

Langford Parish Council Meeting 14th October 2013

**Parish Council Meeting held on Monday 14th October 2013
at St Christopher's School, Langford at 7.00pm**

Present:

Richard Kemp	- Chairman
Andrew Bushnell	- Vice Chairman
Catherine Jones	
Mark Harris	
Jim Johnston	
Ann Tyldesley	- Parish Clerk

Members of the Public

Christine Romanek
Susan Neville Glidden
Neil Simpson
Chrissy Tinson

Agenda

1. Approval of Minutes from previous meeting August 1 2013.
The minutes of the meeting August 1 were signed off by the Chairman
2. Update of Matters arising at the meeting August 1 2013
 - Finance
 - Planning
 - Highways
 - Playground
 - A.O.B.

Finance

- a) We have £7, 7835.01 in the current account, and £853.81 in the business account.
- b) BDO has approved the audit for 2012/2013.
- c) Financial Statements have been prepared for the financial year
- d) AT to prepare VAT claim.
- e) AT to prepare Budget for review, Suggested that a meeting is arranged to discuss prior to Dec 4th deadline

Planning

Stop Carterton West Group

MH reported that he had sent a letter to the WODC to reinforce concerns about the local plan being on hold. The Group are concerned that developers will take advantage of the plan being on hold. Also there are concerns that the new plan will have to satisfy larger population numbers.

LPC Draft Planning Framework

The response was positive, supported and approved, however could be simplified. RJK to look over it.

Old Post Office Planning Application

Plans for the above have been circulated to all. RK commented that although there were some amendments to size, the objections concerning policies still remain.

RK has met with all parties directly concerned, in order to be able to give an impartial viewpoint.

A letter to the WODC planning showing any concerns needs to be submitted by the 16th October.

Comments from LPC Councillors:

- a) The proposed building has very large glass windows; and is out of keeping in a village that places great store on traditional forms. This is not a good fit and for people living close by it would have a greater visual impact. He concluded that it was a poor application and consideration should be given by the planners as to the proposed materials to be used in a conservation area. AB
- b) Access to and from the site is a major concern with increased traffic as four additional car parking places are shown on the plans. CJ
- c) LPC previously objected to the size of the development in an inappropriate area and that it was not in line with policies. Access is tight from the road; the site has suffered previous flooding and in addition exhibits poor drainage from soak aways. It is in a congested area and would take away views across to the church. The conversion does constitute a new build and causes general concern that this provides precedent for other structures in the village. MH
- d) Looked at its merits and concluded that the plans had a congested feel to them. Although the footprint was slightly reduced his view was one of overall intensification, Access arrangements were poor as was its proximity to immediate neighbours. Taking a balanced viewpoint it was still an over development of a site JJ

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Comments from LPC Councillors: continued

- e) Recognised that the footprint had reduced and thus less visually impactful. However, precedents set in terms of others in the village. Demonstrated concerns on access and was in opposition to it because of its overall impact on Stonecroft, the residential building next door to it. Looking back and applying the planning guidelines where it was previously refused my feelings are that nothing has changed. This application needs to be considered by the full WODC planning committee. RK

LPC Decision

LPC discussed at length the history and also noted that the footprint is smaller.

LPC asked the question: Would we be unanimous in opposing the plans and if so on what grounds?

- It is not a conversion - it is a new build
- If the council was inclined to grant this, would it always remain in the same family and not be sold on
- Considered not appropriate in a conservation part of an old village,
- Would have significant impact on Stonecroft and Lane Hatch
- Difficult access and increased vehicle access/traffic
- Not seen as an annex
- Flooding issues, Drainage issues
- Affects Stonecroft which would become a semi-detached with a building added to it

Outcome: RJK to draft a letter to WODC and circulate to LPC for approval.

Cooks Farm Cottage Planning Application

No comments

Lockey House Planning Application

No Comment

Highways

Speeding through the village

The speed sign is in place and working. LPC will review its' effectiveness in six months' time. Rosie Spence, Langford Resident, wrote to the LPC and suggested it is in the wrong place. MH stated that it has to be within the 30MPH sign area. It was suggested a possible option for a Grafton site, however, it needs a power source and is at an estimated cost of £5k.

Action: CJ to contact Peter Handley, WODC new Councillor, to see if funding is still available.

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Village Maintenance

- RK and AB did a pavement clearance
- MH reported that the Salt order for the year has been sent to OCC
- Agreed that Tom Marshall will take over pavement clearance and mowing for a annual fee of £160 per year. He will also place flowers at the Well with immediate effect.
- Agreed churchyard maintenance with Richard Kirby @£150.00 – deemed fair as this represents 50% of total cost.
- Awaiting quote from Bobby Potts for telephone box – AT to chase this up? Agreed with Steve for an unobtrusive lock to be placed on the telephone box – AT co-ordinate this?

Village Hall Parking

- CT commented that traffic cones should be put out during usage of the Village Hall to help alleviate traffic congestion. R Kemp to speak with Mike Thorpe, Village Hall Chairman, concerning parking and removal and placement of traffic cones
- Noted that Sharon Emery has joined the village Committee

Playground

- AB agreed to do next safety audit of the playground and requested an email reminder in November
- MH stated that the ROSPA 12 month annual inspection had lapsed and suggested to wait until April where the cost will be £75.00
- MH and RK looked at a mini safety audit and have implemented a safety inspection form checklist for the playground

RK noted the following issues:

- The new kit is fine however the tractor has flaking paint on the grill and that the gearstick was damaged. . Patrick has welded the gearstick closed. AB taped over the flaking paint and one month on it is holding, AB to check in November. Email reminder to Andrew.
- MH reported that there is still funding of £3,684.27 through WODC but we have to find 75% of any work/spend. It was decided we had concluded the playground project. MH to write to WODC to inform them that the grant is no longer required.
- SNG raised the point that the playground should have a fence, however, MH said it had already been looked at and was designed out due to cost.

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A.O.B.

- **Parish Pump** – Rachel Range is retiring. Cindy and Jim Johnston have agreed to take on the responsibility. LPC are happy to continue with the insert sheet as it was agreed that it has considerable merit as an information tool.
The future organisation of the Parish Pump and Parish Notes was to be discussed at a separate meeting.
- **Broadband Signal** – OCC has funds to bring superfast broadband to Oxfordshire
MH reported that Langford is not within the coloured area of the proposed OCC.. MH has contacted Broadband Division of OCC who said it cannot supply everyone. We should make more noise about it.. LPC should encourage individuals to sign up with BT. JJ commented that LPC should use the notice board, include relevant info in Parish Pump insert, put it on the website but keep it simple
- **Notice Board** – CT reported that the notice board at the Elms has fallen into disrepair. RK suggested that AT submit a quote for consideration
- **Emergency Plan** - to review, discuss and implement a new Village emergency plan. LPC To review on next Agenda in December

Date of December meeting to be confirmed

Signed;

Chairman