

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Committee Room, Village Hall, Woodcote Wednesday 3rd November 2015 commencing 7.30pm.

PRESENT

Chairman Mr. R. Peirce
Vice Chairman
Mr. M. Smith
Mr. A. Crockett.
Mr. R. Lewin
Mrs. S. McGurk
Mrs. D. Hadaway

Parish Clerk Ms. Jenny Welham

1. To receive apologies for absence.

Mr. G. Botting, Mr. D. Booth, Dr. P. Sudbury, 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.
Six members of the public present to speak about planning applications.

4. To approve Minutes Parish Council Meeting held on 21st October 2015.

Approved as a true record after correction to item 10 2nd paragraph part of sentence missing, also page 64 referred to July should read November.

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

Cllr. Smith re business cards for Parish Councillors asked if the Clerk had checked if there were any constraints. Clerk advised that they can be used and should state contact details as published on the website. All agreed that Cllr. Smith should go ahead and produce the cards.

6. District Councillors Report

None as absent.

7. Planning Applications

P15/S3449/O Minor Proposal Outline planning permission for demolition of existing bungalow and detached garage and replace with three 3 bedroom dwellings.
Address: Red Lane bungalow, Red Lane, Woodcote RG8 0PD.

The Chairman advised that as this application is outline, the Parish Council was to establish the principle of demolishing the existing bungalow and erecting three 3 bedroom dwellings, parking and highway access. The site plan is illustrative only and there is no detail of positioning, design, or types of materials to be used at this stage. The final recommendation decision will be deferred for discussion at the PC meeting on 18th November 2015. In the meantime all the Councillors should visit the site and existing neighbouring properties, the site visit was agreed to take place on Sunday 15th November 10.30am.

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Catherine Hall – Architect, agreed with the summary the Chairman had given and stated that as yet no design proposals for the 3 dwellings had been discussed.

Janine Walker – resident in adjacent cottage to the site, stated that her dwelling is Grade 2 listed and was the first grade 2 listed building in Woodcote and has unique and historic features. She referred to statutes in the Neighbourhood Plan, and objects to this application. She would welcome a visit from the Councillors to visit her property

Terry Sparks also a neighbour to the site stated he had lived in Woodcote for 40 years and was well aware of the issues of Red Lane bungalow, he did not elaborate on this, but also welcomed a site visit.

The Chairman thanked the members of public for their views and advised Council and the public that the purpose and protocol of the site visit would be to view only, any discussions on the application would have to be aired at the PC meeting on 18th November.

P15/S3434/FUL Minor. Proposal: Erection of 5 new houses with parking and new access to Beech Lane. (2 x 2 bed, 2 x 4 bed, 1 x 5 bed.). Retention of smaller paddock for continued use for grazing. Address: Land north of beech Lane, Woodcote, RG8 0PX.

The Chairman invited Cllr. Smith to summarised his views following his site visit.

Cllr Smith commented on the following,

The parking is one space short of the requirement in the NHP, does not meet policy T8.

Previous planning history in 1984 showed an application for 4 dwellings, this was refused, went to appeal and the refusal was upheld.

Objections have been on the rural nature of Beech Lane.

Is this infill as determined in the NHP, questionable as it is not a small or restricted gap.

SODC policy states infill in the larger villages can be up to 6 houses.

The applicant had sought pre application advise with Tom Wyatt SODC Planning Officer who's input the PC need to request.

Impact on the AONB.

No affordable housing, Policy H3 of the NHP states developments of over 3 should have affordable housing, however he also said the DCLG are in debate currently on the figures.

The Chairman pointed out that the density of the proposed development does not meet SODC Core Strategy.

Stewart Fraser – neighbouring property to the site was invited to speak.

He advised that the 1984 application was P84/S0644/O, and that the applicant had withdrawn it during the appeal process.

It was rejected due to traffic increase on the lane and the junction.

He had also found applications as far back as 1970 – 1975 all of which had been rejected on similar grounds and that nothing had changed regarding the lane and junctions since then.

He stated many policies from the Core Strategy that he felt this application contravened.

The Chairman summarised the concerns on infill and the development in the AONB and referred to the Inspectors comments on the refusal of the application at Goats Gambol, Beech Lane and policies CRS1, CSEN1. The PC's final recommendation to be deferred to the PC meeting on 18 November which would give the PC time to advise all the residents in Beech Lane so they can give their views and also the PC time to review all the relevant policies.

7.1 Applications Granted by SODC:

None.

7.2 Applications Refused by SODC:

None.

7.3 Other Planning Matters

The Clerk had circulated the letter from Planning Enforcement about the Land at Beam Wood, erection of zip wires, platforms and tree house without planning. Enforcement are asking for it to be removed.

The applicant has appealed against the notice. The Land is in Goring Heath Parish however Woodcote are informed as a courtesy as it is on the border of our parish. The PC agreed to reply stating that they support the view of SODC. Cllr. McGurk abstained.

Cllr, Smith had visited Long Toll to view the Woodland area to be gifted to the PC at the request of Millgate Homes as there is a piece on the corner of Plot 14 that the purchasers wishes to buy as part of the garden.

Cllr. Smith showed the map detailing this area and stated that the land had been built up and that it sloped away very steeply which would pose issues for management in the future. The PC agreed that we should proceed with the legal exchange for the woodland as already previously agreed and that any debate regarding this piece of the plot should be after the transfer, once the PC own it and between the PC and the owner of plot 14.

The Clerk advised that Blandy&Blandy had sent in their terms letter for the legal transfer with a cost of approximately £800 plus £23 for the Land Registry fee. The Chairman stated that as he understood the agreement was that the PC would pay £1 for the woodland and that all other costs would be met by Millgate Homes. Council agreed. Clerk to advise Blandy and Blandy to proceed and cost to be deferred to Millgate Homes.

Cllr. Crockett stated that some work had started on the Old Reservior site, with clearance of scrub and some small trees. The site was being accessed via the private road to the side of the site, and a temporary fence had been erected.

The Chairman advised that the Clerk had sought another meeting with SODC Planning Tom Wyatt re this site. He had replied stating that the applicant was receptive to demolishing the old pump house and some re- positioning, but no amendments had been received as yet so until amendments come through another meeting would be unnecessary. It is anticipated to meet towards the end of the month.

Cllr. Crockett commented on the floodlights being erected around the ménage to the rear of properties on Bridlepath. Planning had been granted for the ménage retrospectively but there was no mention of floodlights. Enforcement are aware and have sent a letter to the PC notifying.

8.FinanceTo approve payments.

Date Paid	Payee Name	Ref	Amount Paid	Transaction Detail
03/11/2015	Philip King Tree Services	495	£220.00	Tree work Wayside Green
03/11/2015	SODC	496	£200.93	Dog bins 1 April 30 Sept 2015
03/11/2015	Berinsfield Community Business	497	£1,066.80	Sept Grass cutting
03/11/2015	Village Green Committee	494	£1,500.00	Annual Grant
		Total	£2,987.73	

Approved.

To note receipts – None.

8.1 Quotations/Grants received for review/approval.

None.

A second company has been contacted re the fencing to the rear of the allotments and is visiting the site this Friday.

9. Other Committee Reports

Village Hall Management Committee

Meeting Monday 9th November.

Village Green Committee

No new report

Traffic Group

Following their last meeting small groups had been set up to look into measures in certain areas and these will be reviewed at the next meeting at the end of November.

Woodland Group

Cllr Smith has virtually completed the list of volunteers to join the group. Meeting to be arranged.

Allotments

The annual meeting had taken place. The Stewardship Committee are doing a good job of running the site. The PC as Trustees do need to be more involved and it was agreed that the PC should hold a small meeting as Trustees at the start of one of the PC meetings which had been held in previous years. To be arranged for sometime next year.

10. Other Matters for the Chairman

All had seen the email from Mike Fulton to Thames Travel. PC agreed that the Clerk should advise him that the PC are in dialogue with TT and that they also regret the loss of the 9am bus and have been advised that no further timetable changes will be made without the PC's input. Clerk to reply.

Cllr. Smith raised the matter of more Sec 106 applications coming in from some committees, the latest one for Mats and Nets for a Cricket School within Langtree Academy. It was agreed as previously and recorded in the minutes of an earlier PC meeting that no more applications will be sent to SODC until full council can discuss all projects and prioritise them for application.

OCC meeting to review their major budget cuts on 9th November, it is necessary that the PC send a representative. Cllr. Lewin agreed to attend and report back.

Mrs. Vicary had telephone to complain that someone had been riding a horse around Folly Field. She said they had frightened a child playing there. Unless the person can actually be found "in the act" it is difficult to police this. Council to keep a watchful eye on this.

11. Correspondence

Letter from SODC regarding the CTRS grant scheme being stopped from next financial year.

Chairman asked the Clerk to reply advising that as a village with an approved NHP the PC will be updating this in line with the SODC revised Core Strategy so will be looking to SODC to meet the costs of this and the referendum so the PC do not have to raise the precept.

12. To note date of the Next PC Meeting : Wednesday 18th November.

Meeting Closed at 10.00pm

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