

WALLINGFORD TOWN COUNCIL

M I N U T E S

of the

Parks, Gardens, Allotments and Open Spaces Committee
Meeting held in the Town Hall, Wallingford
on Monday 5th February 2018

P R E S E N T

The Mayor, Councillor Kidley

Councillors Hughes, Lester, Upcraft,
In Attendance – Mrs Tracey Collins (Officer and minute taker)

538. APOLOGIES

Apologies were received from Councillors Baroni, Davidson and McGregor and Mr Bryan Gilbey (Parks Foreman)

539. ADMISSION OF THE PUBLIC

There were no admissions to the Public

**540. PUBLIC PARTICIPATION – NOTIFIED AND IMPROMPTU
15 MINUTES IN TOTAL**

1) Mr Sean Raffill, Property Manager for Gadegroup Ltd – Sean explained that he worked for the landlords of the properties where the rubbish is coming from. The landlords are aware of the problems and have spoken with the tenants to try to find a solution. Sean explained that one of the tenants was a post office and was finding it extremely difficult to get rid of his rubbish and was having to pay for business disposal. Councillor Lester asked if the business owner was a driver as there was a very good waste recycling centre just a mile or so up the road. Sean explained the need for waste containers/rubbish bins and wanted to use the Council land that was known as the Memorial Gardens opposite Waitrose, Gadegroup have drawn up diagrams of how they see the bin stores to look. Councillor Upcraft asked if the Gadegroup had liaised with the Conservation Officer at SODC, Sean explained he would do this once he had the backing of the Town Council. Councillor Lester asked if the wooden boxes would be locked and who would unlock them on bin day? Sean explained that as soon as he had the go ahead from the Town Council he would start liaising with the refuse company but would assume that they would have keys and would unlock the bin stores. Councillor Upcraft asked who would be responsible for

the upkeep of the bin stores bearing in mind it would be on Town Council land. Who would accept liability for the maintenance? Sean said he could not answer that question at this time but that he would find out. Councillor Upcraft thanked Sean and suggested obtaining answers to these questions.

2) Mr Chris Wales – Co-owner, A Step Ahead 2 –

Chris explained that he along with his wife Georgia owned the hairdressers together with offices and flat above. He was very concerned with the idea of the bin store mainly due to damp, a problem they already have in the shop which would be made worse by a bin store close to their back wall which would not allow for adequate ventilation. Chris confirmed the need for something to be done about the rubbish, and explained the smell and unsightly bags were something had to put up with for a long time now. Chris explained that the rubbish often spilled out on to the floor, nappies, tins and he said it would appear now we have business waste also something that he was a little shocked to hear that. Chris was also concerned that the bins could be used as an easy way of access the flat roof. Chris explained they are not happy about this bin store due to damp, security and hygiene.

541. DECLARATION OF INTERESTS

Councillor Lester reminded Members that information was available on the table for each Councillor to read.

542. MINUTES

i) To sign as a correct record the Minutes of the Parks, Gardens, Allotments and Open Spaces Committee meeting held on the 6th November 2017 as set out on pages 151 - 155 of the Minute Book.

It was Proposed by Councillor Upcraft, Seconded by Councillor Kidley and

RESOLVED:

THAT the Minutes of the Parks, Gardens, Allotments and Open Spaces Committee Meeting held on the 6th November 2017 as set out on pages 151 - 155 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

543. ALLOTMENTS

a) **Waiting List/update on allotments/WAGS** – Mrs Collins reported that there were five people on the waiting list, two of these people already have a plot but would like another quite specifically near to their existing plot. Tenants all

seem happy at the moment, Mrs Collins is making regular inspections and dealing with the ones who are not maintaining plots. Mrs Collins met another young couple on Saturday to hand over a plot that had not been well looked after, they were very keen to get started and excited by the challenge. Yearly invoices will be generated at the end of March and Mrs Collins was keen to work with WAGS to encourage plot holders to become members of WAGS so she will enclose an application form and information about WAGS with the invoices. Hopefully this will encourage new members. There is a new notice board for the allotments to replace the very old and leaky one, this should be erected in the next couple of weeks.

544. PARKS FOREMAN UPDATE

Mr Gilbey was unable to attend tonight's meeting but sent a report. Mr Gilbey and his team were working hard on lots of things including the Kinecroft and Bullcroft and had a number of new noticeboards to erect. Councillor Lester asked if everyone had read the report and asked if there was any questions. Councillor Hughes was concerned about the state of the Kinecroft and suggested that maybe the site was now being over used and we should consider limiting usage especially following the damage caused by the fireworks. Councillor Lester stated that Mr Gilbey had some good ideas with regards to tracks that could be used and the type of tyres a vehicle should have to cross this sort of terrain. Councillor Hughes also mentioned the state of the paths, they had become very muddy after the event and were a slip hazard. Councillor Kidley asked about the pressure washer that he had sourced for such events, Mrs Collins said she would ask the Foreman if this had been purchased yet. Councillor Lester noted that Mr Gilbey stated he was concerned at the lack of training. Councillor Lester asked that she be made aware of his team's training needs and the training that they had already received.

545. BULL CROFT PARK

- a) Councillor Upcraft reported from the Bullcroft Trust Working Party that he was no further forward with the Town Green Registration through Oxfordshire County Council, they had until 20th February to provide him with information through the Freedom of Information Act. A discussion was had with regard to the Recreation Rooms at the Finance and Properties meeting which meant that the contractors will be asked to re look at drawings and costings. Councillor Upcraft reported that Councillor Baroni had made progress with a group of volunteers looking at the playground, pavilion and rec rooms so they are putting some ideas together, also that Councillor Lloyd had suggested submitting outlining planning application for the Recreation Rooms, this may help to move things along with the Town Green Registration.

To note forthcoming events on the Bullcroft:-

SODC, buggy fitness each Tuesday daytime
14th April, SODC, Family Orienteering Event

546. KINECROFT

To note forthcoming events on the Kinecroft:-

3rd, 4th, 5th May, Perry Hatwell's Funfair

13th May, 1155 Society, Vintage Car Rally

It was suggested that the Organisers contact the parks foreman as soon as possible to discuss ways to minimise further damage to the Kinecroft .

24th June, Rainbow Pre-school sponsored bike ride
6th, 7th, 8th July, Cycling Festival

547. OPEN SPACES

- a) **Discuss the continued rubbish problem in the Market Place** – Councillor Upcraft was pleased that the landlords wanted to sort this rubbish problem out but was concerned that the rubbish is also coming from the shops below especially the new Post Office. Councillor Upcraft was unsure who would lock and unlock the bin stores, would it be down to the tenants or the refuse company? Councillor Lester felt that the rubbish would just be put on the top of the bin store if the tenant forgot to bring the key down to the bin. Councillor Upcraft felt that the landlords were not really sorting the problem out especially if some of the waste is commercial and some domestic. Councillor Hughes felt that the Town Council should not accept this option and asked had the landlords actually put a formal proposal to the Town Council which included compensation for the use of the land? Councillor Lester had a conversation with the landlords a number of months ago with regard to an alternative to the Memorial Gardens and suggested, Feathers Yard as a suitable place for a bin store, the owners of KP were in support of this option but no further progress had been made.

It was Proposed by Councillor Upcraft, Seconded by Councillor Hughes and

RESOLVED: That Agenda Item 10a – the landlords submit a formal proposal to the Town Council which would include the offer of compensation for the use of Council land once the landlords have spoken with the Conservation Officer to establish if this would be acceptable and also the Refuse Company to enquire who would unlock

and lock the bin stores. Also if the landlords could establish who would be responsible for maintenance of the storage units.

b) Car Parking – Defer to next meeting

c) Discuss letter of concern from a local resident – The letter was sent to County Councillor Lynda Atkins, who referred it to the Town Council. The resident was concerned about the state of the pavements in Wallingford for the elderly and wheelchair users. The Councillors all agreed that this was the responsibility of Oxfordshire County Council, the pavements had undergone some repairs and maintenance in the last year, so would not be able to support any further work at this time.

The resident was also asking for a bench to be installed under the Town Hall. There used to be a bench in this area, but due to vandalism and re-arranging the space for bookings under the Town Hall it was not a suitable place to have a bench.

It was Proposed by Councillor Kidley, Seconded by Councillor Upcraft and

RESOLVED: That Agenda Item 10c – The Town Council would not be able to fund any further work to the pavements nor provide a bench under the Town Hall, this would be fed back to the County Councillor Lynda Atkins.

d) Terms and Conditions – The Open Spaces Agreement was discussed in detail. A number of items of change operationally were proposed and resolved by Councillor Upcraft and Seconded by Councillor Hughes

- a) Deposit will be consistent for all users of Kinecroft and Bullcroft and will rise to £500 per space.
- b) To add at point 8 that as well as a risk assessment being required, Public Liability Insurance up to £10,000,000 is expected to be provided.
- c) Move some of the points to the top in order of priority.
- d) To note on the letter that organisers will be expected to liaise with the Parks Foreman with regard to minimising damage to land.

To note forthcoming events in Open Spaces –

13th February, Pancake Day

21st April, St George's Day

16th June, Carnival

548. CASTLE GARDENS

- a) **Band Concert Rota** – The rota is available for all Councillors to add their names for this year's concerts.
- b) **Castle Ruins** - Defer to next meeting

549. FUTURE AGENDA ITEMS

Castle ruins – Councillor McGregor
Car Parking – Councillor Davidson
Wilding Road and Radnor Road Play areas – Councillor Baroni

Meeting closed at approximately 8.00pm