

**MINUTES OF THE MEETING OF THE S106 SUB-COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD ONLINE USING ZOOM,
ON THURSDAY, 2 JULY 2020 AT 7.30 P.M.**

Sub-committee members present: Councillor A Crawford (Chairman) – part
Councillor J Goodman (Vice Chairman)
Councillors A Dunford, J Hannaby,
Major J Sibbald and C H Wills-Wright.

Others present: Two members of the public

Clerk: WP Falkenau

A. Apologies for absence

Apologies for absence had been received from Councillor Gilhome. An apology for late arrival was received from Councillor Crawford. In Councillor Crawford's absence, Councillor Goodman acted as the meeting chairman for the first part of the meeting.

B. To receive any declarations of disclosable pecuniary interests

Councillor Goodman declared an interest in any matters relating to St. Modwen.

C. Statements and questions from the public

A member of the public raised a question regarding how the £4.5 Million previously allocated for the development of a new leisure centre off Mably Way was going to be spent, now that it was not going ahead. It was agreed that this was a matter to be referred to a future meeting and that there was a need to engage with the District Council to ascertain its intentions.

ON THE PROPOSITION OF Councillor Hannaby
SECONDED BY Councillor Sibbald

IT WAS RESOLVED that the Clerk should arrange a meeting with the District Council's cabinet member for Leisure and a district council officer to discuss the spending of the £4.5 million, previously allocated for a new Leisure Centre, and how it was intended to spend it.

Action: Clerk

ON THE PROPOSITION OF Councillor Goodman
SECONDED BY Councillor Sibbald

IT WAS RESOLVED that all town councillors be invited to put forward ideas on how these funds be spent.

Another member of the public made a statement, pointing out that she thought there was an error in the sub-committee meeting minutes of 2 December 2019 under agenda item G. The sub-committee had objected to S106 contributions from the Stockham Farm development being spent on tennis facilities at the White Horse Leisure Centre in Abingdon, as being over ten miles away from the development. She contended that as the S106 agreement specified the contribution be spent in Denchworth, the expenditure on the White Horse Leisure Centre would be legitimate because it was only 8.6 miles away from Denchworth. It was agreed that this point be considered under item D.

She also asked what steps the Town Council was taking to inform the public of the availability of the S106 funds from the cancelled Leisure Centre project and to seek their views? She urged that action be taken now.

Councillor Crawford joined the meeting and took over as Chairman from Councillor Goodman.

It was noted that the S106 agreements make it explicit how and where contributions should be spent. The District Council would normally consult on how S106 contributions were spent.

D. To approve the minutes of the meeting held on 2 December 2019.

The question raised by the member of the public regarding the accuracy of the minutes was discussed. The sub-committee felt that it was the distance from Stockham Farm that was relevant, not the distance from Denchworth and therefore the minutes could be regarded as accurate. The Chairman agreed to check the wording of the Stockham Farm S106 agreement to ascertain where the tennis contribution can be spent. **Action: Chairman**

The minutes were approved, subject to the Chairman checking the S106 agreement.

E Matters arising from the meeting held on 2 December 2019.

a) Update re Kingsgrove Community Hall

The planning application to alter the terms of the S106 agreement had not yet been decided. The application sought to reword the S106 agreement to provide for the transfer of the freehold of the community hall to whoever managed it. The planning officer had confirmed that the hall would be subject to a lease not the transfer of the freehold. The Community Church still had aspirations to increase the size of the hall to meet its needs and to take over the management responsibility. They were seeking funding for this from other parties. The Clerk had been advised that this funding would be dependent upon the church having a majority presence on any management body. It was noted that if the community building was principally under the control of a church, both the town and district councils would be legally precluded from making a financial contribution to it. There was a need for safeguards to ensure the community hall remained a facility available to the whole community and not just the Community Church.

St Modwen were seeking to delay S106 payments from when they were due. The current agreement was that S106 payments be made when the 100th dwelling was occupied which was currently forecast to be November 2020. St Modwen were proposing a deferral of payment until 1 August 2021. It was agreed that there was no objection in principle to the payment being delayed but that the entitlement to claim for any contribution by the Town Council should be set from the date whenever the 100th dwelling is occupied (i.e. expenditure incurred that predates 1 August 2021 but incurred after the 100th dwelling being occupied should be allowed in the claim for the contribution received on or after 1 August 2021). The Clerk was to advise the District Council of this. **Action: Clerk**

b) S106 contributions towards bus services.

The S106 and bus officers for the County Council were proposing to spend the contributions on particular services coming from the Crab Hill. It had been queried how the officers had determined how the funds were to be spent? A meeting with the County Council bus officer had been arranged by the Deputy Clerk to discuss this.

F. Crab Hill Forum presentation June 2020

In the absence of being able to meet, an update report had been published by St Modwen with the slides that would have been presented. It indicated that the new school was still on course to open in September 2020.

G. To consider latest District Council S106 spending reports for Wantage, Grove and villages.

The reports were noted. The second page of the Grove report had been missed from the papers distributed. The Clerk agreed to forward this to councillors. **Action: Clerk**

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It was queried whether there was an intention to make a claim for the cemetery contribution included in the Stockham Farm S106 agreement. The Clerk advised that when the development was approved, it fell within Grove Parish and therefore there was likelihood that this contribution was intended to fund works at Grove Cemetery. The Clerk was to investigate whether it was appropriate for the Town Council to seek this contribution. **Action: Clerk**

H. S106 Funding applications

a) Wantage Independent Advice Centre

Councillor Hannaby declared an interest as a trustee of the Advice Centre.

The Advice Centre was seeking the Town Council's support for its application for S106 funding from the Crab Hill development.

ON THE PROPOSITION OF Councillor Sibbald
SECONDED BY Councillor Goodman
IT WAS RESOLVED that the funding application be supported.

b) Betjeman Park

The District Council had advised that the S106 agreement stated that funding was to be paid to the Town Council for passing on to the Betjeman Park and therefore an application must be submitted by the Town Council and not Betjeman Park.

ON THE PROPOSITION OF Councillor Hannaby
SECONDED BY Councillor Goodman
IT WAS RESOLVED that the Clerk should submit the funding application on behalf of the Town Council and that the funds then be passed to the Betjeman Park. **Action: Clerk**

I. Other Business

None.

The meeting closed at 8.40 pm.

KS