

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote
Wednesday 2nd May 2018 at 7.30pm.

PRESENT

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

1. To receive apologies for absence
None.

2. To receive Declarations of Interest
Cllr. Farmer expressed interest in Planning Application P17/S3701/O.

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.
One member of public present.

4. To approve Minutes of the Parish Council Meeting held on 18th April 2018.
Approved as a true record.

District Cllr. D. Nimmo-Smith was present and gave his report, he advised that he has £5K grant funds to share with his parishes for various projects.
The next round of SODC Capital Grants will open in July of this year.

The SODC Local Plan is being revisited and the housing numbers are likely to be reduced in the revision. SODC have now announced they have a land supply for development for 5.4 years.
He advised that a planning application had been received for development of the field in South Stoke Road, the PC await the details.
He then left the meeting.

5. Matters arising from those Minutes not on the agenda elsewhere.
The Co-op have advised that they have now ordered the correct replacement notice board following the letter that the Clerk sent to them.

Cllr. Crockett advised that the former post office shop does have the correct permissions to run the beauty salon.

6. Planning Applications

P17/S3701/O (Outline) Major Amendment : No. 2 - dated 5th April 2018
Proposal : Outline planning application for the erection of 19 residential dwellings
(use class C3).

vehicular access from Wood Lane, associated parking, landscaping, open space and drainage works. (As amended by drawings and technical information received 5 April 2018). Address : Land at Wood Lane Woodcote.

The Parish Council have reviewed this application and strongly recommend Refusal for the reasons below.

Should the Planning Officer be minded to approve this application then the Parish Council ask that:

- i. this application be referred to the Planning Committee; and
- ii. that representatives of the Parish Council be registered to speak at the meeting of the Planning Committee that considers this application.

Reasons for Refusal.

1. This application is for 19 new homes on a greenfield site in the Chilterns AONB and represents a significant intrusion into the AONB.
2. This application fails to comply with the NPPF. Specifically:
 - i. Paragraph 115 which requires that '*Great weight be given to conserving landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.*'
 - ii. Paragraph 14 which states that although the NPPF has a presumption in favour of sustainable development at its heart decision makers should only grant planning permission where specific policies in the Framework do not indicate that development should be restricted. Footnote 9 to this paragraph specifically identifies policies relating to the protection of Areas of Outstanding Natural Beauty. It is also clear that alternative sites for new homes exist within the District.
3. This application fails to comply with the South Oxfordshire Core Strategy. Specifically, Policy CSEN1 which requires that (para ii) *high priority to be given to conservation and enhancement of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty.*
4. This application fails to comply with the Woodcote Neighbourhood Plan (WNP), specifically the application:
 - i. is for a site not allocated in the WNP and, therefore, fails to comply with WNP Policy HS1.
 - ii. includes site WNP19 but is separated from it by a footpath. The application attempts to circumvent the Woodcote Neighbourhood Plan by presenting the two distinct sites as one.
 - iii. does not clearly demonstrate that it complies with WNP policy T8 for parking which, because of the difficulties posed by on-street parking in Woodcote, requires one car parking space for each bedroom.
 - iv. does not clearly demonstrate a housing mix that complies with Policy H7 (Size of Homes) which directs that new developments should favour smaller homes and on developments of more than 9 homes requires that up to 10% should be 1-bed properties, a minimum of 40% should be 2-bed, a minimum of 40% should be 3-bed, and up to 10% 4-bed.
5. The unallocated site is at the end of Wood Lane, a narrow cul-de-sac accessed at the junction of Beech Lane and Behoes Lane which is already recognised as dangerous because of restricted visibility. In addition, the additional traffic will either add to the road safety concerns about the junction of the Goring Road with Beech Lane and Bridle Path or exit and enter the development via the Wayside Green (an estate whose narrow roads are permanently reduced to a single lane by on-street parking) or Behoes Lane, a rural, essentially single track, unlit lane
6. If allowed the development would enclose a rural footpath valued by walkers for its views with the resulting loss of visual amenity.
7. The applicants claim that they have "approached" the Parish Council regarding this site and that the Parish Council has made comments on their proposals. This is not true. The Parish Council have neither been consulted nor made any comments regarding this outline planning application to the applicant.

It should also be noted that because the site has been advanced for inclusion in the updated Woodcote Neighbourhood Plan then the Neighbourhood Plan Advisory Group (a body independent of the Parish Council) has met with the applicants but made no decisions on the sites it will recommend.

8. The applicant claims that WNP19, the site for nine dwellings within the Neighbourhood Plan, cannot be developed without developing the enlarged site presented in their application. Woodcote Parish Council believes this to be wrong and notes the absence of evidence supporting the applicant's claim. Furthermore, the location of 8 new homes on half of WNP site WNP19 would appear to contradict this claim.
9. Although reduced, the application will still develop a significant proportion of both sides of the Fox Covert valley and result in the loss of a greenfield site that is particularly rich in flora. The field has not been used for arable or cattle, nor been the target of high nitrogen inputs or pesticides. It's a sporadically grazed semi-natural grassland – with occasional intensive grazing by ponies in summer otherwise the field is empty for many months. The grass and meadow plants can grow long and to seed leading to wide botanical variety. Recent surveys have indicated the presence of more than 20 species/m².
10. The reduction in the number of new homes reduces the density of development to around half that required by with Core Strategy policy CSH2 and thus fails to comply with this policy.
11. The applicants suggest that allowing this development would alleviate the housing shortage in both Woodcote and across the district. The Parish Council note the recent granting of planning permission for over 70 new homes in Woodcote nearly 20 of which have been, or are in the process of being, constructed.
12. The Parish Council also note the Ministerial Statement in December 2016 that made it clear that the policies in made Neighbourhood Plans remain in force unless the local Planning Authority cannot demonstrate a 3-year land supply. The Parish Council welcome the Housing Land Supply Statement for 2017-2018 (30-Apr-18) from South Oxfordshire District Council which shows that the council has a 5.4-year supply and thus the policies in the Neighbourhood Plan must be complied with.

Finally, the part of this application site that is not allocated in the current Woodcote Neighbourhood Plan (to the north west of the footpath) is one of many sites currently under consideration for inclusion as a housing site in the emerging update to the current Neighbourhood Plan occasioned by the desire to comply with the new Local Plan. The application is, therefore, premature.

P18/S1209/HH (Householder) Other Proposal: Single storey extension to provide an enlarged kitchen/dining and family room. Address: 5 Summit House Close Woodcote RG8 0QZ. The Parish Council have no objections to his application.

6.1 Applications Granted by SODC:

P17/S4464/HH Application proposal, including any amendments :
Two storey front extension with two and single storey extension to rear (as amended by plans received 15 March 2018 reducing the depth of first floor element of the front extension). Site Location : 1 Beckley Close Woodcote RG8 0SZ

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

The Clerk advised that the mobile post office dates to Woodcote have still to be confirmed. Possible location was discussed as the VH Car park may not be appropriate during school drop off and pick up times. Suggestion South Stoke Road near the church.

7. Finance

Date	Payee Name	Ref	Amount	Transaction Detail
Paid				
24/04/2018	Swift Officestuff	758	£45.69	Folders/ink cartridge
29/04/2018	British Telecom	DD	£105.28	Line & BB
	Rialtas Busines Sytems			
01/05/2018	Ltd	759	£142.80	Annual software maintenance
			£293.77	

Approved

Noted receipts from CCLA Property Fund investment £1157.59

7.1 Quotations/Grants received for review/approval.

Quote from OCC to replace the broken power pole on Oxford Road that the PC had installed for the speed sign. However, the quote for £739.76 was not presented for approval as OCC contractor has already been and installed the new pole. The Clerk had informed OCC.

Quote from Village Green Committee for a play wall on Folly Field, however the VGC will pay for this from their funds. The PC requested that a member of the VGC come to a PC meeting to discuss the positioning and location of the wall. Clerk to follow up.

7.2 Section 106 funds – review and access projects

Cllr. Williams had written a draft CIL Policy which had been circulated prior to the meeting.

The next actions are to meet with SODC officers to seek further understanding of how they interpret the process. The PC will need to include a policy on how projects are listed and differentiate between strategic and tactical projects to put forward. It will be important that the PC are involved on defining what OCC and SODC spend their portion of CIL funds on within Woodcote. Cllr. Williams agreed to take the next actions and contact SODC.

The Clerk had circulated details of Sec 106 Funds still available to the PC. SODC had allocated some of the funds available to an funds application not made by Woodcote PC. The Clerk advised that she had requested information from SODC where the funds had been allocated. Clerk to update, ongoing.

8. Reports from Other Village Groups

Village Hall MC – Cllr Booth gave an update on the Trustees meeting, stating that they need address the matter of income not covering costs, and are working on proposals to look at the shortfall. They will approach the Youth Club re contributions, details not yet agreed.

The matter of refurbishment to allow better access to the rooms is being reviewed as better access could increase hires and therefore income. A regular user hire agreement is also being discussed.

Neighbourhood Plan Advisory Group- News still awaited from SODC on their Local Plan. The Group will prepare a further briefing for the PC date to be confirmed.

Village Green – Their AGM was 30thApril, no issues arising. The new litter bin is yet to be installed. Clerk has contacted someone to do this and liaise with Cllr. Crockett.

Traffic Group – A reply has been received from Ian Hudspeth Leader of OCC regarding the Zebra Crossing in response to the Letter the PC sent. It appears relatively positive and indicates that OCC are looking at Capital funds towards the resurfacing of the highway either side of the zebra crossing. Cllr. Smith to draft a reply.

9. Other Matters for Chairman

Woodcote Fete have requested if the PC will sponsor a trophy for the Fete, Cllr. Smith to obtain the costs.

10. Correspondence

None.

11. To note date of the next Parish Council Meeting will be the Annual Parish Council Meeting Wednesday 16th May 2018.

Meeting closed at 9.55pm

Signed Date.....