

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote Wednesday 1st July 2015 commencing 7.30pm.

PRESENT

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

Parish Clerk Ms. Jenny Welham

1. To receive apologies for absence.

Mrs. D. Hadaway, Mr. B. Lewin, District Cllr. D. Nimmo-Smith.

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. Many residents to speak on the planning applications.

4. To approve Minutes Parish Council Meeting held on 17th June 2015.

Correction to Item 5, 2nd paragraph, 2nd line, change from it is clear to it is likely.

Approved as a true record.

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

None.

6. District Councillors Report

Cllr Charles Bailey introduced himself to the members of public present and encouraged them to contact him with their issues. He advised there are two Cllrs himself and David Nimmo-Smith to cover the Ward with 13 parishes. He will deal with Woodcote Parish. He is on the Audit Committee with Cllr. Nimmo-Smith as a substitute. They are both still undergoing training. He then left the meeting for another engagement.

7. Planning Applications

P/15/S1009/Ful – Amendment 1. Demolish Chiltern Rise Cottage, Garden Cottage, Stable Cottage and the erection of 27 new dwellings.

Cllr. Botting have reviewed this Amendment 1 to the full application, he went down the list of conditions that the Pc had requested for the application which this Amendment was addressing.

Moving of 30mph limit further down Reading Rd towards A4074. The applicant's traffic consultant Hydrock advised that this cannot be pursued until the application for planning is granted.

Site Access to be constructed before development started. Drawings show this and OCC Highways have agreed to the access.

Existing access to Chiltern Rise Cottage is closed – this has been agreed.
Construction Traffic on site parking so they do not park on the Reading Rd, this has been agreed.
Demolition of the 3 existing properties prior to occupancy of certain residences, to ensure 24 new houses. This has been agreed.
Site to the North not to be used or encroached onto for parking, storage etc. Agreed stating not part of the site.
Footpath to be constructed and access through the Woodcote Garden Centre as a condition.
Cannot be stated as a condition as this is not part of the site.
Bus laybys and bus shelters – stated this cannot be added as a condition as these are not part of the site.
Trees and Hedges. New drawings show 4 trees removed to create the access to the site and a further 4 trees in the centre of the site to be removed. The trees are to be screened to protect them during the works and underground drainage work will be carried out to minimise root damage.
Traffic Calming has been reduced with speed cushions and a chicane.

The Chairman asked for feedback.
The Councillors have concerns about;
The Chicane holding up traffic too much
The bus laybys and shelters, suggesting the site may need to be extended to consider them as the laybys are in the NHP.
Countryside Officers question have not been addressed
Tree Officers point will need to be re addressed, question of the roadway being too close to the tree roots and wanted redirection, not shown
Overall OCC Highways now seem to have no further concerns.

The Chairman then took questions from the public,

Richard Farmer,
Raised the question of the lighting for traffic calming to the area which is currently not lit, had concerns that this would urbanise the rural aspect to the village.
The PC advised they have requested the lighting be kept to the AONB/Rural low level standard specified.
Queried that Stable Cottage was not included in the NHP as part of this site.
The Chairman checked the drawings in the NNP and the cottage is shown just within the blue line boundary of the site. He also stated that as this is an existing property owned by the applicant and as such they can under planning rules demolish it and rebuild.

Mrs. S. Bartholomew
She thanked the PC for the communication regarding this meeting.
She had read the Landscape Officers report which was not supportive of the roundabout access, it also stated the site layout was disjointed and fractured. The report does not support the site and states certain aspects are contrary to Core Strategy policies.
The Chairman said he had not found this report but would now look for this and the PC will need to speak to SODC.

All residents present had concerns about the status of the Footpath.
The Chairman advised that he had been in touch with Mr & Mrs Hill and he will be pushing for a legal agreement regarding the footpath with them and report back. This is likely to be separate from the actual planning application.

Liam Woolley
He suggested that the footpath needs resolving before SODC consider the application, other members of public present agreed.

He asked if the Oratory School could be approached to plant replacement trees for the ones being felled.

Could the Oratory School be asked for a different entrance to the school to alleviate traffic on the Reading Rd.

Traffic into the site, the first LH bend needs to be wider as this is a blind spot.

The Chairman advised that the PC had met with the Oratory School and had discussed the 3 entrances.

The school will be looking into this in Autumn when the new head starts and are currently encouraging parents to use the entrance from Greenmore.

He said the PC will also be approaching Langtree School as they impact traffic on Reading Rd, and could they possibly create another entrance from Greenmore which they are using currently for site development.

Mr. Jackson asked if the roundabout drawing will be shown at the Traffic Exhibition on Saturday 4th July.

The PC advised no they will not as this exhibition is very general and is to gain feedback from residents about what they see as issues and what they might like to see as possible solutions.

Roundabouts will be mentioned but not specific to this planning application.

Richard Farmer gave detail of conditions of traffic counts and what needs to be kept and asked if these had been met and what the peaks were.

The PC said they did not know as this was between the traffic consultation for the applicant and OCC Highways who will determine if their survey met their requirements.

The Chairman then summed up and hoped that the PC had met most of the questions and concerns voiced by the public, with most of them agreeing. They then left the meeting.

The PC agreed that they are not in a position to make a response to this Amendment as there are issues not addressed. They will request a meeting with the head of Planning at SODC and the Planning Officers to discuss this major development as soon as possible. Clerk to request.

P/15/S1919/Ful – reposition existing access and erection of 3 bed detached house. Little Acre, Beech Lane, Woodcote.

Council had reviewed this application and concluded that the minor changes did not fundamentally change the previous plan that had been rejected on appeal.

The Chairman invited the resident of Radley to speak, he advised that the new plans now had moved the dwelling away from Byways and closer to his property. He also had concerns about the hedge which he did not own and did not want it to be cut down.

The Council strongly object and cannot see that this application addresses any of the points raised by the Planning Inspector in his refusal of the previous application.

They recommend refusal, and also asked the Clerk to contact the District Councillors to request they call this application to full planning committee.

7.1 Applications Granted by SODC:

None.

7.2 Applications Refused by SODC:

None.

7.3 Other Planning Matters

Cllr. Botting gave an update on the meeting with SODC on S106 funds.

The meeting had been productive and the sums available had been confirmed, spreadsheet to be circulated.

Eligible items had been discussed and certain items automatically are awarded to the Police, SODC. Certain ideas such as a defibrillator and other project suggestions.

Cllr. Botting recommended that the PC apply for some funding as soon as possible.

Agenda item for next meeting.

8. Finance

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
23/06/2015	Berinsfield Community Business	459	£1,044.00	May grass cutting
25/06/2015	ABA Construction Ltd	460	£647.40	Repair wet pour and beam
29/06/2015	British Telecom	DD	£26.04	June line rental
29/06/2015	Carroll & Partners Surveyors L	461	£1,035.43	Valuation report for VH
01/07/2015	J .Welham	462	£25.35	Mileage expenses
Total				£2777,82

To Note receipts

Grass Cutting Grant from OCC £1198.73

8.1 Quotations/Grants received for review/approval.

None.

8.2 Investment PC Reserve Funds

The PC Lloyds 3 year Deposit Account had matured paying £1136.88 in interest. The balance of £30K to be reinvested. Decision to pay this amount into the existing Property Fund with the CCLA that already has PC reserve funds invested. Clerk to action.

9. Other Committee Reports

Village Hall MC.

The VH Manager position is advertised in the Correspondent.

Next meeting is 13th July, Cllr Botting is invited to attend.

Village Green MC.

Minutes circulated.

Traffic Advisory Group

Exhibition is Saturday 4th July.

10. Other Matters for Chairman

The Chairman advised that the PC need to vote for the appointment of Replacement Parish Member to the Chilterns Conservation Board. The Nomination papers had been circulated by the Clerk. He advised that the candidate from Kidmore End PC he could recommend.

The Clerk advised that she had thanked a resident of West Chiltern for weeding the granite sets along the roadway. PC to put a thank you in the next Correspondent.

11. Correspondence

None.

12. To note date of the next PC meeting: Parish Council Meeting Wednesday 22nd July 2015.

Signed..... Date

Meeting closed at 9.50pm