

GROVE PARISH COUNCIL

**MINUTES OF THE COUNCIL MEETING HELD
ON 18th APRIL 2006 AT OLD MILL HALL, GROVE**

Present: Cllr F D Parnell (Chairman)
Cllr W Evans (Vice-Chairman)
Cllr W R Ackers
Cllr R Bashford
Cllr K R Clarke
Cllr P L Hadcroft
Cllr K Jones
Cllr A P Lunn
Cllr M Mellersh
Cllr J Nunn-Price
Cllr J M Stock

In attendance: County Councillor Z Patrick
County Councillor J Moley
District Councillor G Stock

4 members of the public

Clerk: Mr G M Mundy

128 Apologies for absence

Apologies for absence were received from parish councillors S Cotton and B Williamson and district councillor D Phillips.

129 Declaration of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting

There were no declarations of interest.

130 Sign minutes of council meeting held 7th March 2006

It was **MOVED** the chairman and **RESOLVED** unanimously

“that the minutes be signed as a true record of the meeting.”

132 Matters arising from the minutes of the meeting held on 7th March 2006

There were no matters arising.

133 Questions from the public

The chairman explained that because there were known questions from the public regarding the proposed development, that with councils agreement, he would ask for general questions from the public now, and would then ask for questions from the public regarding the proposed development under item 158 on the agenda.

Mr Matthews thanked the clerk for his efforts so far regarding the Mayfield Avenue open space and asked if he had received a reply from the OCC. The clerk replied that he had not.

134 County and district councillors' reports

- a) County councillor J Moley gave a verbal report. A written report is attached as an appendix.
- b) District councillors G Stock gave a verbal report.
- c) County councillor Z Patrick was unable to give a verbal report, however a written report is attached as an appendix.

Cllr R Bashford arrived

135 Council Chairman's Communications.

- a) An invitation from the Scouts had been received for the chairman and vice-chairman to attend the annual St Georges Day Parade on Sunday 23rd April. A copy of the invitation was passed to the chairman and another copy forwarded to the vice-chairman.
- b) Cllr J Nunn-Price said that she had received an invitation to a Community Transport meeting to be held on Tuesday 25th April 2006 at Kennington Village Hall but was unable to attend. The invitation was passed to the clerk and the chairman asked if anyone could attend to contact the clerk for details.
- c) The chairman informed the council the he had been invited to a reception on Saturday 22nd April in Wantage Civic Hall to received the guests from Mably and would attend.

Cllr W Evans arrived

- d) The chairman informed the council that the Full Council meeting scheduled for 20th June clashed with an England vs. Sweden World Cup match and with council's agreement would like to amend the date of the meeting. It was generally agreed to change the date to 13th June immediately following the scheduled Planning meeting. The clerk said that he would issue a new forecast of meetings.

Clerk

136 Grant applications

Following discussion it was **MOVED** Cllr J Stock **SECONDED** Cllr J Nunn-Price and **RESOLVED** unanimously

“that Grove Parish Council award grant aid as follows:

Oxfordshire Association for the Blind - £150.00
Grove Pre-School Playgroup - £200.00
Mr Lloyd Gibbard - £50.00

The total Grant Aid awarded for the first half year was £400.00. The second half year applications will be awarded at Full Council on 24th October 2006.

The clerk was asked to amend the application forms for grant aid informing applicants that unless their charity or cause can prove that they assist the residents of the parish in some way their application would not be considered.

Clerk

Cllrs D and P Hadcroft arrived
County Cllr Z Patrick arrived

137 Renewal of the council insurance policy with Allianz-Cornhill

The clerk informed the council that the insurance policy with Allianz-Cornhill was due for renewal with effect 1st June. Allianz-Cornhill had sent the renewal premium which is £343.25 above the budgeted figure. The clerk was asked to obtain another quotation for insurance and bring this

Clerk information back to the annual council meeting.

138 Draft South East Plan

Clerk The chairman informed the council that because the documents regarding the South East Plan were so large that relevant Grove issues would be extracted and considered. The submission date for comments is set for 23rd June. The clerk was asked to add this item to the agenda for the annual council meeting.

139 Invitations to Harwell Chilton Campus – 60th Anniversary

Clerk Following discussion it was agreed the clerk ask the organisers for specific dates and start times for a visit in September 2006.

140 Local Plan

Clerk The chairman asked if members of the public had any questions regarding the Local Plan. Mr Summers asked the council the following question:

“Will council continue its efforts on behalf of local residents by vigorously perusing a policy of ensuring the Vale complies with EA advice regarding the airfield development site?”

The chairman replied that the council will continue to engage with the Vale to ensure that EA advice is adhered to and that the Supplementary Planning Guidance is conclusive and correct.

Clerk The chairman also brought to the councils attention three letters from GRFC, Grove Rangers and Grove Challengers football clubs and their concerns over the southern access road into the development. The clerk was asked to reply to all three clubs expressing the councils support for the clubs.

- a) Parish council response to the Vale of White Horse District Councils correspondence – Following discussion the following comments and objections were raised in response to the Vales proposed modifications document:

Proposed Modification 5.6 paragraph 5.24 – The latter part of this paragraph is not consistent with Proposed Modification 8.24 and 8.29 which state specific number of houses when the Northern Link road should be built. Therefore...

After “north of Grove” delete to the end of the sentence and add “to be started early in the second phase of development and completed before anymore than 1500 dwellings in total have been built on the site.”

Proposed Modification 8.24 – The Vale are requested to clarify the meaning of the word “attractiveness” in the first sentence, and what improvements are envisaged to the Mably Way/A338 junction roundabout.

- b) Parish councils response to the Vales revised DRAFT Supplementary Planning Guidance – Following discussion

SPG 1 paragraph 2.3 – Insert the following text “flat roofed, single storey extensions should not be allowed. Garage conversions to accommodate a further reception room to a dwelling should also not be allowed, unless an additional off road parking space is provided”.

SPG 2 – The following text should be included – “parking standards should be minimum not maximum.”

Type 2 residential should state “in addition to a garage or garage space (if one is provided)”.

Type 2 residential should state for “4 bedrooms or more 3 or 4 spaces on merit.”

SPG 5 Paragraph 3.2 - After the words 'strategic housing site' add a full stop. Then delete remainder of the sentence until the next comma. Then make a new sentence from here starting 'It is...'

SPG 5 paragraph 5.2 - The following should be added to this paragraph:

The technology park road should be upgraded and improved and should continue through the park to the Denchworth road to the north. This will allow those residents living in the northern half of the development and those living in the north east side of Grove an opportunity to travel to the employment site without having to travel through the development and or the existing village.

SPG 12 paragraph 1.5 - The timescale and life of the Development Forum is not clearly identified within this paragraph. It should state 'for the life of the development and beyond'

SPG 12 paragraph 1.9 - The second sentence should replace the words 'At the heart of the' with 'At the eastern edge of the new'. This pinpoints the new local centre to a specific location/area.

SPG 12 paragraph 1.10 - Clarification is required if there will be two new Primary Schools in Grove, or if 1 new primary school will be built with another being taken over by an existing primary school in the village.

The second sentence should be reworded as follows: 'If a separate secondary school is proposed for Grove the Council would like it to be part of the new development with the location to be determined after consultation with the Parish Council & Development forum'

SPG 12 paragraph 1.12 - Delete the words 'playing fields' and insert 'amenity areas'.

SPG 12 paragraph 1.15 - In the sentence 'Given the scale of the proposal it must be accompanied...' insert a full stop after the words 'Impact Assessment'. Delete the remainder of the sentence including the bullet points.

SPG 12 paragraph 2.1 - Clarify or state the Urban design principles. Why urban design in a rural setting.

SPG 12 paragraph 2.3 - Remove from first bullet – 3 – 4 storey buildings. We do not think that 3 – 4 storey buildings are in keeping with this relatively flat area of land.

After the word 'Countryside in the fifth bullet add a full stop. Delete the words 'and Newlands Drive'.

Insert new sub para: The existing Newlands Drive requires removing as a barrier and its hard edged appearance to be softened.

SPG 12 paragraph 2.5 - Delete the second sentence in its entirety.

SPG 12 paragraph 2.9 - After the word 'features' in the third sentence add a full stop. Delete the remainder of the sentence.

SPG 12 paragraph 2.10 - Delete third bullet.

SPG 12 paragraph 2.13 - Add to start of third sentence 'Further advice must be obtained from the police crime prevention.....'

SPG 12 paragraph 3.3 - In the first bullet point - Add after Mably Way ' or Downs View Road, '

What is the attractiveness that requires improving? The context should be specified

In the third bullet point change the words ‘form a new spine road’ to ‘form several routes (or spines) through the development’.

The sixth bullet point should have an additional sentence ‘These measures will be such that they can be removed once the NLR is operational after 1500 houses.

SPG 12 paragraph 3.5 - A bus terminus or interchange should be located at the new centre, with adequate stops located throughout the new development.

SPG 12 paragraph 3.7 - Communal parking should not be encouraged with all parking for housing being kept within the boundaries of properties. General parking areas at the local centre should be provided.

SPG 12 paragraph 3.8 - Second sentence should be amended to read ‘The Local Centre will provide a natural focus for the whole of community.....’

SPG 12 paragraph 3.10 - Add at the end of the last sentence add ‘and existing village’.

SPG 12 paragraph 4.3 - The words ‘towards the eastern edge’ should be changed to ‘on the eastern edge’

SPG 12 paragraph 4.5 - Should also include ‘Representatives of the general public’

SPG 12 paragraph 4.7 - At the end of the first sentence add the words ‘and beyond.’

SPG 12 paragraph 5.2 - Delete the sentence ‘The Environmental Impact Assessment should address many of the issues set out below’. Insert:

The scope of the EIA should be agreed with the Parish Council based on stakeholder comments gathered by the GPC through meetings of the Development Forum. The scoping report should detail the baseline studies needed to be completed in advance of the environmental assessments and of any site works. The geographical boundaries of the EIA topics and baseline studies should also be agreed between the Vale and GPC, such that for example traffic studies are evaluated on a regional basis and flooding and water quality issues are evaluated an appropriate distance down stream of the project site.

The Environmental Impact Assessment should address many of the issues set out below’.

SPG 12 paragraph 5.8 - At the end of the paragraph after the comma delete ‘particularly downstream from Grove’ and insert ‘or downstream’.

Also insert the following new paragraphs:

‘The drainage system should be designed such that the ecological properties of the receiving waters are not negatively impacted.

The drainage system should be designed such that day to day management of the system and annual maintenance are sustainable and that the costs of operation and maintenance are minimised. The design must be approved by the bodies responsible for the operation and maintenance of the system following the developer’s withdrawal. The design and assumptions of flood return periods should be agreed by the Environmental Agency.

The design should included control of discharge rates such that the combined flows of drainage from the site and discharges from the wastewater treatment plant treating sewage or storm water from the existing and fully developed new Grove communities do not negatively impact the ecology of the receiving watercourses’.

SPG 12 paragraph 5.13 - Amend last bullet to read ‘providing covered and secure storage facilities for cycles.....’

SPG 12 paragraph 5.14 - Add after the last sentence 'Construction traffic should not go through the existing village'

SPG 12 paragraph 5.14 – 16 - Add in both paragraphs 'After consultation with Grove parish Council.'

SPG 12 paragraph 6.6 - There is a contradiction here. Para 1.10 states 'Two primary schools'. This para states 'Two new primary schools'. Clarification is required.

SPG 12 paragraph 6.7 - The location of the secondary school should be subject to the views of the local people through the Development Forum.

SPG 12 paragraph 6.10 - We agree that the Community Centre could host a variety of functions including new Parish Council Offices and meeting rooms which must be easily accessible to everyone. (This would include lifts if multiple stories).

SPG 12 paragraph 6.15 - After consultation with the Senior Youth Worker for the area facilities for teenagers should be provided in a sole use facility and not shared with secondary school or community centre. A buffer zone around the facility should be incorporated. (This may be left for the Development Forum to discuss therefore no location or limits should be indicated).

SPG 12 paragraph 6.17 - Swap the space anticipated and required between Playing fields for outdoor sport and a community park. (Playing fields 23 hectares and community park 11.25 hectares) The existing sports clubs are growing in size and want to expand further with the influx of some 2500 homes, parents and children.

SPG 12 paragraph 6.21 - Clarification as to why money from this development would be needed to improve the leisure facilities at Wantage Leisure Centre. New Grove will be larger in population than Wantage when it is completed and therefore money should be used to enhance and incorporate new facilities in to Grove itself.

SPG 12 paragraph 7.1 - The following should be added to both bullet comments: 'and before the development is commenced.

Annexe A - Clarification is sought from the Vale of White Horse District Council as to when the start of houses and road etc will commence.

- c) Update from the Local Development Forum – The chairman informed the council that the next update will be given at the next Full Council meeting.

143 Report on matters relating to the following:

- a) Joint Environmental Trust for Grove – The last meeting was held on Thursday 6th April. District councillor G Stock reported that JET had approved the grant of £250.00 to the parish council to pay for fencing for the new toddler play area.
- b) Wantage Joint Economic Forum - The minutes from the meeting held on 9th February 2006 were noted.
- c) Vale Strategic Partnership - County councillor Z Patrick reported that the partnership was being re-branded as a Community Partnership and a new website was being launched
- d) Fair Trade Village update – No update was given.

144 Committee reports:

- a) Report of Environmental Services Committee meeting held on 14th March 2006 - The report was presented by Cllr K Clarke.

- b) Report of Planning Committee meeting held on 21st March 2006 - The report was presented by Cllr J Stock
- c) Report of Leisure and Recreation Committee meeting held on 28th March 2006 - The report was presented by Cllr R Ackers.
- d) Report of Finance and General Purposes Committee meeting held on 4th April 2006 - The report was presented by the chairman.

145 Accounts for payment as per Appendix

It was **MOVED** Cllr J Stock **SECONDED** Cllr R Ackers and **RESOLVED** unanimously

“that the accounts for the sum of £13,025.22 be adopted.”

146 Confidential items

It was **MOVED** the chairman and **AGREED** in accordance with Section 1 of the Public Bodies (Admission to Meetings) Act 1960, as amended by Section 100 of the Local Government Act 1972

“... the press and public be excluded from the meeting to permit the council to consider the confidential items.”

- a) Sign report of the confidential meeting held 21st March 2006

It was **MOVED** the chairman and **RESOLVED** unanimously

“that the minutes be signed as a true record of the meeting.”

- b) Matters arising from the report – There were no matters arising from the report.

The meeting closed at 9.45 pm

Confirmed 9th May 2006

Chairman