

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote
Wednesday 16th March 2016 7.30pm.

PRESENT

Chairman Mr. R. Peirce
Vice Chairman Mr. G. Botting
Mr. M. Smith
Mr. D. Booth
Dr. P. Sudbury
Mr. B. Williams
Mr. R. Lewin
Mrs. D. Hadaway
Mrs. S. McGurk

Parish Clerk Ms. Jenny Welham

1. To receive apologies for absence.

Mr A. Crockett.

2. To Receive declarations of interest.

None.

3. **Public Forum:** Opportunity for members of the public to address the Council, the public may also speak about specific items of business as they arise, with the permission of the Chairman.
Ten members of the public to speak on Planning Application P16/S0375/FUL.

4. To approve Minutes Parish Council Meeting held on 2nd March 2016. – Approved.

5. Matters arising from those Minutes not on the agenda elsewhere.

None.

6. Planning Applications

P16/S0375/FUL Demolition of existing Garden Centre structures and erection of 9 dwellings.
Address: Woodcote Garden Centre, Reading Road, Woodcote RG8 0QX.

Cllr. Botting gave a summary of the application in reference to compliance to the Neighbourhood Plan. The application meets all the policies for the site in the NHP and as such the Parish Council can support it.

The Chairman had reviewed the application and the PC will reply with recommended conditions relating to;

Pedestrian footpath link from Chiltern Rise development through the Garden Centre site to the Reading Road beside Londis shop shall be constructed, and fenced with a 2 metre fence before any construction work starts.

Bollards to be installed as a traffic barrier between the Garden Centre site and Chiltern Rise site at the access between the two sites before construction work starts.

All construction traffic to enter the Garden Centre site from the roadway through the Chiltern Rise site.

All construction traffic to be parked within the site and not along the Reading Road.

He noted that there were two comments on this application from OCC Highways Authority referring to detail on parking for the residual business at the Garden Centre, and the size and space of the parking spaces allocated to the new dwellings.

The South and Vale/SODC Urban Design Consultant had commented, referring to the pre application advice the applicant had sought last October 2015. At that time the Office had recommended how the site should be laid out. The request is that Plot 6-9 be re positioned, so the gardens are South facing. This will require the roadway in the site to be changed from existing drawing. Other comments related to the symmetry of roof lights, and plots 8 and 9 could be in conflict with existing trees.

The Chairman invited the public to speak;

Mr. D. Jackson – he asked if the PC had any updates on the Chiltern Rise application and if all the conditions would be met. The Chairman advised that the reply was expected next week and yes all conditions that the PC had requested were met.

Mr. Jackson commented that the link road from the Garden Centre to Chiltern Rise was not shown on the plans. The PC will ask this be a condition.

The plan also mentions shared services which implies that pedestrians and traffic will use the same roadway. More detail is required, PC will request.

He had concerns about the remaining Garden Centre business and asked if it would be retail.

The Chairman advised that this is outside the Officers scope and felt it would be a phased approach to winding down the business.

Mr. Jackson advised that the Henley Standard article on the development had said the access was from the Reading Rd and that Mr. Hill did not want the footpath through the development.

The Chairman advised that in all the meetings he had held with Mr. Hill he had been positive about the footpath and it is stated in the NHP regarding the access and the footpath so the application has to comply to this and the legal agreement will state this.

Mr. Jackson had found a Planning Enforcement notice on the SODC website relating to Chiltern Rise, the PC had no knowledge of this and will investigate.

Mrs. S. Bartholomew has concerns about the contemporary design, the timber cladding and the protruding windows. She pointed out that the buildings that the plan referred to in Woodcote that where timber clad where all non residential, and she felt the design was very urban.

The Chairman advised that design is very much a personal view and subjective, there are other timber clad dwellings in Woodcote in Wayside Green. He advised that she should make her comments to SODC.

Mr. L. Woolley reinforced the view of Mrs. Bartholomew and felt that the design did not fit in with the environment and that if passed it will set a precedent. He felt that the design did not meet the statement on design in the NHP.

He suggested that the Oratory School could run a footpath along the Reading Rd on their land where the Golf Course is as a contingency. The Chairman advised that this was not necessary as the legal agreement stipulate the footpath as discussed.

Mr. J. Harvey had concerns about access to the site during construction as he lives opposite the current access. The Chairman advised that the only access to the Garden Centre site will be through the Chiltern Rise development. The two sites are linked and the Garden Centre site cannot be developed independently as stated in the NHP.

Gail Williams had concerns about the gas pipeline that runs through the site. She had work done in her garden and the pipeline runs through her property and there are regulations about the spacing either side of the pipeline needing to be 3 metres. She felt this was not met on this site.

The plan shows 6 metre either side, however the SODC officers will consult with the utility company as a matter of course.

The Chairman asked the Council for their views,
Cllr. Williams asked if the footpath would be defined as a public right of way in perpetuity. The detail of this needs to be defined but will be in the legal agreement.

Cllr. Hadaway asked about the construction traffic going through Chiltern Rise development this could be disturbing for residents of that site. A condition on timing will be requested.

Cllr. Smith commented on the following;

The parking during construction needs to be a condition that it is not along Reading Rd.

There is little green space.

The shared services space needs clearer detail.

The footpath is not shown on the drawings.

Some of the trees between the two sites at the access point have TPO's.

He commented on the design in particular the timber cladding not being predominant in Woodcote and out of keeping with other dwellings in the village.

Cllr. McGurk and Cllr. Lewin also shared the same concerns about the design.

The Chairman proposed that the Parish Council reply to SODC giving support for the application but requesting that an amended plan be submitted to take into account the comments made by OCC Highways and the Urban Design Consultant, also making reference to the Design Policy D1 stated in the NHP.

The Council Agreed.

P16/S0638/HH (Housholder) Two storey front and rear extensions. Greenhills, Shirvell's Hill, Goring Heath RG8 7SP.

The PC recommend Approval stating a condition that construction traffic should park within the site and not on the narrow lane.

P16/S0538/HH (Householder) Garage extension and minor internal alterations.

Address: Woodend South Stoke Road Woodcote RG8 0PL.

The PC recommend Approval.

P16/S0625/FUL (Full Application) Proposal: Two temporary mobile homes, Address: Land currently known as The Conifers Beech Lane Woodcote RG8 0PY.

The PC recommend refusal.

The two mobile homes are positioned on land that is not within the site that has been granted planning permission, they are shown in an area that has no planning permission.

Two mobile homes are deemed unnecessary, one being adequate if required as a dwelling whilst the new property is being built and this would be a temporary position and it would have to be removed before the dwelling was occupied. The access to the site is shown differently to the access shown on the application that was granted planning permission.

6.1 Applications Granted by SODC:

P16/S0032/HH Proposed demolition of existing garage and the erection of a single storey side extension. Site Location: Grange Bungalow Behoes Lane Woodcote Oxfordshire RG8 0PT.

P15/S4236/HH Erection of a single storey side extension. Site location: Bramley Beech Lane Woodcote RG8 0PY

6.2 Applications Refused by SODC:

None.

6.3 Other Planning Matters

SODC Community Infrastructure Levy CIL – review CIL charging schedule released for April 1st.

The Clerk had circulated the document from SODC relating to CIL starting on new developments from 1st April 2016. Section 106 agreements will still be in place as well.

The Chiltern Rise Section 106 agreement has been signed, Clerk to email the Officers to ensure that the affordable housing is allocation to Woodcote residents first.

Cllr, Botting suggested that the PC start to think about how CIL funds would be allocated and that a process for this needs to be considered. The CIL amounts for the Garden Centre development and the Old Reservoir site need to be calculated. Cllr. Williams has done some work on this. Cllr. Smith agreed to present a draft process in the next few weeks.

The Clerk had circulated the Draft letter that Blandy and Blandy had written to be sent to the owners of the site on Tidmore Lane relating to their fencing being moved outside of their site boundary. The Council agreed to the content of the letter. Clerk to instruct that the letter be send to both parties who own the site and also a copy to their relative who is living in Woodcote.

7. Finance.

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
08/03/2016	SETON	529	£65.88	Sign for bus stop.
16/03/2016	SODC	531	£200.93	Dog Bins 1/10/15 to 31/3/16
27/03/2016	K. Smallbone	530	£30.00	War Memorial garden March
28/03/2016	A, Crockett	SO	£200.00	Litter picking March
28/03/2016	J. Welham	SO	£782.00	Salary March
			£1,278.81	

APPROVED

7.1 Quotations/Grants received for review/approval.
None.

7.2 Funding Village Hall – review new arrangement and approve.

The Chairman had a question about the schedule for interior and exterior decoration, this is detailed in the document. The Parish Council agreed the new funding. See Appendix 1.

The Clerk had circulated an email regarding the PC current operating account. Some funds in the account need to be put on deposit and held in earmarked reserves for various projects. There are Section 106 funds together with an amount from a deposit account that had previously matured.

The PC agreed to place £70,000 funds in the Public Sector Deposit account with the CCLA. The Chairman and Clerk signed the application forms, Clerk to action.

8. Public Consultation 16th April – review, agree format and content.

Cllr. Smith had circulated a document outlining the stands and groups who will present them. The Chairman agreed to take the Bus Stand. Councillors Lewin and Sudbury also offered to help.

The parish Council are hosting this consultation and it was agreed that a board should display detail explaining how the PC interact with the Working Groups.
Communication was discussed and a Banner to be produced, plus a flyer to be delivered to all houses in the village. A Raffle to gather email addresses will also be included.
An article will appear in the April Correspondent.

9. Annual Parish Meeting- review agenda content & format.

The County and district Councillor to be invited.
MP John Howell had been invited but cannot attend.
Other people to invite John Cotton Head of SODC to give an update on the current position of the Councils looking at a Unitary authority.
Police Mark Harling.
Festival organiser Helena.

10. Other Committee Reports

Traffic Group next meeting is 31st March.
The Chairman asked that a quotation be obtained from Bouchier Fencing for a rural bus stops with a brick low height base and a tiled roof relating to the Chiltern Rise development to be considered with the other designs already submitted.
The Traffic Group to consider these and recommend.

Village Hall – No new report

Village Green – No new report

No other reports from Youth Club, Police, Primary School or Education.

11. Correspondence

None.

12. Confidential Item – Salary review.

Due to the time this item to be deferred to the next PC meeting.

13. To note date of the next Parish Council Meeting Wednesday 6th April 2016

Signed.....Date.....

Meeting closed at 10.20pm