Langford Parish Council Meeting
21 May, 2025 at 8 pm
The meeting was held at
Langford Village Hall

Draft

Minutes

326

Present Councillors: IB, Chairman, MH, Vice Chairman, MS, AC,
Clerk, CP
Members of the Public RK

1. **To elect the Chairman and receive their Acceptance of Office**
   The Chairman Clr IB stood down. Clr AC nominated Clr IB as Chairman, Clr MH seconded the nomination and Clr IB accepted and signed a Declaration of Acceptance of Office

2. **To elect the Vice Chairman and receive their Acceptance of Office**
   The Vice Chair Clr MH stood down. Clr AC nominated Clr MH as Vice Chair, Clr ?seconded the nomination and Clr MH accepted and signed a Declaration of Office

3. **Apologies**
   None

4. **Declarations of Interest - None**

5. **Agreement of the March 2025 LPC minutes were agreed and duly signed**

6.. **Matters arising from previous meetings, not on this agenda - none**

7. **Planning**
   7.1 Planning updates from the Parish
   None
   7.2 Update on Land Registration - nothing to report on the registration of Bushes Orchard Lane and The Pitts.
   Registration of the allotments and the Village Hall was discussed as Cllr IB has offered to register these areas. The registration of the road and car park at Church Lane was also discussed. It was agreed to monitor the situation, for all areas.
   Title of the village green was discussed and it was agreed that Cllr IB would check if this land is registered

Signed……………………………………………………………Ian Burton, Chairman

7.3 Update on Community Land Project, including registration of the Langford Community Land CIO

Mark Skinner is currently setting up The Langford Community Land CIO and has asked that the PC discuss and approve several resolutions. After discussion it was agreed by Langford Parish Council (LPC) that:

7.3.1
It is agreed by Langford Parish Council (LPC) that a Foundation CIO is set up and registered with the Charity Commission for the purposes that are set out in the Objectives in the CIO's Constitution Document (Reference: LCL CIO objectives Final.docx) and that this will be named the "Langford Community Land CIO".

7.3.2
It is also agreed that the LPC delegates the CC registration to Mark Skinner, a Parishioner with past experience of CC Governing Document amendments.

7.3.3
It is also agreed that the Langford Community Land CIO Trustees will initially be: Richard Kemp, Mark Skinner and Ian Burton.

RK advised that it will be easier to apply for grants as a CIO and finances would therefore be separate from the PC. The steering committee on the LCL CIO are IB, RK and MS. They have discussed using a Memo of Understanding or a Management Agreement as a means of setting out the terms by which the PC and LCL CIO would govern the CIO. RK and IB see a Lease Agreement as being too formal and costly to implement. The agreement would need to be sufficiently "legal" to satisfy the requirements of the Charity Commission. The MoU/Management Agreement would set out the responsibilities and liabilities of both parties. Cllr IB to draft something up

Cllr MH mentioned that in order to obtain grants for the playground the PC had to sign a lease with WODC, which was the same situation as for the Cricket Club. It was then agreed that the steering committee would reinvestigate leases as this maybe a better solution than a MoU/Management Agreement.

RK showed the PC a drawing representing his vision for the Vineyard, a copy of which is attached and forms part of these minutes.

Clearance at the Vineyard is well underway, Cllr AC has suggested that instead of a fence at The Bell end, the PC should put in a stock fence, which would be a lot cheaper, approximately £400 and a hedge.

Cllr MH asked how big the car parking/activities zone would be and was advised that there should be enough room for 120 cars

Rather than a graveyard extension RK is thinking that a Garden of Remembrance, close to the Church boundary would be more appropriate

The gate into the Vineyard from Church Lane needs replacing The PC also need to apply to OCC Highways Department in order to drop the curb from Station Road into The Vineyard. A 12ft gate is proposed, together with a pedestrian gate. Cllr IB to liaise with Cllr MH and to start proceedings

RK had several fundraising ideas, for when the CIO is set up

8 Highways and Environment

8.1 Playground

The ROSPA report has been received and there is some timberwork to be repaired. The sandpit needs weedkiller put on. The rockers have warnings on them

One of the tractor trailers' floors has fallen out, due to rotted wood . Clr MH advised needs to be repaired as soon as possible and suggested using The Odd Couple

9 Business Items

9.1 Financial report and settling of accounts

The clerk reported £18907.58 in the current account and £2067.63 in the reserve account

Payments as per the payment schedule were authorised.

9.2 The Annual Accounts, having previously been circulated were agreed and signed

9.3 Approval of the Annual Governance and Accountability Report, having previously been circulated the AGAR was approved and signed

9.4 AOB - The Clerk has requested a pay rise , which is supported by clr MH and Cllr IB

10 Date of next meeting was agreed as 16 July 2025, with a later time of 19.15pm

There being no further business, the meeting closed at 20.30pm

Signed by ……………………………………………………Ian Burton, Chairman