

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote
Wednesday 2nd August 2017 7.30pm.

PRESENT

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

Parish Clerk Ms. Jenny Welham

1. To receive apologies for absence. – None.
Dr. P. Sudbury, Mrs. D. Hadaway.

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.
Three members of public present re Planning Consultation P15/S3449/RM

4. To approve Minutes of the Annual Parish Council Meeting held on 19th July 2017.
Corrections:
Delete the comment under declarations of interest there were none.
Remove the comment “towards legal costs” from the quotation paragraph for Locality Grant.
Then Approved as true record.

5. Matters arising from those Minutes not on the agenda elsewhere.
Cllr. Smith requested if there had been any reply to the query regarding the planning application P17/S1855/HH Amendment No. 1 - dated 27th June 2017 which had already been approved before the PC had returned their comments. The Clerk to continue to pursue this.

Cllr. Smith advised that he had met with PCSO Mark Bell and had arranged for him to store his bike in the Village Hall Office. He has passed him a key to the external door. Clerk to arrange a key for the internal door so he can access the toilets and kitchen.

6. Planning Applications

P17/S1690/RM (Reserved Matters) : Minor **Amendment** : No. 1 - dated 12th July 2017 **Proposal** : Reserved Matters application following Outline Approval P15/S3449/O (with revised plans accompanying agent's email dated 12th July 2017. The amendments include changes to the design of house 2, the design and orientation of house 3, an amended street elevation and revised landscaping and tree protection detail). **Address** : Red Lane Bungalow Red Lane Woodcote RG8 0PD.

Cllr. Smith advised that Amendment 2 which had been received was just the final drawings as Amendment 1 did not contain them. The amendment appeared to have addressed most of the concerns.

There is a revised layout of the site Dwelling No.3 has moved around and there is a larger gap between the dwelling and the listed cottages. It is also smaller and the ridge is approximately 1 metre lower. There are no windows on the SE side, on the NW side there are some but these are roof lights. The SW side has windows and a balcony.

Dwelling No2 is now a 3 bedroom, previously a 4 bedroom, not reduced in size changed internal layout.

The parking arrangements remain the same.

The Forestry Officer is satisfied, Conservation Officer has stated she is satisfied with the new position of Dwelling No3. And that the development does not impact the listed buildings.

The Chairman invited the public to speak, the resident of Toggs Cottage addressed his concerns as, dwelling No3 has a glazed porch he felt the light from this would be intrusive. He is unhappy about the roof lights as these will overlook his property.

The Parish Council stated that rooflights are usually at a height that means they cannot be looked out from internally. The glazed porch intruding light was felt to be minimal as it will light the stairway of dwelling No3.

Nigel Hawkley addressed the PC on behalf of the residents of Weevil Cottage.

He felt that the dwellings were still larger than originally planned on the outline planning and that the changes were marginal. The floor space being significantly more. The change in orientation means that one will now face the listed cottages, which will increase noise and intrusion.

A letter had been received from a Historic Buildings Consultant and stated that the development would impact the listed cottages.

Chiltern Society Field Office had visited the site and they had objections that they had sent to SODC.

The Applicant for the planning spoke and he said he felt that the concerns had been addressed, he felt that the floor space difference was marginal and not significant.

The separation from the listed cottages is now greater than it was to address the Conservation Officers concerns.

When asked why Dwelling No2 & 3 could not be moved further down the site which would mean moving Dwelling No 1 down he said due to the sloping nature of the site this was not possible.

The Parish Council considered the application and recommend approval with condition that the rooflights are made high enough that they cannot be looked out from internally.

Members of public left the meeting

6.1 Applications Granted by SODC:

P17/S1812/HH Demolition of attached existing garage, proposed side and front single storey extensions and rear extension to replace conservatory following previous planning approval. 73 Whitehouse Road Woodcote RG8 0SA.

6.2 Applications Refused by SODC

None.

District Councillor David Nimmo-Smith was invited to give his report.

The SODC Core strategy will go out to consultation and a decision on it is expected in 2018. It does mean more housing in South Oxfordshire Didcot, Berinsfield, Culham, Wallingford will all take additional housing. Woodcote has a degree of protection being in the AONB, but additional housing will be allocated. Chalgrove Airfield development is still being considered. There will be an extra 30K houses in the SODC area over the next 20 to 30 years.

The Thames Farm Harpsden development was refused by SODC but went to appeal and was granted despite Harpsden having a Neighbourhood Plan. It was passed as SODC did not show they had enough land supply.

SODC can now take ordinary plastic bags in the food waste caddies as the digester can take them. The parking machines in SODC car parks are all being changed so they can take the new one pound coins, should be completed by October.

The Chairman advised him about the planning application that had been approved prior to the PC commenting requesting that he follow this up as it is a matter of procedure.

6.3 Other Planning Matters

P16/S4035/FUL Gullane Whitehouse Road, received showing additional visions plays for information no comments required. The PC had approved this application previously.

Cllr. Smith had forecast CIL funds based on the approved planning applications

The Garden Centre site £22K

Old Reservoir Site £53K

All figures are approximate. No funds can be claimed until development work starts.

7. Finance

Payments to:

Premier Heating Solutions £1030.95 Deposit of 25% toward the new boilers for Village Hall

Glanville Consultants £960.00 for Road Safety Audit 2 for the Zebra Crossing.

Noted No receipts.

7.1 Quotations/Grants received for review/approval.

Revised Estimate from Blandy & Blandy for investigation the legal status of the Village Green.

Up to £2400. The Parish Council agreed to proceed, Clerk to advise upper budget limit of £2500 when accepting the estimate.

8. Financial Regulations 2017/18 – Review.

The Regulations had been previously circulated to Council. The following amendments were agreed;

Additional amount for Audit increase to £300.

Value required for 3 quotations £2000.

Reg 2.3 attach the PC's precept procedure as an Appendix.

Reg 5.5 Strike this out.

Reg 6.6 Review variable direct debits 2 yearly. The Direct Debit was approved for the telephone account.

9. Other Committee Reports

Village Hall MC – Cllr. Booth had attended the SODC workshop for Grant applications. PC can now apply when projects come up the 2 year rule has been scrapped.

50% of the entire project value is now offered as a grant no longer 60%.

Second round funds remaining £170K several bids already received.

There is a further £1.3 million available from a new funding package for rural developments. Cllr Booth will attend a workshop about this on 22 August.

Village Green Committee – Minutes circulated. The VGC have repainted some fencing around the Carpark and some benches on the green.

Traffic Advisory Group – OCC have passed the design and the Zebra Crossing can go ahead subject to costings. The 2nd Road Safety Audit is underway.

The PC thanked the whole of the TAG team for their hard work.

Cllr. Smith thanked the Clerk for her continued effort of dealing with OCC. The Chairman on behalf of the PC thanked Cllr. Smith and the Clerk for their work on this project.

Neighbourhood Planning Group – Test runs on site evaluations have been carried out. Next meeting September.

10. Other Matters for Chairman

Letter received from the Rev Linda Smith St Leonards Church with comments about the lack of communication regarding the Cycle Race.

This was discussed and The /Chairman & Cllr. McGurk had attended the meeting with organisers and specifically asked them to keep the two churches in Woodcote informed, providing them with details. This appears not to have been done. Clerk to write to them.

Cllr. Smith advised that he had verbally advised Linda at the consultation on 13th May.

Details also published in the Correspondent and in the village Notice Boards.

Cllr. McGurk will be the Communications Officer for the Council and will be working with the Clerk to improve communications. The Chairman asked that the mailing list be updated and used as often as possible, Cllr. Smith and the Clerk to work on this .

Cllr Smith and the Clerk gave an update on the position with Woodcote Post Office. The Clerk to advise MP John Howell of the current position.

11. Correspondence

Letter from OCC detailing land owned by Christchurch College Oxford with a map showing footpaths. They are requesting that any footpaths not marked be advised otherwise they will not be included.

12. To Note Date of Next Meeting Wednesday 16th August 2017.

*Meeting closed at
9.50pm*