

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote
Wednesday 6th January 2016 7.30pm.

PRESENT

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

1. To receive apologies for absence.

Cllr. Diana 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.
Thirteen members of public present to speak on planning application P15/S1009/FUL amendment.

4. To approve Minutes Parish Council Meeting held on 16th December 2015.

Correction to 2nd paragraph on page 84, Item 7.3 Other planning Matters. Should read, first choice of the four free market 3 bedroom houses.

Approved as true record.

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

Cllr. Smith noted that the TAG white line remarking within the village was now completed.

Chairman thanked him for working on this project.

6. Planning Applications

P15/S1009/FUL (Full Application) Amendment. Proposal :Demolition of Chiltern Rise Cottage, Garden Cottage and Stable Cottage and the erection of 24 dwellings. Address : Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road Woodcote RG8 0QX.

The Chairman gave a summary regarding this application and the amendment before the PC for consideration. He stated that the application is now for the demolition of the 3 dwellings to be replaced and 22 new dwellings making a total of 25 dwellings.

He advised that the PC had conducted several meetings with SODC Planning Officers, the applicants and the applicant's representatives and he believed that the concerns of the PC and objections raised by residents had been met by the amended application. He then asked Cllr Botting to report.

Councillor Botting reviewed the amendments to application noting:

- The reduction in the number on new dwellings
- That the size and type of new homes complied with the relevant WNP policies; and

- The replacement of the proposed roundabout access to the site by a T-junction.

Councillor Botting recommended that the Parish Council confirm its support for the application subject to a series of conditions.

The Chairman then reviewed the proposed conditions and additional requirements for footpaths, traffic calming and street lighting. The new access is now approved by OCC Highways including the vision splays.

The Tree issues have been resolved to the satisfaction of the SODC Tree officer, all the protected trees are remaining.

The Countryside issues have been dealt with, there have been surveys for door mice and to date there is no evidence of them being present. Two more surveys will be carried out when the hibernation period is over.

The Chairman then advised that the PC had been working closely with the owner of the adjoining Garden Centre site and he can confirm that they will be submitting a detailed planning application for this site by the end of January. The Chairman then invited the public to speak.

Mr. Don Williams

Who opposed the development, asserted that

- (i) the number of new homes in the application did not comply with the number specified in the WNP,
- (ii) that the mix of new homes did not comply with the WNP,
- (iii) that the Northern boundaries of the application did not comply with those in the WNP

The PC confirmed that in their opinion – inclusion of the demolition of Stable Cottage and Garden Cottage as well as Chiltern Rise Cottage meant that the application was in fact for 22 new dwellings and 3 replacement dwellings and, given that any individual can request an application to demolish and rebuild, that this complied with the WNP.

The PC confirmed that the appropriate authorities will confirm that the application did not contravene the northern boundaries and encroach into the reserve site.

He raised the point that the current drawings attached to the application described a future access to the reserve site which was at least provocative and potentially, in the future unhelpful.

The PC assured the meeting that the strict conditions relating to the reserve site contained in WHP would be observed and went on to point out that there were other potential sites in the village where access routes had been created many years ago which had not influenced the decisions on planning applications.

He thanked the Parish Council for their careful consideration of the application and the conditions, which if met, would allow the PC to strongly support the application set before them.

He also noted his thanks for the considerable hard work put in by a number of individuals in creating the Neighbourhood Plan that was overwhelmingly adopted by democratic vote.

Mr. David Jackson.

He expressed his frustration at the communication and not being included in the discussions with the developer and SODC. He supported the proposed conditions, and asked if the PC knew the position of the new bus stops.

The Chairman replied stating the PC had 2 roles, one to work with SODC as custodians of the WNP and one to work with the developers in regard to developing sites within the WNP. He stated that it is not the place for residents or neighbours to be involved in the detailed discussions with the applicant of any planning application. The appropriate time for their input was now at a PC meeting when the application was before the PC for review.

He also stated that the PC had circulated to the entire village details of this amended application and the date of the PC meeting when it would be reviewed.

Mr. Jackson said he apologised and there had been a misunderstanding regarding the level of communication. He felt many of the major issues had been met by the conditions the PC were requesting. He had some concerns about issues of Waste Management, Highways, Trees.
The PC responded that these issues would all be addressed by the expert Officers at SODC & OCC when determining this application. The bus stops are in condition 7 from the PC, they will need to be sited on the land owned by OCC, or land owned by the applicant, exact position is not known currently.

Sandy Bartholomew

She asked if the application would be determined by the Officer or if it would go before the full Planning Committee.

The Chairman advised that the PC cannot request it go to full committee the PC have to request this via the District Councillor.

However the PC's response and conditions states that in the event that SODC do not propose to recommend to grant planning permission to include all of the conditions, then Woodcote Parish Council would request that this application be put before the planning committee for their determination of this important and unusual application for the largest of the allocated sites in the WNP.

The Parish Council considered the proposed conditions and submissions, the Chairman asked the Councillors if they had any comments;

Cllr Smith referred to the footpath and requested that the drawing show the footpath up to the Garden Centre site.

Cllr. Williams asked when the PC will know if all the conditions will be accepted?

The Chairman said there will be an open dialogue kept once the PC reply/recommendation was sent to SODC Planning Officer.

The Parish Council confirmed their strong support for the application subject to the conditions amended to;

emphasising the dependency of the approval on the conditions

emphasising the importance the Parish Council attach to protecting the boundary trees and hedgerow

asking for the plans to show the route of the footpath to the boundary with the Garden Centre; and replacing poor quality trees that had been removed – where possible.

The Chairman thanked all the members of the public for attending and their patience and help with this application.

P15/S3998/HH (Householder) Other. Proposal: Two-storey rear extension and loft conversion.

Address: 43 Bridle Path Woodcote RG8 0SE.

PC recommend Approval.

P15/S3857/FUL (Full Application): Minor Proposal: Erection of 2 dwellings

Address: The Dell 60 Whitehouse Road Woodcote RG8 0SA

PC recommend Refusal, over development of the site which is constrained due to protected trees and the geography of the land.

6.1 Applications Granted by SODC:

None.

6.2 Applications Refused by SODC:

None.

6.3 Other Planning Matters

The Chairman advised that he had spoken to the owners of the Garden centre and that they were going for a direct detailed planning application, not outline and this should be submitted by end of January.

An amendment to the Old Reservoir site is expected, the Clerk to chase the Planning Officer regarding this.

The Clerk advised that Blandy&Blandy had emailed regarding the first registration of the VH and Green. They had attached a map and wanted confirmation from the PC that they would not be doing any works on the area shaded green on the map. This was the area to the front of the allotment hedge on Whitehouse Road. PC confirmed that they would not be doing any works in this area. Clerk to reply to Blandy and Blandy.

7. Finance.

Date	Payee Name	Ref	Amount	Transaction Detail
21/12	CPRE	DD	£36.00	Annual sub
21/12	D.J. Scott Electrical Services	509	£643.20	Various light fittings VH
29/12	British Telecom	SO	£39.96	December telephone
04/01/16	SwiftClik	510	£17.40	5 reams paper
05/01/16	HMRC	SO	£239.00	December Tax
06/01/16	Woodcote Youth Club	511	£8,000.00	Annual Grant
06/01/2016	SG Creative SolutionsLtd	512	£128.00	Web mntnc,hosting& domain
06/01/2016	Music & Sounds	513	£711.00	50% payment for T loop System
			£9,814.56	

Approved

7.1 Quotations/Grants received for review/approval.

None.

8. Public Consultation – to review date & plans for Woodland, Village Green, and Play Areas.

As yet there has not been any meetings of the Woodland group and information is awaited from the Village Green Committee. Defer this item to a future meeting.

9. Other Committee Reports

No new meetings yet this year.

Cllr. Williams reported on the matter that had been referred to the Police regarding youths harassing pedestrians and the two properties on the Goring Rd opposite the bus stop. One of the youths had been named and the parents had been visited. Other names are known, the Police to follow up on this.

10. Other Matters for Chairman

The Chairman noted that SOHA had resurfaced half of Folly Orchard Road. He expressed disappointment that they had not completed the entire road in their ownership, and felt that it was unsatisfactory.

PC to write a letter to SOHA expressing their dissatisfaction and requesting that the PC be kept advised of their consultation with OCC to adopt this road.

11. Correspondence

None.

12. To note date of the next PC meeting: Parish Council Meeting Wednesday 20th January 2016.

Meeting closed 10.00 pm

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