

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote
Wednesday 19th April 2017 7.30pm.

PRESENT

Chairman	Mr. R. Peirce
Vice Chair	Dr. G. Botting.
	Mr. A. Crockett
	Mr. M. Smith
	Mr. D. Booth
	Mrs. D. Hadaway
	Mr. B. Williams
Parish Clerk	Ms. Jenny Welham

1. To receive apologies for absence.
Mrs S. McGurk, Dr. P. Sudbury.

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.
The applicants re P17/S1181/HH, 1 resident regarding P17/S1051/FUL and the applicant regarding P17/S1302/HH.

PCSO Joshua Hall attended to give an update on policing matters in Woodcote and answer any questions the Council may have. He advised that currently Woodcote has no ongoing issues and is quiet, however he will increase his patrols with the Summer approaching.

The main area of concern is that there is not enough presence from the PCSO's in the village, Joshua explained that they all have a large area to cover and they try to visit all the villages they have as often as possible. Currently South Oxfordshire area has 8 PCSO's which is the largest number he has known since he joined. He has arranged a "drop in" on the first Friday of each month, and will place himself in the police car at the top end of the Village Hall Car park near the Primary School, so he can be approached by residents and the general public who wish to speak to him on Police matters.

Cllr. Smith gave an update on the proposed Zebra Crossing, the detailed design is now with OCC and they have started the Public Consultation. Deadline deadline for response is 5th May. The Road Safety Audit 2 will need to be carried out. OCC are going to carry out the works on behalf of the PC and their pricing is awaited. There will be a period of waiting as OCC will need to book the necessary road closure, and traffic control measures before the work can commence.

County Councillor Kevin Bulmer was present and the Chairman invited him to give his update. The Chairman asked him if he could investigate the period of waiting for the Zebra Crossing and if he could ensure that Woodcote is looked at as a priority, Cllr. Bulmer to respond to the Clerk.

Cllr. Bulmer reported that the Unitary plans are being delayed due to the announcement of a General Election and they will wait until the result of that, as Ministers may move around.

The OCC Education Committee has written to the Cabinet member regarding their funding formula for rural schools, they are very unhappy with the new model. He asked the PC to also write to our local MP and keep raising this as a main concern and issue for all village schools.

4. To approve Minutes of the Parish Council Meeting held on 5th April 2017.
Approved as true record.

5. Matters arising from those Minutes not on the agenda elsewhere.
None.

6. Planning Applications

P17/S1181/HH (Householder) Proposal: Two storey and single storey front and rear extensions and internal alterations. Address: 15 Bridle Path Woodcote RG8 0SE.

Parish Council recommend Approval.

P17/S1051/FUL (Full Application) Application Type (see definition over): Minor
Proposal: Side and front extensions to existing store. Relocation of plant within new enclosure. New external chiller. Realignment of parking spaces to include two additional spaces. Making good of pavement where required. Address: Co-op Store 2 Bridle Path Woodcote RG8 0SE.

Woodcote Parish Council wish to strongly support this application to enlarge the Co-op store but require confirmation of the proposed minor amendments to the application **before** they can recommend the application for approval.

Required amendments:

Parking: There is currently a serious shortfall in off-road parking at the Co-op. The proposal to enlarge this popular and thriving retail store currently shows the provision of an additional 2 parking spaces, a total of 13.

The Parish Council wish to see this increased to **17 off-road spaces** to be created by

(i) the re-positioning of the electricity/telegraph pole a couple of metres closer to the Goring Road.

This will allow for the provision of one dedicated staff car parking space in front of the plant area and a further public space in front for public parking.

(ii) the marking out of 2 additional spaces for public use at the goods/warehouse end of the site, this area should be made available for customer parking at all times other than when required for deliveries.

NB. - It is accepted that the Co-op have to temporarily take a number of parking spaces out of use on a few occasions each day to facilitate deliveries to the store, but at all other times the maximum number of possible customer parking spaces (**16**) should be available for public use.

Proposed conditions:

1. That all the open land at the Goring Road end of the site up to and adjoining the boundary with the OCC highway land be laid to paving/ tarmac to provide a clear boundary for the benefit of maintaining the grass verge and also to give easy pedestrian access from the Goring Road footpath to the store entrance.
2. That the existing memorial bench be re-sighted on the paved/tarmac area adjacent to the boundary of the site with the OCC grass verge.
3. That an appropriate replacement flowering tree be planted on the OCC grass area which fronts Goring Road/Bridle Path adjacent to the site. (This will not in any way affect the necessary vision splay at the Bridle Path/Goring Road junction).
4. That no internally illuminated signage or advertising be displayed on the exterior of the store. (Inappropriate and unnecessary illumination with the Chiltern AONB).

5. That details of any external lighting required for deliveries during hours of darkness be conditioned to ensure there is no light pollution which will adversely affect residential properties on the opposite side of Bridle Path.
6. That the existing bus stop directly outside the Co-op near to the Goring Road be removed. (NB. This has already been agreed by the Parish Council with Thames Travel).
t All buses will use the existing bus stop on the opposite side of Bridle Path, buses travelling in one direction only from Goring Road, along Bridle Path towards the junction with Whitehouse Road. This will greatly improve existing congestion which occurs when two buses travelling in opposite directions are unable to pass each other outside the Co-op because of parked cars on the opposite side of the road.
7. That a no-parking restriction by the provision of double yellow lines, for the full length of the Co-op frontage, be provided on the opposite side of Bridle Path.
8. That an appropriate condition be attached regarding the maximum size of vehicles to be used by the Co-op and other suppliers to make deliveries to the site. Consideration should also be given to restricting the times when deliveries are permitted because, with no dedicated delivery parking bay, all deliveries currently severely impinge on customer parking provision at the store.
9. That the existing cycle racks be retained or re-sited or new cycle racks be provided at the end of the store extension facing Goring Road.

The proposed enlargement of the Co-op store in Woodcote significantly improves the facade of the store facing Bridle Path, much improves the visual appearance of the end of the store facing Goring Road, provides a very welcome increase to the retail sales area of the store and can provide for, by amendment to the application, an increase in the number of off-road parking spaces for customer use to 16 at all times unless spaces have to be temporarily taken out of use to facilitate the parking of a lorry delivering to the store.

Subject to receipt of amended plans to increase customer parking provision and the attachment of the above conditions to the application, Woodcote Parish Council will resolve to support this application.

P17/S1302/HH (Householder) Single storey side extension to add Study and extend Living room
Address: 2A Wayside Green Woodcote RG8 0QJ.

The applicant spoke and advised that the flat roof on the plan would be a Sedum roof, which the PC advised he should make clear in the detail of the planning application.

A neighbour opposite in Behoes Lane has objected to one of the windows, this will be partly obscured by the new gate. The applicant advised he can remove that window if it is an issue.

Parish Council have no strong views.

Appeal reference : APP/Q3115/W/17/3171547. Application ref: P16/S2714/FUL

Site Address : Goats Gambol Beech Lane Woodcote Oxfordshire RG8 0PY

Description of development: Demolish and replace existing dwelling with a two-storey 5-bedroom dwelling. Demolish and replace existing stables with a 3-bedroom bungalow (revised plans received 26th September 2016, relocating first floor window opening and detached garage; revised site layout plan received 31st October 2016) Appeal start date: 5th April 2017.

Parish Council requested that the Clerk writes to the Inspector restating their objections regarding and reasons for recommending refusal of this application.

6.1 Applications Granted by SODC:

P17/S0022/HH Single storey front, rear & side extensions with front dormers & part conversion of roof space (As amended by plan received 17 March 2017 altering roof design and reducing height of rear extension). Site Location : Broxham Behoes Lane Woodcote RG8 0PT.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

Cllrs Botting advised that he will be emailing the draft response to the SODC Local Plan 2033 to Councillors tomorrow.

He will then be on holiday so requested that Councillors give their feedback to the draft response so that the PC can agree the formal response at their second PC meeting in May. All agreed.

7. Finance To approve payments, note receipts.

19/04/2017 K. Smallbone Cheque 652 £30.00 War Mem Garden April
19/04/2017 Berinsfield Community Business Cheque 653 £789.60 March grass cutting 2017
19/04/2017 Community First Oxfordshire Cheque 654 £70.00 Annual membership
28/04/2017 J. Welham SO £813.14 April Salary
28/04/2017 L. Crockett SO £200.00 April litter picking
Total Payments £1,902.74

Approved.

7.1 Quotations/Grants received for review/approval.

Quotation from;

Kings Tree Care and Maintenance – Reduction of Hedge along the Allotments in Gap Way.
£760 plus VAT. This was agreed, work to be carried out in the next few weeks due to nesting birds.

8. Other Committee Reports

Village Hall MC – The new web based booking system will be introduced scheduled for May. New increased hall hire rates are to be introduced, the new rate increase will be higher than previous yearly rate increases as the hall is barely covering its costs. Pricing for the refurbishment is still awaited. The VHMC AGM is 8th May all Councillors are welcome.

Village Green – The new waste bins with lids are proving successful and there is much less litter strewn about in the play area. The VGC AGM is 24th May all Councillors are welcome.

Traffic Advisory Group – Reported earlier in the meeting.

Neighbourhood Planning Group

The Public Consultation is scheduled for 13th May in the village hall. The group are currently collecting site information.

Certain Grants will be available, SODC have confirmed this, there should be a reasonable amount in the region of £10K. Locality Grant is confirmed £2.5K not yet received.

Youth Club – no new meeting.

9. Other Matters for Chairman

The Chairman and Cllr. McGurk attended a meeting in Wallingford regarding the National Cycle Race scheduled for 16th July that will run through Woodcote. The Chairman reported that they are very organised and have won the bid to run the two races, this is a National high profile event and will attract spectators, television coverage, media etc.

In total 6 laps will run through Woodcote, South Stoke Rd, and Goring Rd will be affected. There will be a morning and an afternoon race. The Chairman advised them about the Churches on South Stoke Road, also the hourly bus service and parking in the village. All this detail was appreciated, however the traffic issue will be complex.

The Chairman has put something in the Correspondent to advise the village, but further communication will be needed when all the detail is confirmed. The organisers will be sending this to the Clerk.

10. Correspondence

Letter from OCC reference the Annual Grass Cutting together with an Agreement that needs to be signed and returned. The agreement refers to the amount of grass cutting grant. The Chairman and Clerk to read through this document before signing as it is a legal document and advise the Council at the next meeting.

11. To note date of the next PC meeting: Parish Council Meeting Wednesday 3rd May 2017.

Meeting closed at 10.00 pm

Signed Date.....