

WOODCOTE PARISH COUNCIL

MINUTES of the Annual Parish Council meeting held in the Function Room, Village Hall, Woodcote Wednesday 20th May 2015 commencing 7.30pm.

PRESENT

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

Parish Clerk Ms. Jenny Welham

1. To Elect Chairman and Vice Chairman

The Chairman opened the meeting and asked for nominations for Chairman.

Cllr. Crockett nominated the current Chairman R. Peirce, Cllr. Botting seconded, there were no other nominations, R. Peirce duly accepted.

Nominations for Vice Chairman Cllr. Crockett nominated Cllr. Botting seconded by the Chairman, no other nominations, Cllr. Botting accepted Vice Chairman.

2. To receive apologies for absence.

Mr. D. Booth.

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. Seven residents present to speak on Planning Application P15/S1009/FUL.

4. To approve Minutes Parish Council Meeting held on 6th May 2015.

Approved as true record.

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

Cllr. Crockett reported that the items fly tipped on the Thames Water Old Reservoir site were still in situ. The Clerk advised that their removal had been chased and Savills were dealing with it.

6. District Councillors Report

Cllr. David Nimmo-Smith attended and advised that the changes to the Wards meant that the Ward Woodcote came under has two District Councillors his colleague being Charles Bailey. As Cllr. Bailey lives in Peppard, he will cover the parishes in this part of the Ward which includes Woodcote.

He advised that the first induction meeting was on Thursday 22nd May so he had little at this stage to report. He will try to attend parish meetings but cannot guarantee to attend all of them. His approach will be to try to resolve issues via emails and he will send a report if he cannot attend PC meetings. He will ask Cllr Bailey to attend the next meeting so the PC can meet him.

Cllr. Botting raised the question of the SODC Community Infrastructure Levy being pushed forward as this will represent a lot of funding for Woodcote with the NHP developments going ahead. Cllr. Nimmo-Smith will check on this and report.

Cllr. Botting invited him to the Traffic Advisory Groups public consultation on Saturday 4th July, unfortunately he cannot attend this due to another engagement.

7. Planning

P15/S1009/FUL (Full Application) Major. Proposal: Demolition and replacement of Chiltern Rise Cottage, Garden Cottage and Stable Cottage and the erection of 24 new dwellings in accordance with the Woodcote Neighbourhood Plan Policy HS3 Address: Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road Woodcote RG8 0QX.

The Chairman gave an overview of the discussion on this application from the last PC meeting. The response to the application from OCC Highways is now available on the website for all to view. OCC Highways points were;

- a) Footpath to bus stops at Tidmore Lane and to run along the Reading Road to Greenmore. The Chairman stated this would serve no purpose as residents from Greenmore would turn left and use the footpath on the Reading Rd to the bus stops by the Londis store and such a footpath would look very urban.
- b) OCC have also stated the traffic calming and roundabout shown needs improvement and more vision display details are required.
- c) Road humps are not acceptable on Reading Rd but Cushions are acceptable, the distances between to be reviewed.
- d) Rural Lighting will be required and also bus shelters. The Chairman stated that any shelters must be a rural design and the PC must approve such design before construction.
- e) Detail of bus lay bys is required.
- f) Section 106 funds requested for the Primary School and Langtree Academy to allow growth and expansion, also contribution towards the Library, integrated day service and day care facilities and Youth Support Service.

The Tree officers report was available and some of the comments in the report do not seem to match with the actual site? This needs to be acknowledged and ongoing discussions with the Tree Officer and Developer.

The Chairman recommends that the PC support the application but the list of points and conditions need to be met.

He then invited the public to speak.

Mr. Liam Woolley

Mr. Woolley stated that he thought there should be an independant Tree report done as the Developer would say that which was in their favour.

OCC Transport Report, he asked what traffic figures did they use and were they up to date, and did the PC provide any up to date figures?

Footpath, the proposed route he had looked at the site and said it was possible to have a route into the village inside the site coming out onto Reading Rd by Highlands House as there is a small verge there that could be used to adjoin the then footpath further along.

Requested if Oratory School could use their main entrance only and not the side entrance and suggested a filter lane off the A4074 similar to the filter into Reading Rd Woodcote from A4074.

He also felt the detail on the application is confusing as it states 24 new dwellings then total dwellings 27, existing 3 units. He requested that it needs to state that these 3 dwellings are to be demolished and replaced.

The resident of Highlands House was present and said she would object to this footpath route proposed. The Chairman replied advising that talks are yet to take place with the owner of the Garden Centre but he is confident that he will agree to install a footpath to come out via the Garden Centre beside Londis and the PC are continuing to work with the GC on this.

Cllr. Botting advised Mr. Woolley to contact OCC to ask them what traffic data they used as the PC do not have such details.

The PC will place on the conditions list with their reply that it is clearly stated the 3 dwellings will be demolished then replaced.

Mr. Jackson – Horns Farm

He was disappointed that the Tree Officers report was not accepted and said he had met him on site and the Tree Officer wished for the application to be withdrawn. He felt that the PC were not consistent with their replies to certain reports.

He also advised that ALL sports facility users for the Oratory School use the rear/side entrance and he would prefer if all traffic used the front entrance.

The Chairman replied stating that there are issues that the Tree Officer and Developer need to resolve, but the NHP had covered the trees on this site and SODC and OCC had no issues with the trees on this site at the time of making the NHP.

He also stated that the use of the 3 entrances to the Oratory could be an ongoing discussion with the School, and the PC could ask them for proposals to minimise usage of the side entrance.

Mrs. S. Bartholomew

Restated that she did not think the village were aware that a mini roundabout is proposed. She asked if the PC could put something in the Correspondent and that she felt overall the communication re this development was very bad.

She asked if the reply could be postponed until after the Traffic Consultation on 4th July?

Concerned about the footpath and that the PC should not assume the Garden Centre will take the footpath through there site.

The Chairman replied that he is very optimistic that the GC will take the footpath, as the GC are moving ahead with their plans to develop that site and are in discussions with the Architect of this development and will be starting within 12 months.

He also accepted the point regarding communication and will ensure the PC address this for future developments.

Mr. R. Farmer

He felt the Chairman had been very dismissive of the Tree Officers report and looks forward to the outcome of the issues raised.

He has concerns about the site density.

The footpath still a concern, he felt the Garden Centre could decline access and it was not guaranteed.

Questioned the NHP Plan and development of Stable Cottage not being on land owned by the Oratory.

Natural England have some concerns regarding the development, Chiltern Conservation as yet have not responded.

The Chairman replied advising that SODC will consult these bodies regarding the application and that CCB were an active consultee to all the sites in the NHP.

Cllr. Botting pointed out that the PC are also a consultee and not the decision maker SODC will decide the final decisions on the application.

Mr. Jackson commented that it would be reassuring for them to feel that the PC were on their side and asked for the application to be withdrawn.

The Chairman stated that applications are not withdrawn, but are reviewed and plans can be altered and amended and resubmitted before decisions are made.

The Chairman then listed further conditions to be added to the current list of conditions he had circulated to Councillors prior to the meeting which he had drawn up following the PC meeting on 6th May when this application was discussed, these additions being;

Satisfactory resolution between the applicant and the Tree Officer on issues raised in the report.

Include in response that a Legal Agreement be signed between the Garden Centre and Developer to enable the footpath to access the village via the Garden Centre.

There was some discussion regarding this and Cllr. Williams said we should have a Plan B if this was not agreed. The Chairman and Vice Chairman both advised that this is not possible with Planning responses and that if the condition is not met then the application fails and comes back for further review.

The Parish Council unanimously agreed to recommend Approval.

7.1 Applications Granted by SODC:

P15/S0236/HH Application proposal, including any amendments :
Erection of rear and side extension to include the installation of 2 x skylights and rear bifolding door. Introduction of additional entrance to front of side extension.(As amended by drawings accompanying Agents email dated 13/04/15) Site Location :3 South View Beech Lane Woodcote RG8 0QA

7.2 Applications Refused by SODC:

None.

7.3 Other Planning Matters

P15/S1409/PSP RE: 133.5kWp Solar PV array to be installed over 3 roofs.
Langtree School Woodcote RG8 0RA

I am writing to make you aware that I am currently processing the above notification which seeks a determination from the District Council as to whether the prior approval of the authority will be required as to the design or external appearance of the development for the installation, alteration or replacement of other Solar Photovoltaic (PV) equipment on the roof(s) of a non-domestic Building.

The Chairman read out the entire notification letter. The Clerk will hold a copy in the Parish Office should anyone request to see it.

The Clerk advised that the email from SODC regarding Section 106 funds that she had circulated needed to be investigated at some point. There seems to be two separate departments running 106 funding and they do not appear to communicate with each other which is confusing for claims. The PC requested that the Clerk tries to arrange a meeting with the two Officers concerned to try to understand the process.

Cllr. Botting reported that the email regarding the Draft Community Infrastructure Levy which had been circulated would not impact Woodcote.

8. Finance To approve payments. To note receipts.

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
20/05/2015	Rialtas Business Sol. Ltd	449	£133.20	Annual Software Support
20/05/2015	K. Smallbone	450	£30.00	May War Memorial Garden
20/05/2015	Woodcote Volunteers	451	£200.00	Annual Grant
20/05/2015	Our Woodcote Library	452	£1,800.00	Annual Grant for Sat Assistant
20/05/2015	Chiltern society	453	£25.00	Annual Sub
		17		
28/05/2015	A.Crockett	SO	£200.00	May litter picking
28/05/2015	J. Welham	SO	£782.00	May salary
		Total Payments	£3,170.20	

APPROVED

Noted no receipts.

8.1 Quotations/Grants received for review/approval.

None.

8.2 Internal Audit – review and sign Annual Return.

The Clerk advised that the Internal Audit had been completed and all sections had passed.

The Chairman and the Clerk then signed the Annual Return to be sent to the External Auditors.

9. Other Committee Reports

Traffic Advisory Group

Next meeting 21st May.

Meeting with the Oratory School is required, group to progress.

Education Group

They also need a meeting with the new Head of the Oratory School.

Youth Club

No new report

Police

No report

Village Green

No new issues to report.

Village Hall

Cllr Crockett had been advising the organiser of the Festival re insurance and risk assessment.

Suggested that the Clerk invite the organiser to a PC meeting to discuss what is involved and any issues can be resolved and due notice be given.

10. Other Matters for Chairman

The Clerk advised that a letter had been received advising that the Oil pipeline that runs through the village had been sold. This will not impact operations or the PC in any way.

The Chairman has received complaints from residents about the condition of Folly Orchard Rd owned by SOHA. He asked the Clerk to chase SOHA as they had advised they would be refurbishing the road this financial year.

Cllr Smith advised that the Aneorobic Digesters in Ickniel Way had not been painted green as per the Planning application conditions. Cllr. Lewin advised that he had been passing the site and one of the officials there had told him that they had been asked to not paint them and leave them silver.

11. Correspondence

None.

12.To note date of the next PC meeting: Parish Council Meeting Wednesday 3rd June 2015.

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