

Extraordinary Meeting of Ashbury Parish Council
Ashbury Village Hall
Monday 13th August 2018 at 7.30pm
Minutes

Present: Cllr K Watkins (Chairman), C Davies (Vice), P DuBois, C Prentice
37 members of public

ITEM

51 To receive apologies for absence

Cllr Anica Alvarez Nishio and Bill Spence, Claire Arnold (Clerk)

52 To receive any declarations of Personal, or Personal and prejudicial interest in respect of items on the agenda for this meeting

None

53 To discuss the restricted access to the field at Wixes Piece and agree on steps to be taken aimed at securing a permanent solution.

The following statement was presented by Cllr K Watkins:

- The Parish Council have been unable to reach a mutually agreeable solution with the adjacent property owners regarding access for events to the Open Space. Talks may continue but we are not able to see a way forward at the moment.
- The deed discrepancies were signed off by the developer and Land Registry. These will both be pursued with a view to the contradiction being righted.
- The Parish Council solicitor used at the time is currently pressing Land Registry with the aim of seeking compensation for our predicament – this will continue.
- The focus now is to identify a means of access that can be used for events going forward. The Parish Council proposes a vote of thanks to the residents of Malthouse Close. They have shown tremendous community spirit in supporting the access through their road for the two events held on the space. It may be that we need to use this again in the future however we do want to explore other options so any residents who have some other ideas are urged to come forward.

The topic was then opened to the floor for comments:

- A member of the public stated that it should be possible with goodwill to reach an agreement with appropriate indemnity on all sides.
- A member of the public asked whether any other assistance was required from the community. Response: Any other ideas re alternative access.
- A member of the public asked if insurance was an issue. Response: The PC have secured appropriate insurance from their provider and have quotations from other insurers should there be queries.
- A member of the public asked whether the other party might be open to compromise and dispute resolution. Response: The PC is unable to comment on the finer details of the negotiations so far.
- A member of the public queried the restrictions on use as these had not been apparent at the time the land was signed over to the Parish Council. Response: The PC explained the points of the deeds that have been under discussion. The aim is to ensure a useful space for the village for the future.
- Elizabeth Derrington advised the room of the newly formed Open Space Committee and appealed for more members to join. She advised on their remit and hopes for the future.
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54 To discuss the known breaches of the lease/under-lease on Ashbury Shop and agree on steps to be taken to resolve the situation.

The following statement was presented by Cllr K Watkins:

- Many discussions have taken place over the past few months between the Parish Council, the Landowner and the Shop Keeper. The Landowner has shown complete support for all proposed changes to the lease as requested by the shop keeper. These will be addressed using a set of letters to create an addendum to the lease. It is hoped that these will be

agreed and signed before the next meeting of the Parish Council in September.

- Between now and then the shop keeper will ensure that any lease breaches raised against the current lease will be resolved.
- The shop keeper is currently waiting on documentation from Building Regulations regarding the internal alterations. A copy will be provided to the Parish Council and the Land Owner for their records.
- Regarding the Usage of the building, the shop keeper has consulted with the Vale Planning department. They have advised that there are no laws being broken by her continuing to run the Tea Room and have requested that she not stop. They will be sending her instructions on how to apply for a retrospective change of use. The Parish Council will liaise with her for an update for the September meeting.

The topic was then opened to the floor for comments:

- Cllr C Davies noted that the Change of Use is a paper exercise only.
- Cllr C Prentice advised that this update is not to address the running of the business in any way, it is merely an update for the community on the legal standing.
- A member of public raised concerns over parking in the village as noted in the Neighbourhood Plan and questioned whether the addition of a Tea Room would make this worse. Response: Cllr C Davies stated that the Neighbourhood Plan highlights areas within the village that have parking issues in peak times such as School drop off and pick up. Wixes Piece is not considered one of these areas. Cllr K Watkins also advised that the Change of Use is a paper exercise only and that the Tea Room has been in operation for the 3 years that the Shop has been open. This point was confirmed by the shop keeper who was in attendance.
- A member of the public queried whether the road had been adopted. Response: Cllr K Watkins stated that she had been advised that it was adopted in June 2017 but would confirm with Highways. Update from Sara Warwick at the dept. of Infrastructure, Innovation & Development at Oxfordshire County Council: "Our Adoptions Team instructed Highway Records on 08/08/18 to complete the adoption process and update our highway record maps. The Certificate of Adoption will be issued in due course."

55 To discuss Training Courses

Cllr K Watkins advised that there are a number of training courses available from the Oxford Association of Local Councils (OALC) to Councillors. However due to the recent resignation of the Parish Clerk she proposed that any monies that could be allocated to training be used for the new clerk when they are recruited. Agreed by All.

56 Any Other Business

- Clerk Vacancy
 - Deadline for applications
Cllr K Watkins advised that there has been some interest but would like to set the end of August as the deadline for applications. All Agreed.
 - Sub Committee
Cllr K Watkins asked for two councillors to join her on an interview panel for the new Clerk. Cllrs C Davies and C Prentice agreed to participate.

Meeting Closed 20.07

Kate Watkins

Chair to Ashbury Parish Council 13/08/2018

Next Meeting will be held on 10/09/2018 at Ashbury Village Hall