

WOODCOTE PARISH COUNCIL

MINUTES of the Annual Parish Council meeting held in the Function Room, Village Hall, Woodcote Wednesday 17th May 2017 7.30pm.

PRESENT

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

Parish Clerk Ms. Jenny Welham

1. To Elect Chairman & Vice Chairman.

Cllr. Botting nominated Robin Peirce for Chair, seconded by Cllr. Sudbury, all agreed, Robin Peirce duly accepted as Chairman.

The Chairman nominated Cllr. Botting for Vice Chair, seconded by Cllr. Williams, all agreed. Geoff Botting duly accepted as Vice Chairman.

The Chairman advised that he had approached Mrs. J. Lillywhite with the view to become a Parish Councillor. She did seriously consider this however has replied saying, at this time she does not have the time to make this commitment but will approach some other young women she knows within the village.

2. To receive apologies for absence.

Cllr. Diana Hadaway, District Cllr. David Nimmo Smith.

3. To receive Declarations of Interest

None.

4. 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.

Residents from No. 69 Whitehouse Rd for Planning application P17/S1212/HH.

5. County Councillor – report

Not present.

6. District Councillor - report

Not present apologies for absence.

7. To approve Minutes of the Parish Council Meeting held on 3rd May 2017.

Approved as true record.

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

Cllr. Crockett advised that the planned speed checks along Goring Road had not taken place as the PCSO did not arrive. Subsequent contact has been unsuccessful.

9. Planning Applications

P17/S1212/HH (Householder) Proposal: Rear Extension. Front Porch and Pergola Address: 71 Whitehouse Road Woodcote RG8 0SA.

CLrs. McGurk and Hadaway had visited the site and found that the proposed rear extension was large and of excessive height, and would overbear on the neighbouring property number 69.

The Chairman invited the residents of number 69 to speak, Mr. Adams circulated his comments and a copy of the site plan. He advised that the site plan submitted was incorrect and had misleading inaccuracies. His property has been extended to the rear and this was not shown. Due to ground levels number 69 is situated lower down than number 71 and therefore the proposed extension would significantly overbear on his property to the rear.

The extension on the drawings is unclear regarding dimensions but he has calculated that the width and height are significant. There will be windows directly overlooking his lounge.

The Parish Council Recommend Refusal.

P17/S0774/HH (Householder) Amendment : No. 2 - dated 3rd May 2017
Proposal : Demolition of existing garage and replacing it with a larger single bay garage further down the garden.
(amended by plans received 3 May 2017 showing revised garage design and location).
Address : 68 Whitehouse Road Woodcote RG8 0SA.

The Parish Council has no strong views.

P16/S3646/FUL (Full Application) Amendment : No. 3 - dated 2nd May 2017
Proposal : Proposed demolition of existing barns and stables and erection of two detached dwelling houses with associated parking and amenity space provision (access improvements shown on revised site plan received 16 December 2016; additional structural report received 6 March 2017; reduction in scale of proposed dwellings shown on submitted plans accompanying agent's email dated 28th April 2017.) **Address** : Chambers Place Goring Road Goring Heath RG8 7SJ.

This amendment does not address any of the previous objections already sent to SODC from Woodcote Parish Council.

The Landowner and his Agent have subsequently submitted this land for consideration in the new emerging Woodcote Neighbourhood Plan, so any development currently would be premature.

Parish Council recommend Refusal.

CERTIFICATE OF LAWFUL DEVELOPMENT FOR: REF: P17/S0311/LDE
Application for a certificate of lawful use. AT: Woodcote Post Office 4 Whitehouse Road Woodcote RG8 0RX.

The Parish Council to reply confirming that the operation has been existing for a period of over 10 years.

9.1 Applications Granted by SODC:

P15/S2685/FUL Application proposal, including any amendments :
Erection of 20 new dwellings and formation of new access, driveway and parking.

(as amended to include the demolition of the pump house and a revised layout and clarified through the submission of a geo-environmental report.) (As amended by site plan to increase parking provision and indicate vehicle tracking details). Site Location : Old Reservoir Site Greenmore Hill Greenmore Woodcote.

P17/S0870/HH Extension to rear of the property and addition of living accommodation above extended ground floor. Site Location : 48 Whitehouse Road Woodcote RG8 0SA

9.2 Applications Refused by SODC

None.

9.3 Other Planning Matters

Councillors raised concerns regarding the new shop sign for Kimberleys Hairdressers on the Goring Road. The sign has very bright illumination and was seen still on at 12 midnight one evening. There are certain regulations for signage and illumination on shops within the area of AONB. Clerk to advise SODC Planning Enforcement and request that they look into this matter.

The Chairman advised that the resident of the bungalow opposite 2a Wayside Green that had recently submitted a planning application for an extension had not received a planning letter from SODC even though the property was on the SODC list to receive a letter. The resident was unhappy about this. The Chairman had spoken to the SODC Planning Officer who agreed to extend the consultation period so that the resident could submit her comments.

10. Finance To approve payments, note receipts.

SCHEDULE OF PAYMENTS

08/05/2017	Kings Tree Care	657	£1,140.00	Hedge Gap Way, 3 Trees Wayside
11/5/17	Woodcote volunteers	658	£300.00	Annual Grant from PC
15/05/2017	Berinsfield Community Business	660	£650.52	April Grass Cut
15/05/2017	Arrow Accounting	661	£433.50	Internal Audit 2016/17
17/05/2017	K .Smallbone	662	£30.00	War Memorial Garden May
28/05/2017	L. Crockett	SO	£200.00	Litter picking May
28/05/2017	J. Welham	SO	£813.14	May Salary
			Total	£3,567.16

Approved.

RECEIPTS for May.

Interest from Public Sector Deposit Account £13.18.
SODC 1st half CIL payment for Casa Mia development £1,659.38

10.1 Quotations/Grants received for review/approval.

None.

11. Risk Assessment – review and adopt.

The Clerk had circulated the Management Report covering the Parish Councils Risks and their said management. There were some typing errors that needed correcting. Cllr. McGurk requested that managing the risk of internet fraud regarding payments should be included. The Council agreed and she will draft the wording to be included in the document for presentation at the next PC meeting.

12. Other Committee Reports

Village Hall MC – The costings for the Hall improvements have now been received from the Quantity Surveyor. For phase one the proposed new entrance £135K. Phase 2 reconfiguration of the Changing Rooms, Committee Room area £110K. The proposed new extension £150K. These costings have yet to be discussed at the next VHMC meeting.

Village Green – The planned working party had been cancelled due to the weather, continue rain. To be re organised.

Traffic Advisory Group – The Clerk has been chasing OCC for progress now the public consultation is complete. There has been an objection regarding the bus stop on the Goring Rd and buses potentially blocking the road, with the Zebra Crossing this could cause two areas that stop the traffic. OCC are still looking at the costings. The next stage will be the RSA two. The Chairman advised that he and Cllr. Botting are meeting with the Bus Company to discuss the proposed new routing of the buses in Woodcote so this would remove the objection raised as it could be changed early September.

Neighbourhood Planning Group – The Public Consultation had received 175 residents and 171 Feedbacks Forms had been handed back. The data from the forms is being processed to create a report. Verbal feedback from a couple of people was that the NHP had not seen and houses being built on the allocated sites apart from Long Toll.

It was agreed that more communication was needed within the Village to highlight what has been happening and that 80% of the sites in the NHP have now been granted planning, however it is the Developers that then dictate the speed at which the sites are then developed and houses built. SODC have confirmed that the application for the £10K Grant has been accepted. The NHP Group need to submit the detail of how this grant will be spent.

The Group wish to look into the Memorandums of Understanding from a Legal perspective and some of the legal land uses. At their next meeting in a few weeks they will look at prioritising these matters and report back to the Parish Council with the legal cost estimates for approval to proceed.

Youth Club – continuing successfully with attendance of approx 25 on Tuesday evenings and 7/8 on Mondays evenings.

13. Other Matters for Chairman

The Chairman updated Council on the Lease negotiations that the Community Centre Committee Chair Mrs. K. Woolley is having with OCC regarding renewal of the Lease for the Community Centre. OCC appear to be minded to dispose of this building and the Parish Council have already listed the CC as a Community Asset. Should OCC decide to sell the building then the PC would have first option and six months to find the funding.

Mrs. Woolley is investigating the potential value of the building and has consulted SODC Planning for advise.

The Councillors discussed the viability of the building and the income versus the costings, and potential uses. Mrs. Woolley to keep the PC updated.

14. Correspondence

Letter from Open Spaces asking for a donation to their Green Causes campaign. The PC agreed that as we already pay annual subscription further donation would not be offered. This is the PC's policy on donation requests.

15. To note date of the next PC meeting: Parish Council Meeting Wednesday 7th June 2017.

Meeting closed at 9.55 pm

Signed Date.....