
Filkins and Broughton Poggs Parish Council
Minutes of Centre Sub- Committee on 19th June 2009

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

Proposal: Rent Flat to Village Shop for storage

If flat is refurbished and rent at market rate income to PC will be £2850 per annum.
Suggestion rent to Village Shop for £3000 per annum in current condition.
Shop committee in agreement- turnover is dropping and extra £10k per annum is required to keep shop going. With extra storage they can do this and increase number of lines stocked. They will also be able to buy in larger quantities and take advantage of offers.
Other rooms could also be used for different facilities- clinics, meeting room, hairdressing etc. Need to be explored.

Has shop reached plateau- could “tick over” at same income. No will decline and shop needs to change.

Shop would be responsible for change of use, re-decoration to make good for storage- shed would still be used as cannot store dry goods there.

Parish Council does not have time to manage and organise the project- Flat has not had money spent on it since it was first rented out.

Proposal will be for 6 month trial at £1500 rent. Shop will also be responsible for paying Council Tax which is now due. During 6 month trial village can be consulted as to use of the flat and changes will be seen in shop. Contract can be cancelled after six month trial. This will also give time to firm up quotations which will form part of the consultation process.

Proposal:

Flat rented to Village shop for trial six months under contract. All decoration, change of use and council tax to be undertaken by Village Shop. Rent for six months will be £1500. During six months consultation will take place.

Proposed by P Clark, seconded by K Perry. All in attendance agreed.

Contract and minutes will be circulated to Councillors.

Filkins and Broughton Poggs Parish Council
Minutes of Parish Council Meeting held on 29th June 2009

Present: R.Martin, K. Perry, C Bristow, P Clark

15. *Apologies:*
T. Poole, M. Hambidge
16. *Declarations of Personal or Prejudicial Interest:*
None
17. *Adjournment for Public:*
None
18. *Accept minutes from last meeting:*
Minutes of meeting 18th May 2009 were accepted and signed.
19. *Matters Arising from Minutes:*
War Memorial- Brass plaque to go ahead
20. *Planning and Cemetery Committee:*
April Cottage- granted
Pear Tree Farmhouse – awaiting decision
21. *Centre Committee Report:*
Sub Committee minutes were circulated. These will be accepted at the next meeting.
Village shop will be paying Council Tax on top of rent and as from next quarter electricity. Consultation for usage will be a joint scheme between shop and Council.
Flat will be rented to Village shop for six months initially, in mean time quotes will be firmed up. Someone needed to manage the project- would we employ someone. K Perry has worked on quotes so far but there are grey areas that are estimated- plumbing, decoration and electrics need to be planned. K. Perry happy to do some work but not all and develop up to fixed price. C Bristow will help.
Chairman will draft rider to contract for Village shop – this will be circulated before signing.
Post Office: Post Office has been advised that a bell is required outside the internal door to bring premises into line with disabled access regulations. Post Office will reimburse expenses. This was agreed and work will be undertaken.
Cripps plaque will go back up in corridor when decorating complete. Trying to create a commercial atmosphere so it may need moving in the future. It has been there for forty years but was originally in old Doctors waiting room. Old Post Office door signs are being re done and will be put back after door is painted.
Playground: RoSPA report has been carried out. A bolt in the two bay swing needs replacing. Clerk to ask Mac venture to repair. Pile of stones to be moved and area under trees cleared. C Maunder will be asked. Mini skip will be ordered, Ask Jesse Burden permission to put in lay-by. C Bristow will help C Maunder load.

22. Treasurer's Report:
Cheque list was circulated with bank balance. All was agreed.
Hayes Palmer money request. Only £250 interest received this year 2008/9. Request was received by Village shop this will have to be turned down. No more applications until 2010. Should the Council help the shop- not at this time.
Audit: C Bristow and Clerk completed the audit. Section 1: Statement of Accounts was read and approved by the Council and duly signed by the Chairman and RFO.
Section 2: Annual Governance statement was read by Chairman and completed. This was approved by the Council and signed.
C Bristow advised next year we should re assess the building costs of the Village Centre, this was last done six years ago.

23. Vale Wood:
It was decided to turn down offer from Woodland Trust to take a lease on Vale Wood. The risk would be too high. Clerk will inform Justin Milward. Environment group may want to look at this offer.

24. Environment Group:
Replies received from land owners. Goodenoughs will meet and discuss the Withy beds and Langford Road field. ECT will comment when Oliver Dallyn returns from leave and will discuss footpath link to St John Wood.
Balance pond is moving on. WODC have included project in their application to DEFRA. This will not be heard until Jan 2010. ECT is supporting- if successful this should start Spring 2010. Peter Collins is checking timings are correct.

Bridge Cottage: D Clifton is purchasing his garden. S Clarke will draft letter to finalise details.

Council has been approached by Alan Beams Recycle Lite Ltd – environmental waste management and waste reclamation who are looking at the Peter Cook site. Only taking back building- glass recycling due to noise- but may take over rest of site for waste paper and organic matter. All will be sited in buildings so odour/noise/dust free. There will be no lorry movements through the village so further development will be needed on road system. Need to ask planners to verify what exactly they understand in 106 agreement. The planning structure has changed is 106 agreement still in force. Planning permission will be required for what is allowed in further development.

White House land adjacent: is concrete not stone. Letter received from WODC planning no further action will be taken even if not stone which clearly goes against planning conditions. Lanning dept should be able to tell the difference between the two. We will give planners one month to tell us if it is concrete or not- there is no point us commenting on materials if it does not matter. If we do not hear from them we will approach Barry Norton Chair of WODC and Rob Parkinson Conservation Officer.

25. P Clark will be resigning after this meeting. Thank you for your work on the Council. WODC will be informed of vacancy.

26. Date of Next Meeting: Monday 7th September 2009 7.30pm in Village Hall Committee Room.