
Filkins and Broughton Poggs Parish Council
Minutes of Parish Council Meeting held on 17th February 2009

Present: R. Martin, K. Perry, P. Clark, T. Poole, M. Hambidge, C Bristow

66. *Apologies:*
D. Seale, D. MacFarlane
67. *To Receive Declarations of Personal and Prejudicial Interest:*
None
68. *Adjournment for Public:*
None
69. *To accept minutes of last meeting:*
Minutes of meeting 25th November were accepted and signed.
70. *Matters arising from minutes:*
Clerk reported the Centre flat and store have been cleared.
71. *County and District Councillor:*
Not present
72. *Planning and Cemetery Committee:*
Land adjacent to White House- granted. Clerk is still chasing WODC concerning concrete mullions on windows instead of stone. Planners have said builders have confirmed they are stone. We need more evidence to take further. We will object again- the builders may go for permission for concrete retrospectively. We must make sure the correct materials are used; if the planners will not investigate further we will ask David MacFarlane to intervene.
1, Bulls Close- Granted
Barn Close- Granted
Rose Cottage- awaiting decision. Flooding was a concern losing another open space. Roof has been replaced with new Welsh slate.
73. *Centre Committee Report:*
K Perry circulated a sheet of proposals for the flat. This suggested a bathroom be built using the existing space with door to corridor. Very damp needs central heating. For sanitary work and heating only Building Regs required. Fire resistance may be an issue as private tenant and shop downstairs- fire door may be required at bottom of stairs. If wall is taken out at top of stairs and replaced with banister will there be a fire issue. Yes stairs would need to be protected. Current partition is very flimsy- needs replacing with plaster board. Sound resistance- Co-Op rep came to inspect shop and suggested 1" protection. Roof height is sufficient in flat to allow for protection; this could be laid under the floor at the same time the central heating was installed. Joist position will have to be checked if partition wall is taken out in shop. If the gap between the joists is good this can be filled with loose insulation. Currently there is no sound insulation and conversations in the shop can be heard in the flat- the refrigeration units are also loud. Roof void is large- probably 60% again of flat space. Tanks are placed on RSJ's in wall not on the floor; a welder should be able to remove these. Upstairs could accommodate 2 bedrooms and a bathroom with a staircase out of the existing second bedroom. This is quite straight forward to do but would require more planning and building and fire regs. Would we get our money back? R Martin circulated some figures. Nick Owen, Moore Allen, Ian Grey and Tim Stacey have all seen the flat. The obtainable rent for 3 beds would be £650. If we work on Local Authority mortgage after 10 years we would break even. What

market are we aiming flat at? Young couple as 1st home who can't get 25% deposit. Will we attract people who want 3 bedrooms? Moore Allen and Nick Owen say yes. It was suggested we keep it small and manageable. We need to maximise the potential of the property. K. Perry estimates would be £40k for doing flat as it is another £25k could be spent. Is it worthwhile practical idea to build on second floor? Bedroom over shop would be light possibly windows to the front elevation. Money may be better spent on re-designing flat to make larger sitting room. Parking could be a problem- more people more cars. Need to look at it in the long term now- the capital worth for the Trust would be increased. Need to make sure we do not take wrong route. K. Perry estimated £60-65K to convert roof space. Burden would be on Council who would guarantee the mortgage. The rent would cover any mortgage payment. Whatever we do we will need to borrow the money just how much and where we get it from needs to be decided. Council will never be able to sell the flat as it belongs to the Trust- the rental must cover the costs and then provide a return. M. Hambidge suggested it should be left as it is and we should maximise what we have. Large changes have been made to the village and social conditions we need to be careful but need to investigate all possibilities. We should gather more information then put plans forward to the village- as trustees we are obliged to do the best for the Trust. K. Perry will gather information: put more detail on his synopsis, talk to planners and fire regs on one and two floor scheme and contact builders to obtain correct costing. K. Perry will take this a little further but not much, he will liaise with Tim Stacey and Ian Grey.

The access around the back is tatty and needs tidying. Can we use the door out to the lobby and use main centre door as front door. Shop and Post Office would have to be more secure; door could not be left open overnight.

Partition in shop: floor joists go wrong way so will need RSJ to support. Cupboard would hold RSJ or a pier could be built on each end to support it. Building Regs will be required and engineers report needed.

Storage shed- Shop asked if they can use it at least until the flat is let- is any money going to be spent on doing it up- No. Does shed need to go with flat? If yes then shed should be returned to original state if shop leave- agreed to on temporary measure- 1 months notice either way. C Bristow will see draft of letter before giving to the shop.

There is a possibility if we do not want to spend any money it could be linked to Housing Association- they will help pay for refurbishment. This will be looked into. Grant from ORCC also available, also with Local Authority.

Clerk read note left by S Gould concerning external maintenance. Clerk will give copy to K. Perry.

Swimming Club: The swimming club gave asked the Parish Council to look at some jobs at the Centre. A gateway needs to be in between pool and football field to allow mower access- approx £150. The gents' toilet is leaking and a hand basin is needed- I Grey will be asked to do this. Both jobs were approved to be done before pool opens. The Club will be paying for a new gate and entrance way to the pool which will cost approx £1800. They have £6757 in bank with the cost of the new gate and £1700 working capital this will leave £3257 in bank. The pool base needs some maintenance this year, there is a crack that needs attention and the committee would like to apply a layer of fibreglass to the pool so it will not need attention every year. The cost of this is approx £6000. The Committee ask that the Parish Council lend them £3000 to be paid back over two years. It was suggested that they apply to Hayes palmer for the money and if they do not get it then the Parish Council will lend them this money. Clerk will ask how much is available at the same time. Football Field: This has been taken over by moles. Charlie Stewart Woods will be looking at the field, swimming pool and paddock to see if it is possible to use a Rodinator to fill the runs.

74. *Treasurers' Report:*

Clerk circulated cheques paid list and bank balance.

Financial Regulations: Clerk and C. Bristow met and finalised regulations. These have been circulated to all Councillors. M Hambidge proposed they were accepted, seconded by T. Poole- unanimous vote.

Village Hall- It was agreed that a donation of £3125 would be given to the Village Hall refurbishment to allow them to apply for matched funding from WODC. It was suggested we need someone on their committee to make sure the money is spent wisely. M. Hambidge volunteered.

Precept: £5000 has been applied for.

75. *War Memorial:*
Clerk has spoken to War Memorials Trust. They have advised us to keep inscriptions to only the names which are there now. Alec Adams, who we are not sure about, may have been added if he died after the war ended as a result of being wounded. A decision was made to include names at Broughton Poggs as well on the plaque. A design will be agreed to at the next meeting.
76. *Final Report: Summer 2007:*
Report has been circulated.
77. *Flooding Works in Progress:*
Clerk is still working with OCC Highways to get drains cleared. Barrington Road drains are blocked also where Oxleaze Farm road meets Goodfellows Road. Also drain cover was broken by OCC when they last came out. This has been reported. It maybe worth commissioning a survey ourselves on our drainage system- cost would have to be looked into. Clerk will write to Highways and copy David Macfarlane and Don Seale to see if they can help.
Balance Pond: The area has been seen by landscaper, geology report and survey finished. WODC and Environment Agency have been approached for money we are waiting for them to get back to us. Planning permission will be required. ECT supports the scheme and will put £10k (to be confirmed) towards project. Ian Grey has looked at the practical side- Geo report has given good information on clay- this can be used or dam instead of concrete blocks. Environment Agency can see no problems if there is already a constriction on the river which there is with the bridge at end of Rouses Lane. The next meeting with them will cover EA approval, planning permission and funding.
Village of Year: Ben Pollard has been given permission to use work software for Filkins drawings- which has now been done. I Bailey and D Porter have found the tree survey quite complex- Lesley White has offered to help and take it to the WI.
78. *Bridge Cottage:*
Letter has been received from D Clifton concerning the purchase of our land at Hardcastles Field. We cannot agree to transfer the lease on the garden to any new resident; this was a condition before and the reason why we agreed to sell it. Purchase will be re-negotiated with a new resident at the market rate.
Clerk will write to D Clifton.
79. *Grass Cutting:*
Letter from WODC asking if we will take over responsibility for grass cutting. Clerk will contact WODC and ask what the reimbursement will be per sq mtr.
80. *Parish Transport Representative:*
M Hambidge will ask around village if anyone who uses the bus wishes to take this on.
81. *Shaping Futures Circulation:*
There is a section that applies to homes for local people. Clerk will ask if this means anything after the problems we have had with affordable housing.
82. *FOI Act:*
Clerk has put together our report which needs to be published on the internet and made available in the village. This was adopted unanimously.
83. *Letter from resident:*
Letter was received from Elaine Smith congratulating Council on the new signs.
84. *Victim Support:*
Donation letter was read.

85. C Bristow asked if OCC could be approached about the road surface on the Clock Round- the weather has broken up the surface and all needs resurfacing. Clerk will approach OCC. There is also a lot of mud over the road. R. Martin will approach David Jenkinson.
86. *Next Meetings:*
Centre Trust Trustee meeting on Saturday 21st March 10am in CWW Coffee Shop to discuss flat
Parish Council Meeting: 7.30 Tuesday 14th April 2009
Annual Parish Meeting Tuesday 19th May 2009