

OVING PARISH COUNCIL

Minutes of meeting held on Thursday 16th August 2018 in Oving Jubilee Hall.

Present: Vice Chairman, Cllr. R. Hague (acting Chair), Cllr. M. Wright, Cllr. P. Guest, Cllr. D Marston, Cllr. F. van de Wetering de Rooy, Miss R. Palmer (Clerk), District Cllr. C. Page and County Cllr. S. Oakley. There were two members of the public present.

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| 1 | Apologies for absence | Action |
| | The meeting started at 6.45pm. Apologies were received from Cllr. S. Schuyleman, Cllr. L. Smith and Cllr. A. Wilkinson. All apologies were accepted. | |
| 2 | Declarations of Interest under the Code of Conduct. | |
| | Cllr. Marston declared an interest in agenda item 11 as his Company had quoted to refurbish the goalposts. | |
| 3 | Issues raised by members of the public for discussion with Council Members (up to 15 minutes). | |
| | There were none. | |
| 4 | Report from District Councillor and County Councillor (if required). | |
| | <p>District Cllr. Page advised that, with the holiday season upon us, he had very little to report except to remind Councillors that this Autumn is the next stage for the development of the A27.</p> <p>County Cllr. Oakley (SO) reported from his meeting on 1st August with WSCC regarding OPC's application for VAS's for the villages of Oving and Merston. SO reported that WSCC did not have a problem with the site on the west side of Oving close to Gribble Lane regarding maintenance and visibility however WSCC did express concern that vehicles travelling westbound could mask vehicles travelling eastbound causing late activation to oncoming vehicles. SO reported that WSCC advised that ground power to the device would be expensive and the site would require a hard standing for maintenance. Regarding the use of solar power, SO reported that WSCC felt that tree cover near to the site would significantly limit the device's ability to function correctly.</p> <p>SO reported that WSCC did not feel that highway verges were suitable at the Marsh Lane site as, being so narrow they would not be able to stick to the Traffic Management and Maintenance Guidance and this would be a significant problem. SO advised that placing a VAS onto private lane would require planning permission.</p> <p>SO reported that WSCC's main issue was that it is not in favour of a proliferation of fixed VAS's as this would detract from their effectiveness at high risk locations. Fixed VAS's are viewed as a last resort measure.</p> <p>SO concluded that he supported Highways comments that VAS's are not suitable for the two sites mentioned on highways land however any application to erect them on private land would be the decision of the Parish Council.</p> <p>Cllr. Hague asked if white gates would be acceptable. SO advised that these would not be a problem but that red surfacing would be an issue and is unlikely to be granted as this surfacing does not last long and probably would not be renewed during any carriageway resurfacing works.</p> <p>SO advised that travellers had parked on Tangmere Recreation Ground.</p> | |
| 5 | Urgent items (not on the Agenda but to be discussed at the discretion of the Chairman, noted or included on a future Agenda). | |
| | Cllr. Hague (RH) read a letter received from Ralph Godfrey requesting funding for the removal of trees in the burial ground. RH deferred this matter to the meeting to be held on 20 th September 2018. The Clerk was asked to add this to the agenda. | Clerk |
| 6 | Approval of minutes (available at www.ovingcommunity.org.uk) and review of actions: | |
| | <p>a) Parish Council meeting held on 14th June 2018. The minutes of the Parish Council meeting held on 14th June 2018 were unanimously approved and signed by the Vice Chairman as a true copy.</p> <p>b) Parish Council meeting held on 19th July 2018. The minutes of the Parish Council meeting held on 19th July 2018 were unanimously approved and signed by the Vice Chairman as a true copy.</p> | |

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| 7 | Community LED Housing Presentation – James Brigden, CDC Community Led Housing Officer | |
| | <p>James Brigden (JB) gave his presentation to Oving Parish Council (OPC), a copy of which can be found on the community website. OPC was advised that a survey of local needs could be commissioned by OPC at a cost of approximately £300-£400, or if a community led group is created the survey may be cheaper or even free. These Community Led Housing (CLH) schemes can be used for houses, shops, pubs etc. There are a few different types of CLH delivery options. The main ones being Community Land Trusts (CLT) and Cooperatives.</p> <p>The main focus is on local community control as the group that sets it up governs it in perpetuity. The CLH can rent out individual units or rent out all units to a Housing Authority (HA). CLH and HA can form partnerships to purchase land or form agreements with a HA to deliver properties and manage into the future.</p> <p>Cllr. Hague (RH) asked if existing, alms-house trusts are suitable vehicles for CLH. JB advised that yes, that he is working with alms house trusts.</p> <p>RH asked what the ratio of house prices to salaries is. JB advised around 12 to 1 according to one scale but there are many different ones and that second home purchases in the area are pushing up house prices. JB advised that developing smaller sites (10-unit sites) is too expensive so there is now a limit of 25 units on a site for HA to become involved.</p> <p>RH asked if it can be just for rent or can it be shared ownership. JB advised yes, it can be shared with 60-80% being owned by the resident. JB advised that all rental income can be regenerated into the local community ie village shops, pubs etc. Shared ownership follows market values but are normally reduced in value due to their restrictions. Houses in a CLH are exempt from the right to buy and therefore the stock is not lost to market housing. Also, as not for profit organisations they can charge lower than market rents. Nominations agreements on Section 106 can be controlled by community land trust so ensure that it goes to the people who need it. Supports local community ie people living in area/key workers in the area. £1.4million being distributed to CLH as high set up costs – early stage support grant. Organisation set up support pot of £10k. £2.5m loan fund to help cover development is being set up. There is a lot of support practically from local and national organisations.</p> | |
| 8 | Reports and recommendations from working parties and other organisations: | |
| | <p>a) Social and Affordable Housing to include approval of payment of £300 to cover survey costs – Jeremy Matcham. Jeremy Matcham (JM) advised that he had helped with the survey analysis of the Parish Plan data and had agreed to lead the Parish Plan action Social and Affordable Housing. JM advised that he had been unable to locate specific numbers of actual demand or the real level of interest within the Parish so suggested the need for a ‘housing needs survey’ to answer those questions. JB advised that the cost of a housing needs survey could be reimbursed if the Parish Council formed a CLT at a later date. Proposed by Cllr. Wright and seconded by Cllr. van de Wetering de Rooy it was unanimously agreed to allocate a maximum of £400 to cover the cost of the survey.</p> <p>b) Website Working Group – Cllr. M. Wright. Cllr. Wright advised that the Clerk has sent information to Function-28 to enable them to commence work on the website. Cllr.van de Wetering de Rooy asked if hyperlinks to CDC’s website could be added to the pages. The Clerk was asked to add this request.</p> <p>c) GDPR Implementation – Cllr. M. Wright. Cllr. Wright advised that she will conduct an internal audit of the Clerk’s filing w/c 10th September which will precede the external GDPR audit with GDPR-Info on 10th October 2018.</p> <p>d) Parish Plan action Recreation Ground – Cllr. D. Marston. Cllr. Marston advised that the recreation ground signage was now in place and that the annual playground inspection would be completed within a couple of weeks.</p> <p>e) Parish Plan action Bus Stops – Cllr. A Wilkinson & Cllr. R. Hague. Cllr. Hague (RH) advised that he had met with Joe Beckley of Compass Travel. RH advised that Joe Beckley agreed with the benefits of moving the bus stop to the Jubilee Hall entrance. RH advised that Compass would now liaise with WSCC Highways to begin the process to move the stop. RH advised that Joe Beckley would also liaise Stagecoach, as they also use this route, to establish whether the Parish Council would also need to consult with Stagecoach.</p> | <p>Clerk</p> <p>MW/ Clerk</p> |

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| 9 | To report updates regarding the Local Plan 2034 – Cllr. R. Hague. | |
| | For the benefit of those Councillors who had not been at the Parish Council meeting held on 19 th July, Cllr. Hague (RH) briefly explained the meeting held with Andrew Frost, Mike Allgrove and Hannah Chivers at CDC's offices on 11 th July 2018. RH advised that, as the consultation period doesn't start until the end of the year, this item should be removed from the agenda until closer to the time. | |
| 10 | To agree a response to request from CDC for further information to support NHB application. | |
| | Proposed by Cllr. Wright and seconded by Cllr. Marston it was unanimously agreed to ask the Scarecrow Committee to supply the information called for by David Hyland in support of the NHB application. The Clerk was asked to submit the questions to the Scarecrow Committee and forward the response in support of the NHB application. | Clerk |
| 11 | To appoint a contractor to refurbish the recreation ground goalposts and the cost of new nets. | |
| | Due to his interest in this item, Cllr. Marston was asked to leave the room whilst this item was discussed. Proposed by Cllr. Wright and second by Cllr. F. van de Wetering de Rooy it was unanimously decided that M&J Engineering had submitted the most favourable quote for this work. The Clerk was asked to advise M&J Engineering to proceed with the work and to purchase new nets. | Clerk |
| 12 | To approve a payment plan for the new grass cutting contractor at the recreation ground, Keith Goacher. | |
| | Proposed by Cllr. Guest and seconded by Cllr. Marston it was unanimously agreed to pay Keith Goacher £337.50 plus VAT monthly inclusively from March to October each year. The Clerk was asked to arrange the payments this year from August, when the contract started, to October this year and March to October for 2019 onwards. | Clerk |
| 13 | Noting of correspondence received since 14th July 2018. | |
| | The list of correspondence previously circulated was noted without any issues raised. | |
| 14 | Finance: | |
| | <p>a) To approve the schedule of payments totalling £2690.00 The schedule of payments totalling £2690.00 was approved.</p> <p>b) To approve payment of £570.00 to cover Clerk's CiLCA Training. Proposed by Cllr. Wright and seconded by Cllr. Marston it was unanimously agreed to pay £570 from the budget for the Clerk's CiLCA Training, due to commence on 13th September 2018.</p> | |
| 14 | Next Meetings. | |
| | The next OPC Full Council meeting will be held on Thursday 20th September 2018 starting at 6.45pm. The next Planning Committee meeting will be held on Thursday 27th September 2018 starting at 6.45pm. | |

The meeting closed at 8.45pm.

Signed:

Chairman

Date: