

WEST HANNEY REGULAR PARISH MEETING
Held on Tuesday 4th January 2022
at The Olde Hanney Room HWMH at 7.30pm

PRESENT: Cllrs D Corps (Chairman), G Garner, E Wilkinson, T Brettell, P Packham and B Martin (Parish Clerk)

Attendees: K Geddes, W Hunt and M Haynes

51/21 - Apologies – J Stagg Hanney News

52/21 - Declarations of Interest

Item 16 - D Corps, Allotment Holder, Item 8 -T Brettell, Planning Application P21/V3205/FUL

53/21 - Public Participation

None

54/21 - Minutes of Last Meeting

Minutes of the Last Meeting were agreed as a true record and signed by the Chairman

55/21 – Matters Arising from Minutes of Last Meeting

None

56/21 – Chairman’s Announcements

The Chairman stated that he had attended a Webinar on the use of Parish Online. This is a mapping tool that we have free access to by virtue of our Parish Council Insurance from BHIB. This is a potentially very useful mapping tool with multiple layers of information.

57/21 – Financial Report

The Clerk presented the Income & Expenditure Account for period 05/10/2021 - 03/01/2022. This was approved by the Councillors present.

58/21 – Planning and Planning Enforcement

P21/1095/FUL – Land off School Road – Erection of 15 dwellings and associated works

Cllr Packham reported that the fence to the west of the development has been moved to aid buildability and this has encroached on the current footpath. A minimum width for the footpath will be maintained. Lagan Homes, the developer has arranged for School Road to be swept regularly. Cllr Packham will enquire when the footpath towards the school is going to be started.

P21/V1420/FUL - Wicks House – Erection of 2 dwellings and garages

Application was withdrawn on 12th November 2021

P21/V3205/FUL – Wicks House – Erection of 2 life-time homes with garages

New Application which is very similar to the previous application that was withdrawn. The Chairman asked councillors if they agreed that our previous objections should still stand. After some discussion it was decided that a revised objection would be lodged, with reference to our now adopted and made Neighbourhood Plan. A short discussion was had with the members of the public about this new application. The main point being that a new Community Objection is being lodged with the Planning

Dept, which will be available for residents to sign before submission. Cllr Garner asked if the council were in a position to discuss their objections. It was decided that the Chairman will circulate a draft objection for councillors to review before submission.

P21/V1141/FUL – Land at Highfield Barn, Hyde Road – 10 Glamping Shepherd Huts –
Planning Permission refused 3rd November 2021

P21/V2581/HH – 2 Grange Farm Cottages North Denchworth
Planning Permission granted 2nd November 2021

P21/V1620/FUL – Deans Farm – Refurbish farmhouse, convert and extend existing barn as a single dwelling, and erect 7 new dwellings – Bat protection order on bats roosting in the loft of the farmhouse and barn

Site clearance has started, Cllr Wilkinson to keep an eye on this development and liaise with Hills Homes, the developer.

P21/V3395/HH – Solar Farm West of A338 and 500m to north of East Hanney

The solar farm now stops at our parish boundary and no longer encroaches into the large field visible to the north from the Hanney Gap - no objections.

P21/V3152/HH – 13 The Croft – House extension with double garage

No Objection, application under consideration

P21/V2851/HH – 2 Grange Farm Cottages North Denchworth – Infill extension and single storey extension

Planning Permission granted 2nd November 2021

P21/V2407/HH – 10 Elderberry Close – First floor extension and single storey rear extension

No objection, application under consideration

P21/V0973/HH – Brambletye Cottage North Green – remove and replace rotten windows

Planning Permission granted 11th October 2021

P20/V2257/FUL & P21/V1141/FUL – Unauthorised parking on Land owned by Cottrell

Vans have been moved from the new farmstead to the meadow off the Hyde Road, adjacent to Childrey Brook. VWHDC Planning Enforcement cannot start any enforcement action for 56 days. Cllr Packham to investigate whether a drone can take some aerial photographs of the meadow.

59/21 – East Hanney Public Facilities Proposal

No change

60/21 – Nigel Eady Community Woodland and Church Farm Meadow

The Chairman reported that 12 apple trees of different varieties (many Heritage varieties) have been planted on the strip of land which was the Section 106 Orchard mitigation scheme. The trees were planted by P Sayers, C Manvell and Cllr Wilkinson – many thanks to them.

This is a fitting tribute to mark the Queen's Platinum Jubilee in 2022 and is now registered as part of the Queen's Green Canopy.

Winter working parties have resumed in the Community Woodland organised and led by P Sayers – Thanks were expressed to Paul Sayers for his continuing work in our Community Woodland.

The wheeled platform truck and 4 x sets of hedging shears have been purchased and stored in the Hanney Emergency Hut.

61/21 Maintenance of Verges, Greens, Hedges, Ditches and Footpaths in West Hanney

The footpath on the South side of School Road running from West Hanney Green to the West Hanney BOAT is on parish council owned land but apparently is not officially recognised as a public footpath or as a public right of way despite the public using it as a footpath for as long as anyone can remember. OCC Highways state they are not responsible for repairing or maintaining the footpath on School Road despite having done so in the past, and objected in 2018 when WHPC applied for title to land along School Road, stating part of the land, the footpath itself was “Highways maintainable at public expense”. A similar argument could be made for the footpath outside Magdalen being highway and maintainable at public expense, where the roots of a willow tree have made the path surface very uneven. The footpath is Highway irrespective of who owns the land.

The Chairman reported that he has spoken to David O’Connor, the landlord of Magdalen and made him aware of the problem with the roots from his Willow tree in his front garden lifting the tarmac on the footpath, and that his garden wall is also cracking and may need some attention.

As previously reported Drayton Construction have quoted to repair the footpath in this area and the footpath outside 1A School Road.

Handy Guy has quoted for the work outside Magdalen; for both a repair with concrete and with tarmac.

It was agreed that we should challenge OCC Highways latest assertion that they are not responsible for maintaining this footpath. It could set a precedent if we don’t challenge it and the parish council become responsible for future repairs to this and other sections of ‘footpath’ around West Hanney as they fall into disrepair.

It was decided to defer a decision to take legal advice but to consider applying for this path to be recognised as a public footpath and a public right of way and thus maintainable at public expense.

The Chairman will start to collect the evidence to support our case.

It was resolved to seek a third quote for the repair.

62/21 Roads crossing West Hanney Green

We have a similar problem with the roads that cross West Hanney Green. The parish council has not repaired or maintained these roads in the past. These roads have been lawfully used by the public for mechanically propelled vehicles for as long as anyone can remember. These roads have clearly been repaired and maintained by Oxfordshire County Council and by Berkshire County Council prior to the local reorganisation in the 1970’s.

Drayton Construction have quoted for the road repairs around West Hanney Green, money the parish council does not have.

Since our last meeting Chairman has been collecting evidence to support an application for a Variation to the Highway Record Map, that would oblige OCC Highways to be responsible for repairing and maintaining these roads at the public expense, as they have done in the past. He has 3 evidence statements and extensive evidence from previous minutes of WHPC and some good photographic evidence of their use as public roads – but none with motor vehicles using them at the time the photograph was taken.

The evidence will be reviewed at the next meeting of the parish council before deciding whether more evidence is needed before submitting it or taking legal advice.

63/21 – Botney Bridge – Denchworth (Hyde) Road out of West Hanney

Working parties from Hanney Flood Group led by Clive Manvell and David Stubbington have worked to clear vegetation and silt impeding the flow of Childrey Brook under Botney Bridge. The riparian landowner has also done some work downstream of Botney Bridge.

This work may help to reduce the risk of serious flooding of Denchworth Road in the future.

The Chairman has met with Hanney Flood Group and James Spicer from the Environment Agency and Ewan Siret, OCC Bridge Technician and is grateful for the site-specific advice received from James Spicer and the undertaking from Ewan Siret that he will try to prioritise some repairs to the bridge guardrail. Ewan Siret confirmed that OCC Highways have no resources to clear the remaining silt from under the bridge.

The Chairman thanked Hanney Flood Group for the excellent, hard work they have undertaken at Botney Bridge.

64/21 – Parking on School Road outside St James School

Following a meeting with Steve McKechnie, Dickon Green, Wendy Quigley and Duncan May, an initial consultation has been prepared and sent to residents in the vicinity of the school and likely to be affected by the parking restrictions at school drop off and pick up times. A full public consultation is pending the completion of the car park extension at Hanney War Memorial Hall.

65/21 – 20's Plenty Campaign

We have been invited to join Oxfordshire wide initiative to see a 20mph limit introduced in villages and other suitable urban locations. There is no initial cost to the parish council. The scheme will monitor the speeds on roads through West Hanney over the first 6 months and if an average speed of 24mph is not achieved the parish council will be invited to consider other traffic calming measures (at a cost to the parish council) to achieve this average speed. If not, the speed limit will revert back to 30mph.

Councillors had not received any comments from residents about the proposed 20mph limit that had been publicised in the Hanney News

Our county councillor is in favour.

It was resolved that we should proceed with our application to express an interest in the scheme.

66/21 – Water Supply to the Allotment Gardens

Shortly after our last meeting we received a water bill for approx. £800 of arrears. It transpires that no water readings had been taken for over 5 years since Castle Water took over as supplier from Thames Water. For those 5 years we had only been paying the standing charge of approx. £25 per annum. When a water reading was submitted it indicated that 520cu metres of water appears to have been used since 2016. These arrears have been charged at approx. £1.50 per cubic metre.

There is considerable uncertainty about the usage rate on the allotments which needs close monitoring over the watering season. However, the current allotment rental of £10 per large plot or £5 per small plot does not appear to adequately cover the costs of the water supplied.

A decision to increase the allotment rental was deferred until further monitoring of the water usage has been completed.

The Chairman will investigate getting a push button tap installed to avoid the tap inadvertently being left running on the allotments before the watering season commences.

67/21 – Parish Clerk Remuneration

Pay scales 2021-22 have still not been published, Unison rejected 2.75% that was offered, any agreed increase will be backdated to April 2021.

68/21 – Risk Register

Still a work in progress – this is rather more complex if we have responsibility for footpaths and road maintenance – D Corps to bring an update to the next meeting.

69/21 – Public Art in Development

Deferred to next meeting

70/21 – Projects to enhance to community and environment of West Hanney.

Hanney Platinum Jubilee Picnic – Cllr Wilkinson had not received any response from East Hanney Parish Council about holding a Hanney Platinum Jubilee Picnic on East Hanney Parish Council owned land behind Hanney War Memorial Hall. The Chairman will contact the Chairman of EHPC

Cllr Garner stated the Hanney War Memorial Hall would be willing for its facilities to be used on

Sunday 5th June.

It was resolved we were not be in favour of having a beacon lit on land owned by the parish council.

Replacement of Carol Signers Bench overlooking the Buttercross – deferred until a later date. Other projects will be discussed at the next meeting.

71/21 – Parish Precept

The clerk had prepared a provisional budget and presented this with two scenarios; a 5% or 10% increase. After some discussion, it was resolved to apply for a 10% increase in the Parish Precept to allow for inflation and potentially to help us meet some increased expenditure in the coming year as discussed earlier in the meeting.

The chairman duly signed the precept form for the clerk to forward to the relevant district council department

DATE OF NEXT MEETING

1st March 2022 – Olde Hanney Room HWMH 7.30pm

Signed **Chairman**

Date