

Checkendon Parish Council

The minutes of the meeting of Checkendon Parish Council held of 7th September 2009.

1. Present

Mr D. Griggs, Mr. M. Wickens, and Mr. T. Corbishley
Also Cllr. D. Nimmo Smith and Cllr. J. Nimmo Smith (part time)
Mr B. Taylor and colleague GKA Ltd

2. Apologies

Mr. A. Bennett and Mrs. D. Stanworth

3. Confirmation of the minutes of 6th July 2009

These minutes were agreed and signed by the chairman.

4. Presentation by GKA Ltd on Star Works Site

- 2 Heads need to relocate to ensure the business remains viable
- Existing premises no longer appropriate for their business both in times of size and layout
- Have contracted from 70 employees in 2001 to 20 currently.
- Need more accessible location to clients, overseas offices and to attract staff. None of the existing staff other than Pepe Parra live locally.
- Site has been marketed for three and a half years without one single offer.
- The marketing strategy was assessed by Colliers on behalf of the Council in 2006 who concluded that appropriate steps have been taken to market the property.
- Reuse unlikely due to age, layout, and condition of buildings and would raise viability and amenity issues
- It is worth noting that there are no current restrictions on the current employment use on the site but the operation of Star Works has not had a great impact on the village due to the way the company has been managed – encouraging lorries not to travel through the village for example. That may not be the case should an alternative user be found.
- Redevelopment for employment not viable in this location
- Only viable alternative use is residential
- Council nevertheless remain concerned at loss of employment land
- A scheme was developed to address as many policy issues as possible being the one displayed at the exhibition at the end of July

- While we do not believe that there is a market for employment floorspace on this site, 500 sq. m. were included within the proposals to address the Council's concerns.
- In addition 7 affordable housing units were included.
- The general feedback that we gained from people at the exhibition was that they understood the need to develop the site but that the scale was too much and the design approach was wrong.
- As a result of this feedback 2 Heads have brought forward a revised proposal site which would still raise funding to enable them to relocate the business.
- The proposals are for 8 houses being an overall increase of 6 units given that there are two existing houses on the site. They would be a mix of 3/4 and 5 beds
- The design approach has changed so that it would be similar to that of the replacement two house scheme that was granted planning permission in February 2008 and to which the Parish Council did not raise any objection.
- The scheme would reduce the extent of the existing built form on the site and reduce the level of traffic compared that which could be generated by the existing buildings on the site.
- This proposal does not include any employment floor space or any affordable housing. It is therefore unlikely to gain SODC support unless there is strong local support from residents and the Parish Council.
- The proposals would also include a S106 package which would include financial contributions for local community centres and halls and local transport improvements in accordance with the Council's Developer Contributions Interim Planning Guidance

5. Resignation of Ms Katie Palmer Stevens

Ms Katie Palmer Stevens had tendered her resignation. Notice of Vacancy posted on noticeboard.

6. Matters Arising from minutes

No matters were arising.

7. Report by Councillor D. Nimmo-Smith

Cllr. Nimmo Smith was still awaiting a reply from Peter Ronald at OCC about a priority scheme near Rose Cottage end of the village where the road narrows.

Cllr Nimmo Smith was also awaiting OCC to follow up the claim made to Mr Bennett's that Exlade Street was being used as a high speed rat run.

Cllr. Nimmo Smith was now serving on two committees - the planning committee and that looking at growth and infrastructure. He was the representative for the county on ORCC and Chilterns AONB Board.

OCC would be looking at the planning application for an incinerator in the county in October.

Cllr Nimmo Smith had looked at projection figures for Checkendon School with an extra 7 Rising 5's this year but by 2016 numbers are expected to return to 84 on the role.

Mr Corbishley asked Cllr. Nimmo Smith why there were no facilities for processing plastic at Oakley Wood and it was being placed in with other landfill material.

8. Report from Judith Nimmo Smith

Cllr. Nimmo Smith reported on how excellent she thought Checkendon News was. She would attend if possible the affordable housing meeting on 17th September.

9. Footpath Report

Diversion of C12 at Barnhouse – no objection from parish council but Chairman has been informed by owner that they intend to resubmit the plans to move the swimming pool. If approved a diversion will not be necessary

Checkendon Court had cleared the bramble hedge encroachment on C9.

10. Sports Club Report

The Cricket Club had survived in Berkshire League Division 1 finishing 8th.

Checkendon reserves football team had got off to a promising start winning their first game. However complaints about bad language had recently been lodged with Mr Wickens who would investigate. A one off game for the Goring Robins would take place.

Cliff Blackburn Memorial had seen a bench donated by his widow which would be kept in the pavilion and brought out on match days. The remaining memorial picnic benches would be purchased by Sports Club, Village Hall, and Parish Council. The Sports Club presented a cheque to the parish council for £250 for their share.

The trees had been pruned and the damage by a falling branch mended. M. Russ had trimmed the hedge by sight screen.

11. Playground Report

Alex Wilson had carried out the playground safety check.

The Rospa report had raised concerns about the tyre on the rope and steps had been taken to prevent the rope forming a noose and becoming a hanging hazard. Clerk had

emailed Rospa regarding the toggle entrapment. Removing the leylandi trees had received positive feedback and M. Russ would plant a hedge in the autumn.

12. Village Hall Report

The quiz scheduled for end of September had been put back until 13th November.

The flooring in the lobby had been completed. There had been insufficient time to paint the hall during the summer so that would hopefully be scheduled for the Christmas holidays.

Disabled facilities were nearing completion and awaiting their final inspection for the Grant to be paid.

100 club winners August 1st 58 - 2nd 4
September 1st 42 - 2nd 43

13. Correspondence

1. SODC – a. Tree Preservation Order Rummerhedge Bottom 50/2009 confirmed
b. Greenacres 16/2009 confirmed
2. SODC – Play Invitation Exhibition – no one available
3. SODC – Post office living accommodation to be known as Post Office Cottage
4. OCC – Speed limit reviews countywide –A4074 extension to 50MPH proposed to Woodcote from limit at Cane End and 40MPH limit through Cane End.
- 5 SODC – Naming of road from A4074 into Checkendon – Main Street appears to be the unofficial name changing from where Uxmore Road meets Judges Lane to A4074.
6. Richard Cuthbertson – repainting of BT Kiosk- BT to schedule inspection

14. Finance

a. Cheques for payment

The following cheques were agreed for payment:

3.8.09

08666 P. D. Scott

Chipping Trees

£400.00

0867 Paul Ackers

Tree lopping

£590.00

7.9.09

0868 Playsafety Ltd

Rospa report

£89.70

0869 C. Dunk

Salary and petty cash

£389.99

0870 D. Griggs
Reimbursement for paint
£38.95

b. Cheques received:
Checkendon Sports Club £250.00

15. Planning

The following applications had been received since the last meeting:

P09/E0892 Checkendon Equestrian Centre Lovegroves Lane
Conversion of the existing barn building including
extensions involving new gable end, raising of roof and
insertion of 3 dormer windows to provide
accommodation for staff employed at Checkendon
Equestrian Centre and demolition of 3 existing small
side buildings in order to provide amenity space.
Parish Council still to consider

P09/E0798 1 Emmens Close Checkendon
Two storey extension
Parish Council still to consider

P09/E0766/LD Lovegroves Farmhouse Lovegroves Lane Checkendon
Extensions and alterations to the existing single
dwelling house.
Parish Council No Strong views

The following decisions had been received:

P09/E0555 Croft Cottage Checkendon
Two storey side extension
SODC Granted

P09/E0564 Greenacre Checkendon
Erection of single storey side extension and 2 storey rear extension with new drive
Withdrawn

16. Next meeting

Next Meeting 2nd November at 7.45pm