

# **Minutes for Twyford Parish Council Extraordinary Meeting held at 20.00 hrs on 23<sup>rd</sup> November 2009 at Twyford Village Hall.**

**Present:** Mr R Landells (Chairman), Mr A. Wood, Mr B. Steele-Tyson, Mr T. Cook, Mr J. Boasman, Mrs R. Sloan and the Clerk, Mrs A Curtis.

**Also present:** Mrs J. Phipps (District Councillor), Mrs K Rollaston (Village Hall committee representative), Mr K Searle (Twyford shop committee member) and Mr. M. Davies (Chairman, Twyford shop committee)

1. **Apologies.** Mr A Riley
2. **Declaration of Interest.** Mr R Landells, Mrs R Sloane, Mr T Cook, Mr B Steele-Tyson and Mr A Wood
3. **New Village shop proposals.** The purpose of the meeting was to discuss proposals to build a new Village shop on land adjacent to the village hall, owned by Mr S Hodges.
  - Mr Landells asked those present if there was a majority vote in favour of the proposals and this was confirmed by a show of hands
  - Mr Davies opened with the three basic issues that needed to be dealt with initially – the timeline, village “buy in” and the existing landlord’s response.
  - Mr Hodges was given a more detailed plan of the proposal by Mr Davies and as a result is even more enthusiastic.
  - Mr Davies stated that the landlord of the existing shop premises would need to be approached soon to prevent him from incurring unnecessary fees connected with drawing up a new lease. He concluded that this approach may result in the landlord retracting the use of the premises. Mr Hodges has indicated that he would be happy to provide temporary accommodation in the field if required. This path may be dangerous as it is not guaranteed that outline planning permission for the new building will be granted and the village could be left without a permanent shop.
  - Discussions regarding approaching the current landlord related to the fact that he was not overly hopeful with regards to obtaining residential planning permission for the existing site and may try to obtain residential with commercial planning instead. If the village shop were to obtain new premises and the commercial element therefore was no longer viable, the planning department may look more favourably on residential, with the backing of the shop committee. Would it be possible to obtain a 12 month lease from the landlord? Are the shop committee in a position to offer to buy out the landlord?
  - AVDC have looked at the plans for the new building and more details will be required – detailed drawings to scale. The plan would be for e Parish Council to propose and obtain outline planning for which the shop committee would pay – this cost is being awaited from AVDC. Before the application can be made, there needs to be some form of poll around the village to gauge and prove support and graphic/pictorial details would be needed for this. Mr Landells could put together a questionnaire for villagers in early December.
  - The existing landlord also needs to be approached. Mr. S Hodges was hoping that the OPP application would be able to be filed before Christmas running to approval in March/April 2010.
  - Bus Shelter – under the proposals this will need moving further up the Portway Road. It was agreed that the new site would be safer. AVDC are keen on the move. Mrs Phipps pointed out that the county could be difficult in this regard.

- Mr Landells pointed out that if the new building went ahead, the village hall would be land-locked – there would be no opportunities for further extensions.
  - Pros and cons – Mr Davies feels the new site is viable, Mrs Phipps stated that AVDC would prefer an application for the shop to be made on the existing site. It was pointed out that the fact that the proposed land is open countryside would be against AVDC planning policy unless there were exceptional circumstances. Mrs Phipps said that AVDC are always aware of precedents – Mr Landells asked if it was possible to find out what other precedents had been set and the arguments used. Mrs Phipps says the site is against planning rules but this may be able to be solved because it is a community project. Could the Chinese take-away be incorporated into the new building – the landlord leases the equipment – could this be purchased as an incentive? Mr Landells raised the question of a farm shop – would OPP be considered in a different light?
  - Flood assessment –MR Steele-Tyson pointed out that OPP may require a flood assessment due to the close proximity of the river. Mr. Hodges has had one done in the past when the village hall extension was built. Mr Davies will check with Mr Hodges.
  - Mr Steele-Tyson will download the application, ascertain the minimum information required and the fee with a view to getting an agreement in principle.
4. **Precept 2010/11.** Mr Landells proposed that the committee members present empower a Finance sub-committee comprising Mr A. Wood, Mr R Landells and Mr B.Steele-Tyson to look at and set the new precept, with a 10% limit. This was agreed and a meeting date set of 14<sup>th</sup> December 2009 at 8pm to be held at Mr A Wood's house.
5. **Next full meeting.** This was set for January 4<sup>th</sup> 2010 at 8pm in the village hall committee room.