

**Minutes of the meeting of South Hinksey Parish Council  
held at South Hinksey Village Hall on Monday 1<sup>st</sup> April 2019**

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**Present:** Christine Chater, Matthew Frohn (Vice-Chairman), Linda Goodhead, Patricia Jones  
Cllr Bob Johnston (OxonCC), Cllr Emily Smith (VoWHDC),  
Geoffrey Ferres (Clerk).

**Other attendees:** None.

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**Time commenced: 7.32pm**

**18/263. Apologies**

Michael Cochrane (Chairman), Cllr Debby Hallett (VoWHDC).

**18/264. Declarations of interest**

All members declared an interest in relation to the Oxford Flood Alleviation Scheme. PJ asked if members should also all declare an interest in the Oxford to Cambridge Expressway.

**18/265. Public questions, comments or representations**

None.

**18/266. Minutes of the March 2019 meeting**

The Council **resolved** to agree the minutes of the March 2019 meeting subject to the deletion of the second sentence of Matters Arising relating to minute reference 18/201 on Finance on page 2. The Vice-Chairman then initialled the amendment and signed each page.

**18/267. Matters arising – March 2019 meeting**

**18/98 Trees of Remembrance project.** The Clerk has not yet contacted OxonCC to request a second sapling, and no date has yet been set for planting. PJ offered to make enquiries. BJ said it's too late to plant a sapling now.

**18/146b) Planning – Manor Barn, St Lawrence Road: development of outbuilding previously approved under planning approval P14/V1176/FUL into ancillary accommodation, a studio, a garden workshop room & storage area [P18/ V2565/HH].** The Clerk has written to the applicant, as agreed.

**18/146c) Planning – Dorking House, Badger Lane: use of annex as separate dwelling [P18/V2225/LDE].** When the Clerk chased VoWHDC's Adrian Duffield, he had received a reply from Acting Chief Executive Andrew Down: "our Council Tax team has been in dialogue with the Valuation Office Agency in order to have the annex valued for Council Tax purposes.

At this point the council will be able to pursue historic liabilities, and I can assure you that we will do so. Once the separate property is registered on the Local Land and Property Gazetteer the information will flow through to other council systems."

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Date: \_\_\_\_\_

20 May 19

**18/201 Finance** – The Clerk had arranged for the brief explanation of the Council Tax increase, which PJ had drafted, to be circulated via Shinfo. PJ said she had received comments from a few parishioners.

**18/224b) Thickets, Hinksey Hill** – VoWHDC had approved the application after it was amended to meet a neighbour's objection.

**18/224d) St Michaels, Hinksey Hill** – The Clerk reported that it appears VoWHDC has not yet taken a decision on this application.

**18/224e) Bagley Croft, Hinksey Hill** – The Clerk reported that the target date for a decision on this application has not yet been reached.

#### **18/268. Finance – payments and receipts**

##### **Payments**

Payee	Reason	Amount	Power to act
Geoffrey Ferres	Scanner	£89.98	s111 LGA 1972
Vale of White Horse District Council	Burial ground business rates	£92.35	s214 LGA 1972

The Council **resolved unanimously** to approve both payments. The Vice-Chairman and CC signed the two payments and initialled the supporting paperwork.

##### **Receipts**

None.

#### **18/269. County Councillor's report**

BJ said OxonCC had undergone a peer review which he felt had been of little value. BJ said there is a full Council meeting tomorrow with motions about declaring a Climate Emergency and about opposing the Oxford to Cambridge Expressway. BJ reported that OxonCC has received £215m from a Homes and Infrastructure bid.

#### **18/270. District Councillors' report**

DH and ES had kindly circulated a written report, which ES introduced.

#### **18/271. Planning applications**

- a) **Westwood Country Hotel, Hinksey Hill: outline planning permission for the redevelopment of the existing hotel site to provide a 60-bed care home (Class C2) and associated facilities – amended plans indicating amended ground floor plan, clarification on parking and further green belt information received 14 March 2019 [P18/V2482/O] [Consultation deadline: Thursday 4th April 2019].**

The Council remained concerned about car parking, bus services, and safe egress. It was pointed out that it was not only Stagecoach's S8 bus on which to base comments about bus travel but the buses serving private schools which also stop at the top of Hinksey Hill. PJ said she had often been unable to find parking space at Beaumont, which is a 49-bed home. The Council **agreed** to reaffirm its objection to this application. **Action: Clerk**

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Date: \_\_\_\_\_

20 May 19

**b) Land at Betty Lane Hinksey Hill: redevelopment and conversion of stables to dwelling house – amplified by additional information received 26 March 2019 [P18/V2809/FUL].**

LG had spoken to a neighbour. The Council acknowledged that the new proposals seek to reduce noise but the Council's other concerns have not been addressed. The Council **agreed** to reaffirm its objection to this application.

**Action: Clerk**

**18/272. Correspondence**

The Clerk had written back to Linda Slater, Secretary of the Village Hall Committee, to request a meeting to discuss the increase and its impact upon parishioners. A correspondence had ensued with Peter Rawcliffe, who chairs the Committee. Peter Rawcliffe had written to the Council earlier in the day asking the Council to reconsider its response to the suggested increase in hire charges for the Village Hall. The message said: "Your response last time suggests you did not consider it with due care ... We feel we have been treated shabbily."

While not disputing that the increase amounts to at least 45%, Peter Rawcliffe described it as "a really quite tiny sum which parishioners/the Council can easily afford. It is a fair hire charge, reduced for the Council."

The Clerk said he understood that the Village Hall Committee is meeting on Wednesday 3<sup>rd</sup> April. CC suggested a full meeting between the Council and the Committee, which was **agreed**. She also proposed that the Council politely request to see the charity's governing instrument, which was also **agreed**. **Action: Clerk**

**18/273. Hinksey Hill speed limit**

The Clerk had contacted OxonCC's Christian Mauz about the outcome of the consultation on the proposed Traffic Regulation Order and he replied: "As far as I can ascertain there have been no objections to the proposals as published. I will ask my colleagues in Traffic to keep you in the loop in terms of possible implementation dates."

CC informed the Council that there had been an article in the Oxford Mail drawing attention to the proposal.

**18/274. Flood Alleviation Scheme**

In her most recent communication Joanne Emerson Wines, the Environment Agency's Project Director for the scheme, had written; "we will endeavour to update you as frequently as progress allows. We will send through date options shortly to make arrangements for you to meet with our contractor, VBA."

She had gone on to make specific comments about various matters.

"The Devil's Backbone path": The arrangements for the diversion will be agreed with Oxfordshire County Council's Public Rights of Way team. We can confirm that the current path will not be closed until an accepted diversion is in place and that the diversion will match the standards of the existing path in terms of accessibility to all throughout the year.

Construction Traffic Management Plan: Our Construction Traffic Management Plan was submitted as part of our planning application. Highways England did not object to the use of the A34 to move spoil. The plan is a live document and we will be required to provide further details to Oxfordshire County Planners and the Highways Authority after the planning application is determined. County Planners will need to

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Date: \_\_\_\_\_

20 May 19

give their approval to the Construction Traffic Management Plan before construction can start, and it is our intention to share the plan with you at this point.

With regards to the use of the rail sidings, our planning application includes the outline assessment and conclusions we have made to date. This is in line with our previous discussion with you that use of the rail sidings was an unviable option. As promised, our contractor is working closely with Network Rail to review this option again and we will keep you updated with progress.

Access and compound at South Hinksey: We have submitted our planning application for the access and compound arrangements at South Hinksey, and this still stands. However, we note your concerns on this issue and we are progressing alternative options, including the utilisation of 'Field 3', to mitigate the temporary impact the construction of the scheme may have on the village. Alternative arrangements may not be finalised for some time, and we will ensure that you are involved at key points as our plans progress. Any arrangements will be agreed with Oxfordshire County Council.

Working hours: Oxfordshire County Council, who determine the planning application, will decide upon working hours. We have proposed that normal working hours will be from 0700 to 1900 Monday to Friday and from 0800 to 1300 Saturday."

PJ felt that the message said very little and she has not yet replied. PJ was particularly concerned that when they speak on the telephone Joanne Emberson Wines has repeatedly failed to confirm that the Devil's Backbone diversion will be raised without which equality of accessibility will not be delivered. PJ suggested asking Joanne Emberson Wines to approve a note confirming the diversion will be raised for Shinfo.

PJ also felt that Joanne Emberson Wines has also not clarified the statement in Echo about a new access, confirming the 100-metre buffer the Council has requested between the work and the village.

The Vice-Chairman said he was willing to consider continuing to serve on the Flood Alleviation Scheme sub-committee after he leaves the Council.

### **18/275. Annual Parish Meeting**

The Clerk had asked Adrian Porter if the Council could order wine through the mock pub and he had replied: "In short, yes. But I just go and choose bottles on offer for around £6 each from the supermarket - I don't have any special connections I can use."

The Council **agreed:**

- refreshments should be available from the start of the meeting
- parishioners should be promised updates on the Hinksey Hill 30mph speed limit, the Oxford to Cambridge Expressway and the Flood Alleviation Scheme
- questions should be encouraged on any topic.

### **18/276. Heavy Goods Vehicles and Coaches in the village**

Nothing to report. The Council **agreed** this need no longer be a standing item on the agenda of ordinary council meetings.

### **18/277. Woodland**

Both Maggie Rawcliffe and the Clerk had inspected the damage caused by Environment Agency vehicles during the Flood Alleviation Scheme excavations and were satisfied it had been made good.

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Date: \_\_\_\_\_

20 May 19

The Clerk has submitted the Farm Woodland Payment claim for 2019-20. The Forestry Commission has indicated that the grant for 2019-20 will be £276.41, up from £274.15 in 2018-19. The Council **agreed** that BBOWT be paid a sum for 2019 consisting of 25% of the 2018-19 grant and 75% of the 2019-20 grant. **Action: Clerk** CC will chase Berkshire Buckinghamshire and Oxfordshire Wildlife Trust's Andy Gunn for a site meeting involving Maggie Rawcliffe and the Clerk. **Action: CC**

#### **18/278. Former pub car park, Manor Road**

Goldace Developments Ltd, owners of the former pub car park in Manor Road, had invited the Council to sign a similar lease to that agreed between the parties a few years ago.

The Vice-Chairman declared an interest as the land is right opposite his home. He was concerned about paying the landowner to keep the land tidy and the risk of having to tidy up fly-tipping: he noticed that it appeared the door of the former General Elliott Pub has been kicked in. The Council **agreed** to ask the owners to accept a peppercorn rent as the Council does not wish to use the land for anything. **Action: Clerk**

#### **18/279. Grass cutting**

OxonCC had informed the Clerk it had no maps showing the grass verges at the top of Hinksey Hill that are in the parish of Kennington so the Clerk had done his best to describe them in the maintenance specification and to attach photographs.

The Clerk reported that he had only received a quotation for the 2019 contract from Oxford Direct Services Ltd, the existing contractors, and he recommended that the Council accept it. The Council **accepted** the quotation but without the former pub car park. **Action: Clerk**

#### **18/280. Oxford to Cambridge Expressway**

PJ had circulated a report and papers from the meeting on 8<sup>th</sup> March called by North Hinksey Parish Council to which it had invited representatives of Parish Councils from along the A34/proposed B1 corridor of the Expressway, together with a limited number of other Council representatives.

The Council has been invited to the next meeting, which is on Wednesday 10<sup>th</sup> April. The Council **agreed**:

- LG and PJ should attend as Council representatives
- not to join the No Expressway Alliance
- to explore the case for expanding the Botley Air Quality Management Area
- not to choose any of the five options put forward by the Chairman of North Hinksey Parish Council for characterising councils' positions.

PJ and LG suggested a list of parishioners' core concerns such as noise, air quality, access and separation of local from long-distance traffic.

#### **18/281. Burial ground**

The Council **agreed** to repair the tap in the burial ground belonging to St Laurence's Church which has been leaking since before Christmas and which the church shows no sign of repairing.

The Council **agreed** to approve an inspection of the trees as there had been none in the past three years and this was a matter of great concern to insurers.

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The Clerk has obtained a revised quotation of £872.80 plus VAT for a single-post light oak noticeboard capable of holding four A4 sheets with engraved lettering, a gable header, standard glazing, standard pin board, standard lock with square insert and a spare key. The Clerk is now seeking at least two other quotations. **Action: Clerk**

The Clerk has not yet acted on the advice of Laura Harlock from Oxford Direct Services Ltd about contacting the mason responsible for placing a headstone in the burial ground which is three inches higher than approved and therefore exceeds the maximum height permitted in the Council's rules. **Action: Clerk**

**18/282. Housing development north of Abingdon**

Nothing to report.

**18/283. Hinksey Lakes footbridge**

The Clerk has still not decided when to produce and make publicly available a summary of the accounts received of the impact of the closure on the lives of parishioners. **Action: Clerk**

**18/284. Maintenance issues**

The Clerk has written to SSEN about the damaged gate and the rubble, and has approached two companies for a quotation for cleaning the graffiti off the Council's own sign at the City end of the Devil's Backbone asking cyclists to give way to pedestrians.

PJ recommended the Clerk contact Oxford City Council's Tim Sadler about the rubbish beside the Devil's Backbone on the City of Oxford side of the bridge over the Seacourt Stream. **Action: Clerk**

The Council **agreed** to ask Maggie Rawcliffe about her experience of organising litter picks before deciding whether to try to organise one. **Action: Clerk**

The Clerk reported that when he had tested the defibrillator before the start of the meeting, he and LG had noticed that the battery now needs replacing. The Council **agreed** the Clerk should replace the battery as soon as possible. **Action: Clerk**

**18/285. Traffic issues**

None.

**18/286. Feedback from members of the public**

None.

**Time concluded: 9.53pm**

MINUTES SUBJECT TO APPROVAL AT NEXT COUNCIL MEETING

The Annual Council Meeting is on Monday 20<sup>th</sup> May 2019 at 7.30pm at South Hinksey Village Hall

Signed: \_\_\_\_\_



Date: \_\_\_\_\_

20 May 19