

**Minutes of the Meeting held by Kingham Parish Council
– held on Wednesday 19th April 2017, 7.30pm**

Present: Councillors K. Hartley, J. Harvey, J. Dewar, B. Hughes, M. Dare, R. Sale, and J. Warne.

District Councillor Andrew Beaney.

Representatives from Frontier Estates.

Chris Baxter from the Kingham Events Committee

8 members of the public.

In the absence of the Clerk, Cllr Harvey took the minutes.

1. Apologies - There were no apologies for absence.

2. Minutes. The minutes of the March meeting were confirmed and signed.

3. Matters arising

3.1 Presentation by Anna Gillings, planning consultant to the Mill House Hotel project, with a representative from Frontier Estates the property developers, who specialise in community projects, such as student accommodation and care communities, and the architect of the project.

Ms Gillings explained that The Mill House Hotel is currently running at a loss, and the owners need to sell the business. The plans are at a very early stage, there has been one meeting with the planning authority. The developers are keen to consult the local community. They wish to hold an exhibition afternoon in the Village Hall in May or June from 2 to 8pm approximately, for everyone to look at the plans, ask questions and give feedback. They understand that the project needs to be part of the village, and it needs to be the right scale of development. They had found the recent Parish Plan to be helpful.

The development is called a Care Community - care housing for people who need care in the community, not a care home. There would be care on site at all times 24 hours a day provided by a team of carers working in shifts. This would release larger family houses on to the market, and recent developments had shown that this movement was within an 8 to 10 mile radius.

There is already planning permission for five houses on the site, which lies within the AONB. The accommodation would be 15 semi-detached dwellings, 8 maisonettes, 4 bungalows, and 63 apartments of 85 square metres each. The architect explained that the higher buildings, 2½ stories at most, would be set in the area of the existing Hotel, with the lower ones towards the front nearer to the road. They plan to retain some of the existing Hotel buildings due to the historic nature of the Mill itself. They would be using local materials for the rest of the project. The meadow would not be suitable for building, but might be used for tennis or bowling, or as a village open space amenity. The facilities would include a restaurant/bistro, and a swimming pool. There would be 90 units, purchased on a long lease. All parking would be within the existing site. It is usual for the facilities to be available to the wider village community.

The time span for the development is to consult in Spring 2017, finalise plans in the Summer, and seek planning permission in early Autumn, to start the building in Spring 2018, with completion within approximately 2 years by 2020.

The developers agreed that there would be about three times the existing buildings on the site, and that 90 units would be the number needed to make the care community viable for the operators. They would need to upgrade the existing water and sewerage provision, and had yet to carry out a flood risk assessment.

Once a development project is completed it becomes the responsibility of the operators to manage the community site. Some of these operators run as charities, and the developers would be looking to involve an operator at the high end of the market to purchase the site before development could begin.

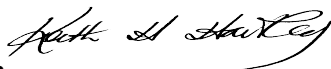
Presentation by Chris Baxter from Events Committee

Chris gave dates for future events - 9th July Summer Fete with a 60's theme. The marquee will be used on the Saturday night for a Film Show, and possibly another night for a Football Quiz.

4th November - Bonfire and Fireworks with similar arrangements to last year, subject to confirmation by PC of the use of Adcraft Field. PC to confirm this within next two to three weeks, so arrangements could be finalised with the contractors for the Fireworks Display.

Signed

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- 3.2 The invoice had been paid for the tree work on the green.
- 3.3 PC agreed to look at costs of defibrillator again, as cheaper versions would need to be of a high quality similar to those recommended by South Central Ambulance Service.
- 3.4 PC agreed to check legal agreement between PC and BT for transfer of telephone box, and check whether electricity needs to be reconnected, and the costs if not.
- 3.5 Awaiting response from OCC regarding the cost for PC to install light outside school.
- 3.6 Councillor Hughes had sourced a 3ft by 3ft NO DOGS sign for the playing field at £65.44+ VAT for plastic and £74.68+ VAT for aluminium. PC agreed to buy aluminium one, colour to be decided.
- 3.7 Clerk has organised P.C. Green Waste bin for lengthsman to use. Councillors will list jobs for lengthsman to do. Maintenance of village car park to be included on the list.
- 3.8 (see agenda)
- 3.9 (see agenda)

Councillor Beaney reported that the communication from BT regarding installing a mast in Kingham had been to check whether planning permission is needed (it is) and not a planning application itself. He requested to be informed when the exhibition by the Mill House developers is to take place. Clerk will do this when the date has been fixed. Developers will contact Clerk regarding availability of Village Hall and fix a date.

4. Councillors Forum

- 4.1 West Oxon response to OCC Unitary Authority had been received.
- 4.2 Councillor Warne was awaiting a response from Kingham Futures regarding the proposed Village Website.
- 4.3 Clerk will invite Martin Lane Chairman of Cotswold Conservation Board to discuss with the PC the letter from Dr Merry regarding the Cotswold AONB and possible advantages of becoming a National Park.
- 4.4 Councillor Dewar is compiling a list of houses currently unable to receive Superfast Broadband, to approach those householders to see if they would be interested in making a donation towards the costs of installation.
- 4.5 Councillor Dare had received a receipt for £500 for the purchase of Kingham artefacts for the Ralph Mann Archive.
- 4.6 Councillor Sale asked whether a reply had been received from the residents of Manor Farmhouse regarding trimming their overhanging trees, and offered to do the job if they had not replied. Councillor Dare reported potholes in Cozens Lane. Councillor Sale suggested using the website "Fix My Street" to give details, as he had been successful in getting them repaired when he had done so.
- 4.7 Councillor Hughes reported that the guttering on the Football pavilion had been pulled down and broken. Clerk would inform the Secretary Nick Seward.

5. Planning


There were no planning applications

6. Public Forum

There were no request to speak from the public.

7. Health and Safety

Playground checks were ongoing

Signed 
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8.Finance

10.04.17	100570	Apr	Oxford Diocese	Glebe and Stipends - Adcraft field rental	84.00
10.04.17	100571	Apr	Treetech	12mth tree trim The Green	162.00
10.04.17	100572	Apr	Nicole Marina	wages	476.94
19.04.17	100573	Apr	Churchill Surfacing	Village Car resurface	2520.00
19.04.17	100574	Apr	Jo Gardner	100 Club 1sr Prize	50.00
19.04.17	100575	Apr	Kerry Harding	100 Club 2nd Prize	20.00
19.04.17	100576	Apr	Gillian White	100 Club 3rd Prize	10.00

PC account Balance as at 28th April 2017 - £28,903.36

Cheques were signed for repairing the surface of the Village Car Park £2520

hundred club winners:

1. Jo Gardner £50
2. Kerry Harding £20
3. Gillian White £10

Parish Clerk's wages and expenses

Half yearly payment of precept had been received £9887

Councillors to respond to Clerk's request to fill in forms from Co-op Bank

9. Correspondence

9.1 OCC had responded to a resident's letter about the possibility of a zebra crossing at the School, explaining that there was no budget for this, and there had been no incidents reported at the site. Clerk to write back asking whether PC could install a crossing and how much would it cost, as well as a 20mph speed limit with the appropriate signage

9.2 Chairman to discuss with Clerk the contract OCC wished the PC to sign taking legal responsibility for mowing around the village. The work is undertaken by WODC, this needs to be clarified.**

9.3 (see agenda) + Chairman and Clerk to discuss the possibility of signage at entrance to the village (by the school) directing visitors to the Village Car Park.

9.4 (see agenda) Clerk to reply that PC is unaware who owns the land and suggest that a request to the Land Registry might clarify the issue.

Meeting closed at 9.50pm

10. No other Business

*****(Last year PC also mowed the grass verges at Trimore Turn in May, as the grass was so high. This is the responsibility of OCC whose response when contacted was that they could only cut the verges once a year. Is this the mowing to which they are referring?)***

Added note - about the need to sign this agreement.

Signed



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