



## Great Shefford Parish Council

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### Minutes from Thursday 8 March 2018

**Present:** Cllr S Ackrill (Chairman), Cllr S McCarthy, Cllr B Williams, Cllr P Storey, Cllr E Bell, Clerk K Lloyd and 8 members of the public.

- 1) **Apologies** - Cllr G Knass
- 2) **Declarations of Interest** – on agenda items
- 3) **Open Forum** (time limit at Chairman’s discretion)
- 4) **Planning – 18/00316/FUL** -The Nook – Full application for the change of use of part of an established agricultural track to allow secondary residential access to the Nook.  
Following discussion PC were unable to support the application as it was outside the settlement boundary so agreed not to comment.
- 5) **Minutes** 1 February 2018- to be agreed and signed  
Cllr McCarthy proposed and Cllr Williams seconded the minutes to be a correct representation of the meeting. Cllr Ackrill signed the minutes.

#### 6) **Finance**

##### a) Bank Accounts on 12 February 2018

Great Shefford Parish Council	£17,283.34
Recreation Ground Account	£10,221.59

##### b) **Cheques to be approved in this meeting.**

S/O	K.Lloyd Parish Clerk Standing Order -payment on 25.03.2018	£555.00
100360	FCC Recycling (UK) Ltd (3 x invoices)	£113.60

The Clerk reported she would be contacting Barclays to amend the standing order for Clerks salary for the 25<sup>th</sup> April payment onwards to £570.82 following the annual increase approved in the budget. The Clerk hoped the ‘Simple Service Authority’ form submitted for the second time to Barclays was now in place which authorises the Clerk to speak with Barclays on PC account matters. The Clerk will also inform Autela Payroll of increase. **Clerk**

The Clerk reported a VAT refund was submitted for £732.91 and hoped it would be refunded in this financial year.

The Clerk reported GSAS cheque in the amount of £300.00 had been received and will be paid into the PC bank account in the new financial year to keep the accounts balanced. **Clerk**

- 7) **Great Shefford Allotment Society** Helen Brown informed PC they did not have a copy of the Lease Agreement and their proposal is based on the Heads of Agreement dated October 2015.

*The Clerk said this is the only signed agreement and no further 'lease' agreement is on file between Benash Farms and the Parish Council*

Helen Brown said they note from the Heads of Agreement for Great Shefford Allotments that the existing lease comes to an end on 31<sup>st</sup> March 2019. As per the agreement an extension is to be negotiated 12 months prior to this.

With this in mind we would like to discuss the options for GSAS.

We would be looking for a 10 year lease with annual rent increases in line with inflation.

This is based on the following points.

GSAS has demonstrated a commitment to fully utilising the allotment site over the last 7 years with a waiting list for allotments without the need for publicity. We feel we have met the obligations of the Heads of Agreement at all times.

GSAS provides a valuable contribution to the health and welfare of its members and supports events in our village.

Growing produce is usually based on a 4 year crop rotation cycle and therefore a potential one year extension would be considered to be inadequate. We require stability in order to plan ahead. Asparagus beds and fruit bushes for example take several years to reach full production. We believe the rent of £300 per annum from 1<sup>st</sup> April 2018 is in line with the national average and therefore request further rent rises to be at the annual inflation rate.

Cllr Ackrill said the rent was increased from £200 to £250 in 2015 and in the agreement it states the rent will be subject to review on the 1<sup>st</sup> April 2017 and 1<sup>st</sup> April 2018. Concerning the proposal to extend the lease to 10 years, Cllr Ackrill felt it was an acceptable request to ask and was in agreement to ask Carter Jonas the agent if a 10 year lease could be agreed with the landlord, along with the annual rent increases shown in the agreement.. Cllr Ackrill asked PC their thoughts and all Councillors agreed to the proposal. The Clerk was asked to contact Carter Jonas in first instance and if a meeting is required than a member of PC will meet with them to negotiate on behalf of GSAS.

**Clerk**

#### **8) Annual Parish Meeting update**

The Clerk reported the following groups had confirmed their attendance at the Annual Parish Meeting on the 12<sup>th</sup> April 7.30-9.30pm in the village hall.

- 1 Church (stand and speaker)
- 2 Village Hall (stand only) Denise Harrington will set up/look after stand as Jane Turton away.
- 3 GS Pre-School (Stand and Speaker)
- 4 Chris Ward - Neighbourhood Inspector from Thames Valley Police (will give a talk on local crime and answer any questions)
- 5 GSAS (Stand only)
- 6 4 Legs Radio – (will give a talk on the launch of the Radio)
- 7 Bookclub (stand only)
- 8 Trindledown National Animal Trust (Stand only, could give a talk if wanted)
- 9 Flood Alleviation Scheme – (speaker only)

5 speakers plus Trindledown if asked by PC

6 stands (tables) required

No reply from Butts Brewery, Swan Pub and the Social Club. The Clerk asked PC if visiting the Social Club and the Swan to mention the meeting and ask them to contact the Clerk if they would like to attend.

**All**

The Clerk will work on the agenda in the next couple of weeks.

**Clerk**

9) **Playground Activity Trail update**

Following one quote in the last meeting, the Clerk reported she had contacted two further companies, one being 'Fawns Recreational Services' in Farnborough, Hampshire who visited site and suggested going back to the supplier (Playdale) as it would be more costly due to Fawns not having the correct manufacturing fittings.

The second quote the Clerk was still waiting on from 'Playground Services' in Hungerford who was due to visit site when the snow fell, and assumed this has delayed the quote. The Clerk will chase.

Cllr Ackrill reported he had received an email from Playdale who said an Area Manager was visiting site on Tuesday 13<sup>th</sup> March. Cllr Ackrill will meet them and report back.

**Clerk/Cllr Ackrill**

10) **Flood Alleviation Scheme**

Following the last Flood Forum meeting, Cllr Ackrill reported the monitoring of water levels was going well.

Cllr Ackrill was pleased to report the Flood Alleviation Scheme fundraising quiz on Saturday 3<sup>rd</sup> March was now full.

Cllr Ackrill said due to popular demand our resident quiz master Martin will be hosting another quiz night in the Swan on Friday 20<sup>th</sup> April.

Also in the Swan on Friday 18<sup>th</sup> May 'A Right Royal Stag and Hen Do' will be held in aid of more fundraising.

**Please support both these events to help raise money towards our £80,000 target!**

11) **Cllr Questions and reports** Cllr Storey reported after being informed no trees would be planted in the Mead by WBC, Trees have been planted.

12) **Clerk Correspondence**

The Clerk asked what the outcome was from a phone call to the Clerk from a concerned resident reporting that no grit was found in one of the salt bins last Friday when heavy snow fell. After discussion it was decided an annual check will be put in place early autumn to check the salt bins are full. It was reported that grit in the past had been taken from the bins for personal use leaving them empty. The Clerk asked if GS needed more Salt Bins, Cllr Storey said areas of vulnerability needs to be looked at and the emergency management team requires a review as perhaps some of the people had moved on.

The Clerk was asked to obtain grit quotes for the two salt bins already in place and quotes for new salt bins if more are proposed. – Item on-going.

**Clerk**

The Clerk asked if the fence was fixed at 2 Miller's Field -reported it was still leaning. The Clerk said she would chase the letting agent again.

**Clerk**

The Clerk asked if any further acknowledgment for The Bridge House was received. The Clerk will ask if WBC had visited site to investigate drainage.

**Clerk**

The Clerk reminded PC of the '101 Squadron Lancaster Memorial Service' in Welford on 28 March. Cllr Williams is attending.

**Cllr Williams**

The Clerk was asked to find out the cost of 'A Silent Solder' to commemorate the 100 year anniversary to mark the end of the First World War.

**Clerk**

The Clerk reported a resident asked if anything could be done to stop or reduce the amount of 'for sale' boards on the grass area of Blakeney Fields and Hawthorne Way. After discussion the Clerk will ask the resident to contact WBC as this grass area belongs to them.

**Clerk**

13) **Matters for future consideration – Salt bins**

**Close of meeting-Next meeting Thursday 5 April 2018 -Annual Parish Meeting 12<sup>th</sup> April.**