

**Minutes of a Meeting of the Old Marston Parish Council
held at 7.30pm on Tuesday 6 November 2001
at the Mortimer Hall**

Members Present

Mr. C.W. Haynes Chairman
Mrs. C. Stone Vice-chairman
Mesdames Bradley, Cox, Nurse, and Tiwari
Messrs Agent, Batey, Cann, Macfarlane and Taylor
The Clerk Mr. L.M. Garner in attendance
City Councillor Mr. J. Coats

Minutes

The Minutes of the Meeting held on 2 October 2001 were confirmed and signed.

Correspondence

The Oxfordshire Association Bi-monthly Circular requested the Council's opinion on the suggestion that parish councillors should receive a participation allowance, of an amount determined by the district council, with the proviso that all members should receive the same amount except the chairman could be the sole beneficiary or could receive a higher amount than the other members. The proposal was welcomed and it was decided that an allowance should be paid with a higher amount to the Chairman who incurred greater expense on phone calls etc.

Planning

Applications

The following were considered:

The White Hart, closure of the licensed premises and its conversion into two dwellings, demolition of single storey buildings and the erection of eleven new houses on the rest of the site.

It was accepted that the pub' had been run down to the point that it was not viable but this was outside planning control. There was no obligation on the owners to seek another organisation that could run the establishment profitably. The application had to be decided on its merits.

The development proposed was over intensive and it was decided to ask that the number of dwellings be reduced by at least two, at least by a sufficient number to bring the number of bed spaces per hectare down to the level fixed in the Local Plan. It must also be a sufficient reduction to permit buildings to be re-sited so that property walls were not on the edge of the site and avoid the causing considerable overlooking of adjoining properties, particularly 19 Oxford Road, 4 Cannons Field and the garden of 4 Elsfield Road.

It was suggested that the volume of traffic using the restricted entrance would be no higher than that generated by the pub'. Since the development's traffic would be largely at peak times and the pub' traffic mostly in the evenings it still was a matter of considerable concern and a further reason why the number of houses must be reduced. The access to Oxford Road had poor visibility and was very close to the shop that had a large car borne passing trade. Nothing must be done to prejudice this on which the shop depends.

The size of the development was large enough to couple it to a contribution to fund the chicanes needed as a precursor to the introduction of a 20 mph. speed limit in Oxford Road.

The above points had been discussed at a meeting earlier that day between the Planning Officer, the Chairman and the Clerk. Additionally it was recommended that

arrangements should be made for the future maintenance of the access road that would not be adopted and maintained by the Highway Authority. This could be done on a condominium basis proportionate to original purchase prices. The developers to be asked to provide this. It was also important that the services should be maintained by the undertakers up to the individual house boundaries.

It was decided that the above should be forwarded to the Planning Authority. A 300 signature petition against the proposal had been made: it was handed to Councillor Coats who said he would endeavour to arrange for the City Council to hold a public planning meeting to discuss the proposals

A letter from Mr. Organ would be sent to the Planning Authority.

JRII Extension. As the approach to the Ombudsman had failed, as reported last month, the Clerk had submitted a similar complaint in his own name. There had been a considerable delay in opening the complaint that was now being processed.

Mr. Coats said that 300 representations to the City Consultation Document contained a large proportion in favour of the A40 link. However there was strong opposition to it from representatives from villages to the north of the Northern Bypass alleging that it would encourage more traffic through their area. He recommended that this Council's suggestion should now focus on the A40 link only for the P&R busses and ambulances, as it was clear that busses needing to cross into Marsh Lane or come via Osler Road would suffer unacceptable delays. It would cause annoyance to a much smaller number of households than would the proposed route via a new road across the Marsh Lane recreation ground. This was accepted. He was still trying to bring the subject back to the City Council Meeting. He would endeavour to obtain numbers of journeys planned and the estimated subsidies required, these not having been determined before the Hospital's contributions had been agreed.

The Clerk had posed an interesting question that related to the fact that the City Council's agreement with the County Council that it should have delegated powers to run the City's highways expired last Friday on which day the County Council resumed the responsibility. The City Council would, as Planning Authority receive the £1.87m from the Hospital to fund the infrastructure works, including road works, yet the County Council would have responsibility for them. Would the County Council then become the decision making body? The Clerk was asked to re-establish his contact with Councillor Mitchell, the Chairman of the County Council and Chairman of its Executive Committee to ascertain the County view.

Three options for the route of the P&R busses from Marsh Lane to the bus gate off Saxon Way were proposed, two had been dropped leaving the new road across Marsh Lane Recreation Ground the only proposal. The Clerk was asked to write to the City Planning Officer to object to this because of the effect on Oxsrade, its use of the ground from which it would be separated and the loss of two football pitches, of which there was a shortage in the community.

Notice of the next meeting of the ORH Development & Transport, Local Residents' Forum on 12 March 2002 was received.

The following were dealt with between meetings:

11 Fane Road – spiral staircase fire escape added to previous application – no comment

71 Oxford Road – new bungalow - concern remained about the access

R/o 32 Mill Lane – new house – no comment

Current applications:

20 Fairfax Avenue – rear extension – no comment subject to the neighbours being informed

45 Mill Lane – extension – no comment provided that the neighbours had been informed but attention drawn to the omission of a vented space between the W.C. and the kitchen
 13 Rippington Drive – Large extension – no objection in principle but the rooflines was unacceptable.

Decisions

The following were reported:
 8 Dents Close extension – refused
 76 Arlington Drive – extension – approved
 7 Haynes Road – extension - approved

Oxrad

The Chairman's agreement to continue to represent the Council on Oxrad was welcomed.

Accounts

The following accounts were passed for payment:

		£
W.J. Cooper	Burial Ground Maintenance	1386.15
J. Collins	Mural refurbishment	204.73
SMP (Playgrounds) Ltd.	Playground equipment	21,081.89

S.137 Grants were reviewed and it was agreed that the following payments should be made:

St. Nicholas Mother and Toddler Group	50.00
Old Marston over 50's Club	100.00
Mortimer Hall Playgroup	200.00
St. Nicholas PCC. (Marston Times)	200.00
Old Marston Mill Lane Allotment Association	75.00
Old Marston Residents' Association	75.00
Victim Support	50.00
Oxrad	200.00

Those receiving grants were to be asked to justify their need for and use of grant monies when submitting an application next year that must be accompanied by the most recent year's accounts.

It was decided to ask St. Nicholas School to submit its request in writing and to comment on the need for a grant towards IT equipment.

Recreation Ground

A letter from the City Estates Surveyor requested confirmation of this Council's preferences for additional land. It was confirmed that there was no requirement for part of the allotments but the land adjoining Marsh Lane should be sought. This would accommodate a junior pitch for the 7's, 8's and 9's, the new pavilion being built on the existing site or on the opposite side of the allotment access.

Highways

Work to refurbish the Mural was welcomed.

Graffiti continued in the subway approach and it was decided to ask for an additional lamp illuminating the northern approach and to draw attention to further damage to the subway lights.

The Clerk would write to the bus company to support the need for a bus stop near the Oxrad entrance. He will also report the unsatisfactory state of the verges in Elsfield Road and a dangerous kerb.

The cost of the additional materials required for the Mill Lane fence is £325. The quotation was accepted.

A reply was received from the Highway Authority accepting that the Flyover was an accident blackspot and that works to it were under consideration. However the evidence of speeding was not sufficient to warrant a camera.

Burial Ground

It was decided not to proceed with the provision of a standpipe due to the cost of the main extension of £1526
A quotation of £580 for the repair of the gates was accepted.

Date of Next Meeting

4 December 2001

4 Dec 2001

Amey

To Members of the Parish Council

Football Pavilion Boult's Lane – Clerk's Report

The Chairman has asked me to prepare and circulate this report because of changes in information available since the last meeting and the urgency of a decision in principle if the project is to go ahead next financial year, or to go ahead at all. However the bottom line is the condition of the existing building on which the future of the Club depends.

The Clerk has alighted on the activities of an organisation called the Football Foundation set up last year with money from the Premier League and Television to encourage football at grass roots level. £14m was available this year increasing to £40m next.

Support is by grants towards facilities and unusually these are available to parish councils. I have confirmed this but have been told that in respect of a building like a pavilion the Council would not be prevented from using it for other purposes provided that it was available 70% of the time for football related activities. Grants of up to 90% are available in exceptional circumstances but on the information given on the 'phone a grant here could be 65%. It would be necessary to have a football development plan that would include items like the wish to have facilities to permit girl's teams. There would be no commitment to give the Club any different rights of use of the pitch from those existing.

An additional grant of about £5000 might be available via the Awards for All Scheme from Lottery money administered by the Oxfordshire F.A.

On possible costings the Chairman of Horton-cum-Studley P.C. has been contacted to obtain costings for their new Parish Hall. The information given is that £100 per sq. ft. would provide a reasonable building. The existing building is about 1050 sq. ft. but with modern standards an increase to 1500 sq.ft. should be considered giving a basic cost of £150,000 but with fees and a small allowance for contingences £200,000 should be considered for this paper.

With a 65% grant £67,000 would have to be found. There is a possibility of a further grant from Awards for All. This Council will have approaching £20,000 in balances at the end of this year with the possibility of raising, for arguments sake, a further similar sum next year. Any Council borrowing is subject to a bid for Loan Sanction for an allocation from the County allocation from the Treasury. A successful bid for next year I am told by the Oxfordshire Association of Local Councils, that administers bids, is a reasonable expectation. Bids are now being invited for next year's allocation and an early submission is necessary. At current interest rates a £25,000 loan over 25 years would cost about £900 per half-year. The Chairman of Marston Saints has indicated that the Club should be able to contribute £2,000 per year to the project.

Another aspect is the time scale of the new build that is likely to be about nine months. That inevitably will extend greatly into the football season during which time the club

60

will be without facilities if the new building is to be on the existing site. There is a further problem with the existing site that it will probably be too small to accommodate the additional size required. This now focuses on the real urgency for an immediate decision. The Clerk has spoken to the City Council's Senior Estates Surveyor again about the land possibly available to this Council. She is willing, in addition to the existing bid for the extra land adjoining Marsh Lane for a junior pitch, to discuss with the Allotment Association the possibility of excluding from the Allotment Lease renewal an area of land near the gate as a site for a new pavilion to be available to this council.. Both areas would be leased rather than sold. That would be a benefit because there would otherwise be further capital monies to be raised, there would be no disruption to the clubs playing, there would be no need to interfere with the amusements and the site of the existing pavilion would provide extra parking.

Notice of Special Meeting

There will be a Special Meeting of the Council at 7.30 p.m. at the Mortimer Hall on Tuesday 27 November 2001 to resolve the above matter.

L.M. Garner

Clerk
14 November 2001

Amber

**Minutes of a Special Meeting of the Old Marston Parish Council
held at 7.30pm on Tuesday 27 November 2001
at the Mortimer Hall**

Members Present

Mr. C.W. Haynes Chairman
Mrs. C. Stone Vice-chairman
Mesdames Bradley, Cox and, Nurse
Messrs Agent, Cann, Macfarlane and Taylor
The Clerk Mr. L.M. Garner in attendance

An apology for absence was received from Mr. Batey

Pavilion Boults Lane

The Meeting was called to consider what, if any, action should be taken to deal with the deteriorating condition of the existing building. The structure design was of a temporary nature and past the end of its useful life. It being cold, damp, suffered from subsidence and was incapable of providing for girls football.

A resolution in favour of replacing the existing pavilion on the same site provided that finance can be arranged was carried *nem. con.*

A Parish Meeting to be arranged when facts were available.

It follows that the suggestions that land could be made available on the allotment site or that the new building should be erected on the other side of the track would not be considered further.

The Clerk would assemble the information required as soon as possible.

4 December 2001

CH Haynes