

WOODCOTE PARISH COUNCIL

MINUTES of the Annual Parish Council meeting held in the Function Room, Village Hall, Woodcote Wednesday 22nd November 2017 at 7.30pm.

PRESENT

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

1. To receive apologies for absence.
Mr. D. Booth, Mr. B. Williams

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 from Woodcote to speak on Planning application P17/S3701/O

4. To approve Minutes of the Parish Council Meeting held on 8th November 2017.
Approved as a true record.

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

6. Planning Applications

P17/S3701/O (Outline) Application Type (see definition over): Major Proposal: Outline planning application for the erection of 23 residential dwellings (use class C3), vehicular access from Wood Lane, associated parking, landscaping, open space and drainage works. Address: Land at Wood Lane Woodcote.

The Chairman gave a summary for the benefit of the residents present regarding this planning application. He emphasised that as Woodcote have a made Neighbourhood Plan this carries greater weight than the SODC Core Strategy. He advised that SODC will be the authority who decides the outcome of this application and that the Developer can appeal their decision should it be a refusal.

The Chairman then detailed the following points;

1. This site is not within the Woodcote Neighbourhood Plan, the site that is within the Neighbourhood Plan is for a development of nine dwellings and the site is to the left hand side of the public footpath at the end of Wood Lane.

2. The Developer infers that they have “approached” the Parish Council regarding this site and that the Parish Council have made comments on their proposals. The Parish Council have not made any comments regarding this outline planning application to the Developer. The only approach is that the Developer has submitted this site for inclusion in NHP2, making a planning application is premature as the site may not pass the selection criteria.

3. The Developer comments that the site for nine dwellings within the Neighbourhood plan cannot be developed other than as their currently submitted outline planning application. There is no evidence whatsoever to support this statement.
4. The current application is not in compliance with the Neighbourhood plan policy T8 for parking. The application is short of parking spaces by at least 20 spaces.
5. The site is a greenfield site within the AONB and this application represents major development within the AONB.
6. The developer has not shown the preferred mix of houses on site, so conflicts with another policy with the Neighbourhood plan.
7. The 40% social housing is shown segregated from the other dwellings within the site, this conflicts with Neighbourhood plan policy which requests the social housing be integrated around any site that should be developed.
8. The foot path would run through the development, rather than be kept to the edge of the site, therefore affecting the amenity and open view to the woodland beyond.
9. The increased traffic movement created would be significant, the solution shown by the developer at the junction of Wood Lane & Beech lane is not adequate.

The Chairman asked for the views from the residents present;

Mr. Green – Beech Lane. – He thanked the Chairman for his excellent summary and said he agreed with most of the points made but emphasised that this site is within the AONB and it is not in the Woodcote Neighbourhood plan and therefore should be refused. He also pointed out that this site has a planning history with in the past 10 bungalows being refused for development on the site.

Mrs. Hubbard – Beech Lane. She had concerned that this site if approved would set a precedent within the village for other sites to be developed that are not within the Neighbourhood Plan. She stated that although not on record at Thames Water this area has been flooded in the past with sewage. During heavy rain the manhole covers often lift and raw sewage floods the area. This is a major concern for development of this site.

James Bridge – Folly Green. He expressed concern regarding increased traffic movements and felt that the junction of Beech Lane with the Goring Road will become more dangerous than currently due to the increased volume. He stated that the proposed development cul-de-sac finishes close to the reserve site of Bouchiers and this could mean a further link to that site in the future to add more houses and the numbers could be 50 plus. His final concern was the site topography, it is very steep and much soil would have to be removed and the impact on drainage in this area.

The Chairman asked the rest of the Council for their views;

Cllr. Botting stated that he agreed with the Chairman's points and a major concern is that this site is within the AONB is more than 10 dwellings so represents a major development which does not comply with National Planning Policy for development within AONB's.

He is concerned over the footpath positioning, the landscape and ecological impact on this site and that the site fails to meet several of the selection criteria for selection of sites to be developed within the Woodcote NHP. He also stated that SODC have 4.1 years of land supply and unless this drops to under 3years of land supply the Developer cannot challenge any decision using the lack of land supply as an argument.

Cllr. Smith stated that the traffic assessment is understated. The parking is a major concern being short of spaces and not compliant with NHP policy T8. The improvement shown to the junction of Wood Lane and Beech Lane does not solve any traffic issues.

Cllr. McGurk stated she is worried that traffic volumes will turn left and use Behoes Lane as a rat run around to South Stoke Road. This is a single track lane with no footpath and potential accident spot if volumes of traffic significantly increase.

Cllr. Hadaway had concerns over traffic increase and the low lying nature of the site being very wet possible drainage issues and the difficult topography of the steep slope on the site.

Cllr. Crocket had no further points and agreed with all previous comments.

Cllr. Sudbury repeated that this site is not in the Neighbourhood Plan so on that basis alone should not be developed.

The Parish Council concluded that this application should be recommended for Refusal. A copy of the council's refusal points will be sent to local MP John Howell as he is the Governments Neighbourhood Plan Champion and has in the past been a great supporter of the Woodcote NHP.

A member of the public Jay – who had resided in Woodcote but is now in Didcot but wishes too return to Woodcote with his partner and son as he would like him to attend Langtree Academy. He made the point that sites need to be close to the amenities within the village and that the Long Toll site is rather removed. The Councillors assured him that further sites do have planning permission Chiltern rise and the Garden Centre and development is hoped to start in the future on these sites.

The Parish Council's full response will be able to be viewed on the SODC planning website against this planning application from Friday 24th November.

(Councillor Crockett left the meeting 8.35)

P17/S3164/FUL (Full Application) Other Amendment : No. 1 - dated 10th November 2017 Proposal : Proposal to build an attached double bay garage with annex above (as amended by revised plans received 10th November 2017) Address : Eastfield House Pot Kiln Lane Goring Heath RG8 7SR. The Parish Council Recommend Approval.

P17/S3716/HH (Householder) : Other Amendment : No. 1 - dated 14th November 2017 Proposal : First floor front and two storey side extension (As amended by plan received 2017_11_14 to reduce mass of extension to demonstrate visual subservience). Address : 35 Whitehouse Road Woodcote RG8 0SA. The Parish Council Recommend Approval.

6.1 Applications Granted by SODC:

P17/S3360/HH Application proposal, including any amendments : Erection of a single storey garage with loft accommodation and garden room to an existing residential dwelling. The Dell 60 Whitehouse Road Woodcote. Site Location : The Dell 60 Whitehouse Road Woodcote RG8 0SA.

P17/S3283/FUL Application proposal, including any amendments : Demolition of bungalow. Construction of 2 houses. Site Location : Woodhaven Reading Road Woodcote RG8 0QX.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

Cllr. Botting raised the matter of the PC's reply to the SODC Local Plan 2032, he had circulated the draft reply to all Councillors some of which had replied agreeing the response.

Cllr. Sudbury had not seen the draft. It was agreed that the reply would be sent to SODC on Friday 24th November by the Clerk if there was no further feedback from Councillors. An email and a hardcopy to be sent.

P17/S2878/FUL – Minor Amendment : No. 2 - dated 25th October 2017

Proposal : Variation of condition 2 (approved plans) to convert approved garage into a playroom and provide additional parking on the frontage of Plot 2 of Planning Permission P16/S2432/FUL. (Site plan amended to previously approved plan received 25 September 2017) (Amended 2017_10_25 to reduce number of bedrooms in both plot 2 and plot 3).

This application is now in its third amendment, the developer has sent a drawing showing 3 car parking spaces but without removal of the hedging it is impossible to access the spaces.

This application has been called into SODC Planning Committee and it was agreed that The Chairman and Cllr. Smith attend and represent the views at the meeting on 29th November.

7. Finance

Date	Payee Name	Reference	Amount Paid	Transaction Detail
14/11/2017	Woodcote Village Hall MC	TRANSFER	£52.00	Room hire for NHP mtgs
16/11/2017	ABA Construction Ltd	714	£192.60	Repairs to Playground ARD
22/11/2017	K. Smallbone	713	£30.00	November War Mem Garden
22/11/2017	WHMC	TRANSFER	£22.00	NP Meeting 28/11/17
28/11/2017	J. Welham	SO	£813.14	Nov Salary
28/11/2017	L. Crockett	SO	£200.00	Litter picking November
29/11/2017	British Telecom	DD	£89.30	Monthly BB & Line
			£1,399.04	

The Payment to ABA Construction was withheld pending clarification from the Village Green Committee.

Receipts

VAT refund from HMRC £3891.19. Bank interest £11.32

7.1 Quotations/Grants received for review/approval.

None.

8. Budget FY 2018-2019 – Review draft and approve. Complete Precept form & sign.

The draft Budget for 2018/19 as agreed at the Budget meeting by Councillors had been circulated prior to the meeting. The Chairman asked Council to check the figures again and if there were any changes required. The Council agreed the figures as detailed. The total Precept Figure request for 2018/19 from SODC being £70,937.00.

The Precept Form was then completed and signed by the Chairman and Clerk with the figure £70,937.00, the form was circulated to Council members to check for accuracy, all agreed it was completed correctly. The Clerk to send the form into SODC.

9. Other Committee Reports

Neighbourhood Planning Group

Cllr. Botting advised that works is continuing for the first pass of site evaluation criteria and also on the housing type required in the village. Their meeting on 7th December will be a meeting to brief the Parish Council on progress to date, all councillors are requested to attend.

Village Green Committee no meeting.

Village Hall VHMC - Co-op grant is declared as £2,056, Co-op store is having a "celebrations" day at the store on Saturday 25th.

No feedback yet from SODC re grant for Village storage and Function room upgrade.

Operational cost are still forecasted to exceed revenues from the hire of the hall. Efforts are being followed up to increase publicity on the facilities available.

Donations are expected to exceed its budgeted amount of £1,400, by £2.8k It has been accepted that donations must be used only on improvements to the Hall's facilities. This year it's for matched funding re the SODC capital grant.

Traffic Group – the drainage issue has been resolved. OCC are looking at the pricing, the road will need re surfacing and this is approx. £30K, the lighting is £10K and they need to obtain pricing for the civic works which is kerbing, digging gullies etc this is awaited. It is possible that they may have some funds to contribute towards the resurfacing of the road, will know more detail by the end of the month.

Allotment Stewardship Committee AGM - they sent their thanks for the excellent hedge cutting work down by the contractor that the Clerk had engaged.

10. Other Matters for Chairman

Cllr. Hadaway reported that Youths are gathering in the bus shelter and playing loud music that is disturbing residents opposite. It was suggested that they report this to the police as it is noise disturbance.

Cllr. Booth had sent an email comment. “ Having restored the "village heritage road sign" at the crossroad it has been "abused" with many signs hanging off it like the unwanted telephone boxes did with business cards /notes pinned all inside them. Could the PC contact OCC to allow the PC control over the adverts on this triangle. Not to ban but control so only community events are advertised in a controlled manner. “

The PC agreed that OCC would probably not be interested and that the Clerk can monitor this as necessary, possibly put up a small sign requesting that people need permission from the Clerk to erect signage at the crossroads. Local clubs etc would have priority.

11. Correspondence

None.

12. To note date of the next PC meeting: Parish Council Meeting Wednesday 6th December 2017.

Meeting closed at 9.10 pm

Signed Date.....