

# WOODCOTE PARISH COUNCIL

**MINUTES** of the Parish Council meeting held in the Function Room, Village Hall, Woodcote  
Wednesday 3<sup>rd</sup> August 2016 7.30pm.

## **PRESENT**

Chairman	Mr. R. Peirce
Vice Chair	Mr. G. Botting
	Mr. M. Smith
	Mr. A. Crockett
	Mr. R. Lewin
	Mr. B. Williams.
	Mrs. S. McGurk
Parish Clerk	Ms. Jenny Welham

1. To receive apologies for absence.

Mr. D. Booth, Mrs. D. Hadaway. Dr. P. Sudbury not present.

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.

Mr. B. Atkin, Mr. D. Percival, Mr. A. Neald re Wards Farm and to observe.

Mr. P.J. Sparks, Mr. G. Sparks to observe.

Mr. D. Parker Architect for planning application.

Catherine Hall Architect, Mr. M. Crump, Ms. L. Sanders application re planning application.

4. To approve Minutes of the Annual Parish Council Meeting held on 20<sup>th</sup> July 2016.

Correction to page 30 Planning applications the Pc recommendation to be made clear on the two applications, then Approved as a true record.

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

None.

## **6. Planning Applications**

P/16/S2235/FUL (full application) Single new dwelling house. Address, the Conifers, Beech Lane, Woodcote.

The PC reviewed the plans and details. No garage is shown. Catherine Hall advised that at some point an application for a garage would be submitted. The Chairman requested that the existing and overbearing Leylandi hedge on the boundary be removed and replaced by a native species hedge as a condition on this application. The applicant Mr. Crump had no objection to this.

PC recommended Approval with this condition.

P16/S2432/FUL (Full Application)

Application Type Minor

Proposal: Demolition of existing bungalow and erection of two 2-bedroom semi detached houses and a detached 2-bedroom chalet bungalow.

Address: Casa Mia Greenmore Woodcote RG8 0RN

The PC reviewed the drawings and plans. The description is incorrect it states two semi detached dwellings one 3 bedroom and one 2 bedroom, however the Architect Mr. Parker advised that the plans have now been amended and it is two semi detached both 3 bedrooms and one 2 bedroom chalet bungalow.

Mr. Parker also detailed that the trees to the rear will remain (they have TPO's ) and the current levels of the site have been raised to one side and this development would reduce the level down slightly.

The PC recommend Approval of this application.

### **6.1 Applications Granted by SODC:**

P16/S1675/HH Application proposal, including any amendments :

Erection of front entrance vehicular and pedestrian gates.

Site Location : Conway Reading Road Woodcote RG8 0QY

### **6.2 Applications Refused by SODC**

None.

### **6.3 Other Planning Matters**

The Clerk updated the PC on the action taken so far by SODC Planning Enforcement who are checking the planning history of the site at Wards Farm. A visit is due this week.

The Chairman gave a summary of the planning history of this site and advised that when granted 17 conditions had been attached to the permission.

Since then two premises have applied for a Certificate of Lawful Development which overrides some of the conditions, these are believed to have been granted.

Cllr. Smith gave an update on what the Traffic Advisory Group had looked at in respect of the parking along Greenmore outside Wards Farm. During the public consultation in the village this issue was raised but was not given a high priority by the residents. The issue is still on the list but is priority number 8. Yellow lines have been looked into but this would just move the parking further along Greenmore and is difficult to enforce with cuts in police presence. Woodcote's current PCSO has visited Wards Farm several times in the last few months but has not found any illegal parking or activities.

The Chairman advised the 3 residents present that unlawful activity needs to be photographed and witnessed to be evidence for the police, such as the report that lorries are unloading in the entrance and protrude out onto the public highway. He also emphasised that the PC are aware of the issues and residents concerns and that the PC have been working on this with 3 authorities, the Police, Oxfordshire County Highways and SODC. He stated that there will not be any quick resolution to this but the PC will continue to look into the issues and potential resolutions.

The Chairman advised that he had been sent a letter with drawings for a proposed planning application within Woodcote that would involve demolishing a residence and building a residence.

The letter asked for the PC's view prior to an application being submitted.

Cllr. McGurk expressed concern that this had been sent to the Chairman on a personal level and that the PC could not engage with this. The PC agreed that they cannot express any view on any planning application until it is submitted and sent to them from the planning authority at SODC.

Applicants can seek pre planning advise from SODC prior to submitting.

The Chairman asked the council if a letter should be sent to SODC head of planning requesting that Woodcote PC be involved in any pre planning discussion as the PC are the custodians of the made Neighbourhood Plan. PC agreed, Clerk to action.

Cllr. Smith had data from the recent question forms handed to residents by the PC at the resent consultation on 21<sup>st</sup> July.

The majority of responses had stated that they did not agree that the larger villages take 10% and that no they did not want Woodcote to take above the allocated amount of houses. The residents thought that the NHP would mean that no further development would be in Woodcote for 15 years, this is not correct.

The PC need to respond to the SODC consultation by 19 August. Cllr. Botting agreed to draft a response and send it round to councillors so they can input and comment. The final wording to be agreed at the PC meeting on 17<sup>th</sup> August then sent in to SODC. Cllr. Botting asked that all planning applications since April 1<sup>st</sup> 2016 be logged with the number of additional dwellings where appropriate. The Clerk already keeps a log but will add this.

## **7. Finance**

Payments for Approval.

Village Green Committee Annual Grant.	£2000.00
Swiftclik Stationery, paper, ink cartridges.	£50.27
ABA Construction repair to playground equipment Folly Field	£743.64
Payments Approved.	

Noted receipts.

Quarterly Interest from PC Funds invested in property Fund £1244.80

### **7.1 Quotations/Grants** received for review/approval.

Quotation from The Barn Partnership for 2 x rural bus shelters £8172.96 Ex VAT per Shelter.

These will be covered by Sec 106 Funds from the Chiltern Rise development and located on Reading Rd. OCC to create the bus laybys and also the concrete bases for the shelters.

The PC agreed to this quotation. Clerk to Action with Supplier and OCC.

## **8. Other Committee Reports**

Village Hall MC –The committee will be discussing more detail about the submitted plan for alterations to the hall at their next meeting.

Village Green Committee – Cllr Crockett advised that the VGC will now revert to the smaller scale plan to enlarge the area on Folly field, the existing basket ball structure will remain. The Table Tennis table will be positioned on Folly Field in the original proposed position. Quotes for the base are being sought and also for the enlarging of the tarmac baseball court area.

Traffic Advisory Group – Cllr. Smith advised that he is planning the next meeting. Glanville have been consulted to start the design work for the pedestrian crossing, their representative had been in the village last week surveying.

Woodland Group – Cllr. Smith advised that the Draft report had been received from the consultant. However, it was missing the plan. Clerk will need to chase this up. The consultant had been very slow and taken several months to produce the report. There was nothing that needed attention in the report.

Police – Cllr. Williams is still awaiting information from PCSO with the contacts for all the Neighbourhood Watch representatives in Woodcote.

## **9. Other Matters for the Chairman**

One of the resident present at the meeting asked for an update regarding the X39 bus in Woodcote.

The Chairman advised that due to other pressing matters the bus company would not look at this again until the Autumn and he will try to get a solution when the talks resume. However proposals have been discussed for when the timetable is reviewed early next year. The X40 would go one way around the village, and it is proposed that it runs every 30 minutes, however this will mean changes and the residents will need to agree the final proposal.

**10. Correspondence**

None.

**11. To note date of the next PC meeting: Parish Council Meeting Wednesday 17th August 2016.**

*Meeting closed at 9.30pm*

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