

## MINUTES FOR THE MEETING HELD IN THE VILLAGE HALL ON NOVEMBER 17th, 2015

Present were Nicky Brooks, Mark Walker, David Taylor, Alan Wilson and Martin Wilson. Apologies were received from Eileen Mawle. Also present were Cllr. Robert Courts, WODC Cabinet member for Communities and Housing, Diana Shelton, WODC Head of Leisure Communities, Cllr. Charles Mathew (OCC), Cllr. Peter Emery (WODC) and 28 members of the public.

There were no Declarations of Interest.

### MATTERS ARISING

**Mason Arms.** The meeting commenced with NB informing everyone that the pub owner had originally said he would attend but later changed his mind. She continued with an explanation of the facts as we see them. Her notes are attached to these minutes.

Mr. Courts then explained the workings and intricacies of the 'Asset of Community Value' system (ACV) which must not be confused with planning regulations. A recording in the ACV register marks the start of a six month moratorium to give the community time to make a bid for the property - this we did but we received no response. Now that the pub has been sold - the land registry confirm this fact - WODC must delist it and under the Act consider if the remaining buildings are Assets of Community Value without the main pub attached.

Dick Pears wanted to know if we make request for another ACV at the end of December on the entire property, assuming WODC delist the outbuildings, would WODC accept our application? Mr Courts said he could not guarantee such a listing but his council would certainly listen. He also said that if the listing on the outbuildings remains (probably unlikely) we would only be able to list the pub section as an ACV. Although both parts would then be listed, two separate listings would not be as 'strong' as one covering the entire property.

DP then asked when is WODC going to prosecute Mr. Rodger for perjury? He has signed an affidavit that he lives in Mason Cottage whereas DP has 44 people who are prepared to say on oath that he does not.

Thirdly Mr. Pears stated that as the pub is a 'Grade 2' listed building, WODC should be carrying out an annual inspection of the empty property. Where is their report? He will put his questions in writing to the council.

Mr. Courts stressed that the District Council wants to work with the PC although they must be seen to be fair and act within the law. He said quite a few points raised by the audience related to planning matters and not the ACV register.

It seems from all this that the Asset of Community Value Register is not as robust a tool as we had hoped. Planning Regulations might be more so.

The Parish Council formally agreed that we should request a new ACV registered to cover the entire property.

Following a short break we carried on briefly with other matters.

The minutes for the October meeting were signed as being a true record of proceedings.

**Planning Applications.** there were no objections to the retrospective application to convert an agricultural building to B1 business use at High Cogges Farm.

AOB

OCC's Oxfordshire Together – giving communities control over local services. Charles Mathew expressed the view that we should meet other parish councils in the locality to see if we can arrange to share somebody on a part time basis to do odd jobs such as grass cutting, clearing of ditches etc.

The clerk was asked to obtain the latest traffic figures for the village from OCC.

Cheques were drawn as follows:

- £1500 towards the cost of village hall curtains (remaining balance of £5000 donation)
- £930.24 - Kevin Grant for grass-cutting of village green and village hall garden.
- £300 - Walker Machinery for cutting the recreational area on Station Road.

It was decided to hold another meeting on December 1st, primarily to discuss the Precept requirement for next year.