01986/F - 33 St. John's Way, Hempton - Conservatory to rear. No</p>

	<p>objection.</p> <p>Approvals by CDC:</p> <p>06/01540/LB - 13 High Street, Deddington - Replace roof and sides to existing extension with replacement windows.</p> <p>06/01562/F - Stoneleigh House, Victoria Terrace, Deddington - Retrospective. Non-compliance of condition no. 2 of 06/00620/F. To allow walls to be rendered. New condition re Sandex paint colour to be applied by 26 October, 2006. No comment received from CDC in answer to our objection. Clerk to follow up.</p> <p>06/01580/TCA- Manor Farm, Hempton Road, Deddington - Fell 1 Beech and 1 Flowering Cherry. (Note: Applicant seen by Cllr. Todd re. her concerns about PC report.)</p> <p>06/01643/TCA - Orchard House, Hopcraft Lane, Deddington - Reduce height of trees at boundary with 10, Hopcraft Lane.</p> <p>Appeal Decision:</p> <p>05/01786/F - Bengal Spice, New Street, Deddington - Allowed for change of use of retail unit to A3 Restaurant (including ventilation ducting to rear) but without restriction relating to takeaway facility. The Inspector restricted the operational use of the premises to:-</p> <p style="padding-left: 40px;">1100 - 2300 hours on Mondays to Saturdays</p> <p style="padding-left: 40px;">1100 - 2200 hours on Sundays, Bank and Public Holidays</p> <p>Comment awaited from Cherwell DC</p> <p>Naming of development in Earls Lane, Deddington. No reply to the PC letter to CDC. Clerk to contact CDC for a response and reassurance that will we be consulted on future occasions, just like we previously were.</p> <p>Miscellaneous</p> <p>Cherwell DC has advised PC of the change in procedure relating to the transfer and adoption of open space in new residential development. It should ensure that such spaces are maintained during the transfer period and does not stop PC taking eventual possession of them with the associated commuted sum for their maintenance in perpetuity.</p> <p>Walter Meagher has kindly assessed the LDF proposals and suggests that there are 3/4 specimen trees that give concern in the proposals for site DE10.</p>
149/06	<p>Report about the Town Hall:</p> <p>(a) Budget: Cllr Wood explained the budget note that had been distributed to Cllrs. Regular meter readings are now required as the electricity bills are very high. If necessary the charges for renting the hall will be revised.</p> <p>(b) Draft Agreement: There were a couple of points in the original draft agreement that were not acceptable to Cllrs Todd and Wood but these had been addressed.</p> <p>(c) Outstanding Issues: The internal decoration of the hallway and main room is all that is outstanding. The village steward will do this.</p> <p>(d) New Lease: Cllr Flux reported that DCE has agreed to pay 50% of the legal costs arising from drawing up a new lease based upon the draft document (estimated to be around £500). Cllr Wood suggested that an exchange of letters should suffice and that a legal document was not required. Cllr Todd shared this opinion and did not support spending an additional £250. Cllr Flux reported that he had suggested such an exchange</p>

	<p>of letters with DCE but they wanted something more formal. He noted that PC had been responsible for all legal fees under the old lease, but Cllr Privett suggested that it was traditionally a Landlord's responsibility to pay for any formal legal agreement. Cllr Anderson agreed with this observation and queried the estimated additional legal expenses that might arise between now and 2010. Cllr Squires was uncomfortable about DCE's solicitor drawing up a document for their client which the PC was then partially paying for. Cllr Squires asked what would happen under the agreement if DCE tried to raise the rent to unacceptable levels. Cllr Flux said that under the agreement the PC would give 6 months notice and then terminate the agreement. Cllr Wood said that Cllr Flux had done an admirable job to get the agreement thus far and recommended that the PC accept it as it stands. A vote was taken over the matter of legal fees arising from the use of the DCE's solicitor - 4 Cllrs approved payment of the suggested fees, 6 were against this suggestion. There was also a vote on DCE's proposal for an increased rent and regular rent reviews – the PC accepted this proposal unanimously. The only outstanding issue therefore relates to the new lease. The PC would prefer to have an agreement that did not involve solicitors and suggested that if DCE want this they should pay for it. Cllr Privett knows an accomplished surveyor who specialises in leases and so will discuss this matter with him and report back. Cllr Wood said that the PC needs to get this matter sorted out as a matter of urgency but could probably get a 1 month extension to the current lease if required.</p>
150/06	<p>Report from the Finance & general Purposes Working Group</p> <ul style="list-style-type: none"> (a) Cash Flow: Cllr Wood presented the cash flow until the end of September and reported that we had received the second instalment of the precept. (b) Internal Auditor: As yet nobody has come forward and offered to become the internal auditor. (c) Standing Orders: The standing orders had been re-drafted but at the last moment a later edition dated 17th May 200 was discovered. Therefore a new revision will be prepared and presented at the November meeting. (d) Town Hall: A budget note had been distributed. The key points were covered in the report on the Town Hall above. The cost of redecoration is outstanding. (e) Donations: A request for donations had been received from the Air Ambulance and Cllr Watts proposed that this organisation receive a donation. Cllr Mrs Rudge seconded this suggestion. Cllr Flux explained that it was not necessarily the PC's role to take money from the village precept to fund something else. It was agreed when setting the budget that three modest donations be made annually to charities with direct relevance to the Parish. The working group recommended that the current policy be maintained. The PC supported this proposal. The Carers have written to the PC thanking it for their donation. (f) Alliance and Leicester Account: The signatories are in the process of being updated. (g)

151/06	<p>Invoices A schedule of invoices totalling £6,026.58 was tabled, a copy of which is filed with these minutes, and was approved for payment.</p>																												
152/06	<p>Investment of Council Funds At the close of business on 18th October 2006 the balances were as follows:</p> <table> <thead> <tr> <th>ACCOUNT NUMBER</th> <th>BALANCE</th> <th>INTEREST</th> <th>NOTICE</th> </tr> </thead> <tbody> <tr> <td>70708526</td> <td>1,796.92</td> <td>.1%</td> <td>Imprest</td> </tr> <tr> <td>70708542</td> <td>11,903.42</td> <td>.1%</td> <td>Current</td> </tr> <tr> <td>W. Bromwich Building Soc.</td> <td>298,709.76</td> <td>4.45%</td> <td>Overnight</td> </tr> <tr> <td>Alliance & Leicester</td> <td>55,223.01</td> <td>2.6%</td> <td>30 Days</td> </tr> <tr> <td>Birmingham Midshires</td> <td>200,000.00</td> <td>5.13%</td> <td>Fixed Bond</td> </tr> <tr> <td>TOTAL</td> <td>567,633.11</td> <td></td> <td></td> </tr> </tbody> </table>	ACCOUNT NUMBER	BALANCE	INTEREST	NOTICE	70708526	1,796.92	.1%	Imprest	70708542	11,903.42	.1%	Current	W. Bromwich Building Soc.	298,709.76	4.45%	Overnight	Alliance & Leicester	55,223.01	2.6%	30 Days	Birmingham Midshires	200,000.00	5.13%	Fixed Bond	TOTAL	567,633.11		
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153/06	<p><u>AOB</u></p> <p>(a) Misuse of Council Bins. Cllr Ince will work with the Steward to identify the people/organisations who are currently putting their rubbish in the council bins. This is causing the steward and CDC unnecessary work.</p> <p>(b) Dog Mess. Some people are placing dog mess in the general litter bins instead of the red dog bins situated around the village specifically for this purpose. This is very unpleasant for the steward and also poses a potential health hazard. Cllr Ince will work with the Steward to try and see what can be done about this. CDC empty the red bins weekly in the winter and twice weekly in the summer therefore this will be monitored as it may indicate that the red bins cannot currently meet demand or are in the wrong places.</p> <p>(c) Recent Party. A letter of complaint had been received about a party held recently in a private residence in Deddington. The police had been contacted. The correspondent was correct to contact the police as this is really a matter for them.</p> <p>(d) Stonepits Allotments. The Clerk has recently tried on several occasions to contact the solicitors involved to obtain the outstanding paperwork re' ownership of the Allotment site. Cllr Flux said that he would follow this up. Two allotment holders at Stonepits and 1 at Satin Lane do not appear to have paid their allotment fees yet. Cllrs Watts and Squires agreed to follow this up.</p> <p>(e) Christmas Tree. The Christmas Tree will be ordered in early November.</p> <p>(f) Security. Cllr Anderson agreed to research, source and obtain appropriate facilities for backing up the computer records. He will also investigate other examples of good practice.</p>																												
154/06	<p><u>Next Meeting</u></p> <p>The next meeting of the Parish Council will take place on Wednesday 15th November at 7.45pm in The Church Hall in Hempton.</p>																												