

# WOODCOTE PARISH COUNCIL

**MINUTES** of the Parish Council meeting held in the Function Room, Village Hall, Woodcote  
Wednesday 5<sup>th</sup> October 2016 7.30pm.

<b><u>PRESENT</u></b>	Chairman	Mr. R. Peirce
	Vice Chair	
		Mr. A. Crockett
		Mr. M. Smith
		Mr. B.. Williams
		Dr. P. Sudbury
		Mr. D. Booth
		Mrs. S. McGurk
	Parish Clerk	Ms. Jenny Welham

Present: County Councillor K. Bulmer, District Councillor D. Nimmo-Smith

1. To receive apologies for absence.

Mrs. D. Hadaway, Mr. G. Botting, Mr. R. Lewin.

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.

None.

4. To approve Minutes of the Parish Council Meeting held on 21st September 2016.

Correction to Item 10. Village Hall MC report was Cllr. Botting not Smith – corrected.

Approved as true record.

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

None.

## **6. Planning Applications**

P16/S0375/FUL (Full Application) Amendment : No. 2 - dated 12th September 2016 Proposal :  
Demolition of existing garden centre structures and erection of 9 new dwellings (As amended by plans and additional information accompanying Agents email dated 27 June 2016, 12 August 2016 and 12 September 2016).

Address : Woodcote Garden Centre Reading Road Woodcote RG8 0QX

The Parish Council recommend Approval subject to the following Conditions be included;

1. Access to the Garden Centre site to be from the adjoining site Chiltern Rise, no access via the existing Garden Centre from the Reading Road, Woodcote.
2. Bollards to be erected (as seen on the drawing) and in place before any development of the site commences to precipitate Condition 1.
3. The Public Footpath detailed along the southern boundary to be in place, before any construction of the site commences, and to be temporarily fenced during construction in the interests of safety.
4. No vehicles connected to the construction of the site to be parked along the Reading Road.

P16/S2714/FUL (Full Application) : Minor Amendment : No. 1 - dated 26th September 2016  
Proposal : Demolish and replace existing dwelling with a two-storey 5-bedroom dwelling. Demolish and replace existing stables with a 3-bedroom bungalow (revised plans received 26th September 2016, relocating first floor window opening and detached garage) Address : Goats Gambol Beech Lane Woodcote Oxfordshire RG8 0PY.

The Parish Council Recommend Refusal;

1. The site drawings provided are still incorrect as referred in our initial response. The drawings do not correctly show the siting position of Hawthorne Cottage . This impacts on the suggested amendments.
2. The drawings still does not show any dimensions.
3. It is noted that the position of the proposed garage has been moved by 2 metres. The Parish Council do not agree that this has moved significantly enough, the garage will still block and obscure natural light to Hawthorne Cottage. This is very clear if looking at the correct drawing showing the accurate siting of Hawthorne Cottage.
4. The Parish Council have not experienced such an application to develop one side of a semi detached property. There will be many complexities of such a development especially taking into account protecting the party wall. The PC feel that this is unprecedented in Woodcote and express concern regarding such a development. There are many conditions and details that are unclear regarding protection of the neighbouring property.

P16/S3043/FUL (Full Application) : Minor Proposal: Removal of condition 5 - Level 4 of the Code for Sustainable Homes on application ref. P14/S2378 /FUL  
(appeal ref APP/Q3115/A/14/2228795)

The Parish Council Recommend Refusal;

The Condition 5 – Level 4 of the Code for Sustainable Homes on application P14/S2378/FUL granted on appeal was included by the Inspector and the Parish Council strongly object to it being removed and see no reason for it to be removed.

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

P16/S2432/FUL Application proposal, including any amendments :  
Demolition of existing bungalow and erection of two 3-bedroom semi detached houses and a detached 2-bedroom chalet bungalow.  
Site Location : Casa Mia Greenmore Woodcote RG8 0RN.

P16/S2642/HH Application proposal, including any amendments :  
Addition of two storey side extension. Addition of single storey rear extension.  
Addition of porch. Site Location : 132 Wayside Green Woodcote RG8 0QJ.

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

None.

### **6.3 Other Planning Matters**

The Clerk had sent in the Planning application for the works on Folly Field to enlarge the basketball pitch. SODC had replied requesting a fee of £192.50. the PC requested that the Clerk verify this payment with SODC before they agree it.

Clerk to action with SODC.

**7. Finance** To approve payments, note receipts.

3/10 Open Spaces subscription Direct Debit £45.00  
5/10 Berinsfield Community Business Hedge cutting £2054.40  
5/10 SG Creative Services Ltd Website maintenance £81.00

Total payments £2180.40  
Payments Approved.

Noted no Receipts.

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

Quotes for the extension of the current Basketball Court  
Cllr. Smith to check. This matter deferred to the next PC meeting to allow Cllr. Smith more time.

The Clerk had received a verbal Quotation to cut back the Laurel hedge along the back of the footpath on Folly Field of £200. This hedge is on the land owned by Builder Ede and despite the Clerk annually requesting they cut the hedge back it has not been cut. The hedge is now obscuring the footpath to Medill Close and Wayside Green making it very narrow.

The PC agreed that the Clerk to write a letter to Builders Ede stating that they have 14 days to cut the hedge and if they do not action then the PC will get the hedge cut and send Builders Ede the invoice for the work.

**8. Precept** – technical consultation re referendum principles, review response.

The PC looked at the consultations questions and agreed to the replies, they do not support the precept referendum. Clerk to action replies to OALC and the website consultation.

**9. Other Committee Reports**

Cllr. Williams reported,

Police – a car had been parked in the Village Hall Car park for 3 weeks and not moved, the Clerk reported this. The vehicle had been stolen. It is now removed.

Youth Club – Tuesday club is going well attendance continuing to be good.

Village Hall MC – meeting next week.

Village Green

Cllr Crockett reported

Following an overall inspection some areas need attention, the hedges Folly Field, see item 7.1 above. Also the rear of Telephone Exchange had been raised with the Clerk and actions are being taken The company who carry out ground work for BT will be checking the hedge this week, Clerk to follow up.

Graffiti sprayed onto the Youth Shelter has been removed. On the bus shelter which is brick this is harder to deal with and as it is in private land it will need a specialist company to come and clean it off as Biffa cannot handle this. It is also on the metal garage doors of the garage.

A section of path on Folly field is overgrown with moss/weeds the VGC will deal with this.

A vehicle has caused slight damage to the main Village Green it is thought this will recover over time, no action taken.

Traffic Group  
Cllr Smith reported,

The preliminary design for the Pedestrian Crossing has been received. A section of the footpath will need to be widened at the point where the crossing meets the pavement on the village green side. However, the design shows widening from the War Memorial to the Bus shelter and as it will bring to pavement close to the ditch post and rail fencing has been included. The Parish Council agreed with Cllr. Smith that this is not required and the fencing not to be added and the widening just to the top of the pedestrian crossing.

The PC agreed that Cllr. Smith and the Clerk could progress this and get the design amended. The next stage is for the design to be sent into OCC for a road safety audit to be carried out. Once this is clear then the work can commence.

**10. Other Matters for Chairman**

The Clerk had received a file of documents from Blandy & Bandy detailing the transfer of the Woodland from Millgate Home to the back of the development on Long Toll.

The Clerk requested that the Pc agree the site plan as shown edged in blue on the documents, this was checked and agreed by Cllr. Smith and the Pc agreed the site drawing was correct.

The Clerk now to read through the documents before replying to Blandy & Bandy. The Chairman requested that any notes referring to restrictive covenants be raised to the attention of the PC, should any be found, before sending a reply.

The Chairman advised that he will be on two week's holiday so the next PC meeting will be Chaired by Vice Chairman Cllr. Botting.

**11. Correspondence**

None.

**12. To note date of the next PC meeting: Parish Council Meeting Wednesday 19<sup>th</sup> October 2016.**

*Meeting closed at 9.00pm*

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