

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote Wednesday 19 December at 7.30pm.

PRESENT

Chairman	Mr. R. Peirce.
Vice Chairman	Dr. G. Botting
	Mr. D. Booth
	Mr. A. Crockett
	Mr. M. Smith
	Dr. P. Sudbury
	Mrs. J. Farmer
	Mrs. S. McGurk
Parish Clerk	Ms. Jenny Welham

1.0 To receive apologies for absence
None. Cllr Sudbury will be arriving late.

2.0 To receive Declarations of Interest
Cllr. Smith in planning application P18/S2761/FUL.
Chairman in planning application P18/S3832/FUL.

3.0 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.
4 members of public present.

4.0 To approve Minutes of the Parish Council Meeting held on 28th November 2018.
Two spelling corrections and insert word “removed” to paragraph on page 64.
Minutes Approved as a true record.

The Chairman invited Mrs. Webb to speak, she had sent details to the Clerk previously regarding a scheme to slightly extend the rear garden of her property back by a few metres this involved moving the rear fence back. The adjoining semi would participate and move their rear fence so they are in line as currently. She handed a diagram of the area for councillors to view.

This involves lifting the existing tarmac footpath and positioning in in a straight line along the rear of the two properties gardens. Mrs. Webb said she is happy to cover all costs for this work.

Mrs. Webb has investigated this matter and has spoken to Land Registry, OCC and SODC trying to ascertain the ownership of the footpath and the grass area, and currently the area is not registered to any authority. The Chairman and members, in principle have not objections provided the neighbour confirms they are compliant with the scheme. Cllr Botting was concerned that this may set a precedent. It will be necessary to clarify who owns the footpath, believed to be OCC, and if possible to clarify if the PC own the grass area. Clerk to action in the new year and report back.

The Chairman invited Mr. Wooley and another member of the Conservation Group to speak, An email had been circulated prior to the meeting explaining that the Conservation group had confirmation via Savills the land agent for Christchurch College Oxford that they in fact owned Tidmore Pool and surrounding strips of land near the pool.

Savills wish to draw up a Lease agreement to enable the PC to lease the area for a yearly peppercorn rent, they require the names of the members who would sign the agreement/lease. This would be the Chairman and the Clerk.

It is expected that this will now proceed and once the lease is signed, the Conservation group intend to remove silt from the pool and reduce the tree canopy over the pool.

The PC will action contacting the owner of the land adjacent who has moved their boundary fence as they will have the legal right to request it is moved from the PC land back to its original boundary line.

Cllr Botting proposed a vote of thanks to the Conservation group for their work on this matter, members agreed.

3 members of the public then left the meeting.

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

6. Planning Applications

P18/S3832/HH (Householder) Application Type Other. Proposal: Single storey rear extension. Front aspect garage conversion. Address: 59 Wayside Green Woodcote RG8 0PR. WPC have no objections.

P18/S2761/FUL (Full Application) Proposal: Change of use of garage to lock up shop. Address Post Office - Chana Stores 4 Whitehouse Road Woodcote RG8 0RX. WPC Fully support this application.

Cllr McGurk arrived 20.20.

6.1 Applications Granted by SODC:

P18/S2940/FUL Application proposal, including any amendments :

Variation of condition 2 (approved plans) of Planning Permission

P16/S3646/FUL 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 email dated 28th April 2017.) Site Location : Chambers Place Goring Road near Woodcote RG8 7SJ.

The Chairman noted that there were conditions one specifically relating to contamination.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

Email received from Mr. Lovegrove objection to the development of the Conifers, Beech Lane, he said that the new access had been made directly out onto Beech Lane and not to the lane at the RH side of the property, it was a condition of planning that the access was not directly onto Beech Lane.

Mr. Lovegrove has reported this to SODC.

Cllr. Farmer had checked this and reported that the entrance is diagonally placed across the corner and is not as such directly onto Beech Lane. Clerk to send details to SODC Planning enforcement for them to check and clarify

Member of public left the meeting

7.0 Finance

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
01/12/2018	G. Botting	812	£20.00	expenses for Course
05/12/2018	ABA Cobnstruction Ltd	813	£867.22	Zip wire replcment
07/12/2018	Premier Heating Solutions	TRANSFER	£770.04	New Boiler VH 25% deposit
17/12/2018	Butler & Proctor	814	£360.00	Knee Rail
19/12/2018	Mr. T. Smallbone	815	£30.00	War Mem Garden Dec
19/12/2018	Village Green Committee	816	£250.00	Balance of annual grant
28/12/2018	J. Welham	SO	£837.55	Dec Salary
28/12/2018	L.Crockett	SO	£200.00	Litter picking December
		TOTAL	<u>£3,334.81</u>	

APPROVED

Receipts Noted. £7500 from OCC Cllr Bulmer Community Grant towards construction of the pathway behind the village hall from the Zebra crossing.

7.1 Quotations/Grants received for review/approval.

Quotation from

Kings Tree Services Ltd. £1240.00 for reducing volume of large oak tree on Wayside Green as one of the boughs has a split and could possible crack and fall into the road.

WPC Approved.

Quotation from D. J. Scott Electrical to add additional emergency lights in some areas of the Village Hall £890.00

WPC Approved.

Premier Heating had requoted for the replacement boiler, this had been approved by email so the installation date of 17 December was maintained.
£2566.80 ex VAT.
WPC Approved.

The Chairman advised that the new pay scales for 2019/2020 had been circulated effective from April 1st 2019. WPC agreed that the Clerk's salary should increase from 1st April 2019 to reflect the increase relevant to the salary scale that the Clerk is paid.

Cllr. Sudbury arrived 20.50.

8. Reports from Other Village Groups – to receive reports from working groups.

Village Hall MC.

The hall may still record a small operating loss at financial year end this assumes that the Youth Club sign the Agreement that states they will contribute towards costs.

Traffic Group

Still awaiting progress report regarding connection of the power to the lighting.
Clerk is chasing this matter.

WNPAG (Woodcote Neighbourhood Plan Advisory Group)

SODC Local plan has been issued and the number of dwellings allocated to Woodcote has been dropped back to the original 15%, it appears that the arguments put forward by WPC have been considered.

So far there have been 8 landowner meetings and more meetings are arranged, it is anticipated these meetings will be complete by end of March 2019.

Evaluations of all the sites will be made when all the data from all sites is available, and no decisions on any sites have been made.

The February consultation to the village showed site “likely” to meet the selection criteria.

Two members of WPC due to speak at the SODC Scrutiny Committee when they considered the Local plan did not attend as they had seen that the numbers of dwellings for Woodcote had been reduced.

WPC will raise the matter of development in the AONB when SODC release the Local Plan for public consultation in January.

Village Green Committee

Bark/wood chippings have been spread on the muddy entrance areas to the village green.

9. Communications – review current matters.

Nothing to report. Cllr McGurk due to illness had not been able to submit an article for the January Correspondent.

The Clerk reported that the new website was progressing and most of the content had been passed across, including photographs taken by Cllr. Smith. It was on track to go live sometime during January 2019.

10. Other Matters for Chairman to consider any matters arising after agenda published.

The Clerk advised that Mr. Allen had completed his membership to join WNPAG which had been circulated. The PC approved the membership with the proviso that he did declare interest in any proposed site close to the vicinity of his property, or in the sight line of his property. Clerk to reply.

The PC reviewed the two emails from Mr. Allen regarding Chambers Place, and the Woodland Plots in Long Toll Woods. Replies were agreed, Clerk to action.

The Chairman updated the members that he had met with Cllr Williams following his resignation from the WPC. Cllr. Sudbury and Cllr McGurk had both sent emails to the members expressing their concerns and were critical of actions of certain members. The Chairman said he had urged Cllr. Williams if he wished to re apply this would be welcomed. They had discussions regarding the work he had been involved with for the PC with the Police, Youth Club and the emerging CLT, the Chairman thanked him for his excellent contributions.

The main issue was over Cllr. Williams' perceived resignation from the WNPAG, the Chair felt that there had been a misunderstanding on both sides and the communication had been misinterpreted. The Chairman again expressed his sadness at Cllr. Williams resignation as he felt the PC needed and valued his contributions, the members agreed.

Cllr. Sudbury expressed his strong view that the WPC needs to function in a better way and as an entire group not as factions. He felt that the people who did a lot of the work resented being questioned by the other members.

Cllr. McGurk advised that the email she had circulated with criticisms had been written "from the hip" so to speak, but she agreed with points made by Cllr. Sudbury and felt it was a sad loss that Cllr. Williams had left and that he needed to resign as he had met with resistance to his concerns on certain areas.

Cllr. Smith spoke and stated some of the background and historic facts leading up to this matter and that a lot of what Cllr, Williams proposed had in fact been done. It was being done prior to this but had not been adequately document or structured, due to Cllr William's inputs it was now all in place and he felt that Cllr. William's concerns had been met.

The Chairman stated that we are a Council not a Committee and councils move forward with a majority view, views can of course be expressed but members do not have the right to expect their view to be upheld if it is not the majority view.

Cllr Sudbury raised the point that at one time he was asked to vote 100% which he felt he could not do and abstained.

The Chairman advised that the vote is a vote of confidence and that the majority vote of the members is the only way to move matters forward within a Parish Council.

The Chairman reiterated that Cllr. Williams had contributed a large amount as had others to WPC and there are times when individuals views and opinions are not the majority.

Cllr. Booth expressed his disappointment in the resignation of Cllr. Williams and said he felt that the best way to affect change was from within the WPC, he agreed at times it can be frustrating as things move slowly but they do usually make progress to a conclusion.

Cllr. Botting spoke and stated he strongly objected to the email sent by Cllr. Sudbury on 6th December stating there had been “a plot” to remove Cllr. Williams, Cllr Sudbury denied using the term plot.

He also objected to the email sent by Cllr. McGurk and stated that neither of the members had evidence of the accusations made in these two emails, and that he had taken advise on this matter.

He then said he could take no further part in the meeting and left.

To close this matter the Chairman stated that he would like to go back to Mr. Williams in the New Year for discussions, this was seconded by Cllrs. Booth, Farmer and Crockett.

11. Correspondence – to consider & review any received.

None.

It was agreed that the January meetings be put back by one week to 9th and 23rd of January as the Clerk returns on 2nd January and this does not give enough time to check for matters over the holiday period and issue an Agenda.

Clerk to issue calendar of 2019 meetings including Annual meetings before the office closes for business on 20th December, reopening on 2nd January.

12. To note date of the next Parish Council meeting: Wednesday 9th January.

