

# WOODCOTE PARISH COUNCIL

**MINUTES** of the Parish Council meeting held in the Function Room, Village Hall, Woodcote Wednesday 6<sup>th</sup> May 2015 commencing 7.30pm.

## **PRESENT**

Chairman	Mr. R. Peirce
Vice Chair	Mr. G. Botting
	Mr. M. Smith
	Mrs. D. Hadaway
	Mr. B. Williams
	Mr. B. Lewin
	Dr. P. Sudbury
	Mr. A. Crockett.
	Mr. D. Booth
	Mrs. S. McGurk

Parish Clerk	Ms. Jenny Welham
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1. To receive apologies for absence.

Mr. C. Quinton.

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.

Eleven residents present to speak on Planning Application P15/S1009/FUL.

4. To approve Minutes Parish Council Meeting held on 15th April 2015.

Correction to members present add Mrs. D. Hadaway, remove Mrs. S. McGurk as she was absent.

Then Approved as true record.

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

None.

## **6. District Councillors Report**

No report as coming up to election and Cllr Quinton is not re standing for election.

## **7. Planning**

**P15/S1009/FUL** (Full Application) :Major. Proposal: Demolition and replacement of Chiltern Rise Cottage, Garden Cottage and Stable Cottage and the erection of 24 new dwellings in accordance with the Woodcote Neighbourhood Plan Policy HS3 Address: Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road Woodcote RG8 0QX.

The Chairman gave a brief introduction to this application and referred to the NHP policy HS3 as being an approved policy and that this site is an allocated site in the NHP. He commented on the drawings stating that it is important to note that the whole area in blue is to be considered as it links to the Garden Centre another approved site in the NHP. He stated that Chiltern Rise property and woodland are excluded. He also stated that Highway consultants and other authorities had worked with the PC on the access to the site from Tidmore Lane/Reading Road.

Any access from Tidmore Lane was not accepted. It was also noted that the bus laybys had not been included on the drawings and the PC will highlight this to SODC Planning.

Chiltern Rise Cottage is to be demolished and access from the Reading Road to be closed.

Trees, hedges are all to be retained to the North of the site and along Reading Road.

Pedestrian footpath provided within the site to the boundary of the Garden Centre. When the Garden Centre site is developed the footpath will go through that site and come out to the Reading Road by the Londis shop.

The footpath will also access the bus laybys to the other end of the site, and not come out onto the proposed roundabout.

In summing up the Chairman stated that the application does comply with all the NHP policies, it was noted that the percentage of 1 and 4 bedroom properties was not included, they are all two/three bedroom properties.

The Chairman stated that conditions need to be added to the application for approval, these being, 30mph limit moved near to A4074 on Reading Road.

Closure of access to Chiltern Rise property.

Adequate parking within the site for construction traffic.

Site working times to be set.

Site access and demolishing of Garden & Stable cottages to be completed before the last 5 houses are built.

The Chairman asked Cllr Botting Vice Chairman for his inputs, Cllr. Botting endorsed all that had been stated and the suggested conditions. He emphasised the extent to which collaboration had taken place between the PC, SODC and OCC and the Developers over this application prior to submission. He felt it did provide the relatively affordable housing type that is required in Woodcote.

The plans provide a large amount of traffic calming, which is being reviewed in the village by the Traffic Group.

The NHP is a Parish Plan and the village has strongly endorsed this site within the NHP and he sees no reason to offer refusal subject to conditions being met.

The chairman then invited the members of public present to speak, he asked them to try not to repeat the same points.

Mr. D. Jackson – resident Horns Farm and speaking for Iain McNay from the Citadel who could not attend.

Mr. Jackson started by stating he did not agree with the Chairman's summary and that the application did not in his view comply with the NHP. His main points where;

Disappointment that it did not take into account and detail of the NHP,

The footpath is an issue until the Garden Centre is developed and what if it is not developed?

Increased traffic movements on the Reading Rd, was a survey carried out?

Busy access to Oratory Golf Range not taken into account.

He wanted to make it clear that on site parking should not increase over the north boundary onto the field at the rear (which is a reserve site).

Disappointed that he was not consulted on this application.

He requested that the application be withdrawn as it did not comply with the NHP.

The chairman stated he would ensure the parking condition were added. He stated that ultimately SODC make the decision and conditions, and that this was an approved NHP site.

Mr. Bartholomew

He made it clear that he was an objector to the NHP. His objections were,

The site being developed was not as on the NHP and that it had enlarged, stating it was now 29 houses.

The development was too large, with no pedestrian access into Woodcote.  
Installation of a layby means trees and hedging will need to be removed.  
The application did not comply with the NHP.

The Chairman responded by stating that a condition will be made that Garden & Stable cottage are taken down and replaced which is allowed under planning to demolish and replace existing dwellings and the amount of houses on the site is 27 not 29.

He advised that Memorandums of Understanding between landowners and the PC had been renewed in March 2015 and that the Garden Centre will be developed, discussions are already underway with architects and the site is looking to start development in the next 12 months.

Sandy Bartholomew

Mrs. Bartholomew objects to the application, she felt that the two sites rely on each other to fulfil some of the NHP criteria in particular the footpath. She stated that she saw the two sites as one development and therefore it was in contradiction of the resident's requests for smaller developments as per the NHP.

She felt that the proposed roundabout will create traffic problems and hold ups.

She had attended all the NHP meetings and was disappointed that sites on the Reading Road were being developed as residents had asked for no development on the Reading Road.

She was concerned about the lack of communication regarding the application and the PC should review how communications is carried out

Mr. R. Farmer

He stated he endorsed much of the points already presented by other residents present.

He was concerned that he had not heard about the PC meeting and that many other residents also did not know about it he felt more people would have attended had they known this application was being reviewed.

The other points he raised were,

The application falls short of maintaining "rural aspect" of the village the density should be diminished.

Access to the site is very tight.

The roundabout would not slow down traffic as people drive over "mini" roundabouts

Dislikes calming measures such as cushions or humps, but does favour chicanes.

The roundabout is in the wrong position should be at the end of Tidmore Lane and the access to Oratory Golf Range.

The Chairman responded stating that if the roundabout was at this junction it would have to serve 5 access points, and stated that Highways consultants had been working on the plan and they were the experts. The housing density is set down in SODC's core strategy and this site has to comply to that, but agreed it was in contradiction with rural policies, which SODC also made in their core strategy. He also stated again that in planning terms replacement dwellings are allowed if existing ones are demolished.

Roger Temple

He stated that traffic is already slowed up by parking outside Wards Farm Greenmore and Langtree School Reading Road.

He said that a footpath needed to be in place for this development to go ahead.

He objected to the roundabout and asked why not a T Junction, who proposed a roundabout?

The Chairman replied stating Highway consultants had been working on this and they understand the rules and that the PC are not the technical experts.

Pat Booker – Church Farm

She had a question regarding the roundabout, stating it was not on the Reading Road but offset onto the site side?

The Chairman replied agreeing the drawing showed it as offset towards the site.

Cllr. Botting added that none present were experts or professional practising highway engineers and that OCC Highways as yet have to refer to the application and comment and that he was sure they would raise any concerns re the highway changes proposed on the plan.

Liam Woolley

Mr. Woolley stated that he thought the NHP was an exemplary piece of work. He felt that the PC should consult more with the people who live close to any of the sites in the plan when they start to be developed. He would like to see Councillors visiting the residents to discuss the plans etc.

He was unhappy about the housing mix on this site and wished to see some smaller 1 bed properties and apartments. He raised the question of the footpath running alongside the hedge, and where the bus laybys would be sited.

The Chairman replied stating additional information was required on where the laybys would be sited and detail on the footpath, detailed drawings need to be submitted to show this.

Cllr. Botting corrected Mr. Woolley saying it was stated the footpath was inside the hedge, not alongside it.

Mrs. Jackson

She reported that the traffic on the Reading Rd at rush hour 8.30am time was very bad with cars using the back entrance to the Oratory School. Mr. Jackson asked if a traffic survey had been carried out and if the Oratory Architects had carried out the survey.

The Chairman replied, he did not have a definitive answer re the Traffic survey but that the Architects had engaged a specialist Traffic consultant who had carried out a survey.

The Chairman then closed the Public session and asked the councillors for their inputs on the points raised.

Cllr. Botting

Restated the site criteria of the NHP had been set and agreed by the village residents and this site came out very favourably. He felt that although the residents who are most affected by this site development have objections, they are outnumbered by the 1000 residents who voted for this site. The site provides the smaller houses families require.

His comments on the traffic points raised were that none present had expertise and that OCC Highways would have the expertise to consider the points raised.

Cllr. Lewin

Stated that the PC did not chose the sites in the NHP, landowners were invited to put forward sites then the village residents decided the appropriate sites. He felt the housing mix was correct and conformed to the research done for the NHP.

Cllr. Sudbury

Restated that there were a set of criteria in the NHP which had to be adhered to and this site conformed to the NHP and the developer had worked hard to comply with the NHP.

Cllr Smith

Agreed the housing mix. Pointed out that the traffic calming measures shown on the drawings was over kill and could cause traffic delays.

He felt that a meeting with OCC Highways was preferable to discuss these points before the PC could give their final comments.

Cllr. Williams

He felt uncomfortable about the traffic data, he would like to have the views from OCC Highways and ask the applicant for more detail. He stated the footpath as an issue.

The Chairman suggested that negotiation with the Garden Centre to review a temporary footpath through the site, until the definitive route is in place.

Cllr. Smith suggested that this could be an issue once the Garden centre site is developed as it will become a building site.

Cllr. Williams also felt that the overall communication was an issue and that the PC need to improve on this. SODC had been in communication with properties close to the site only. It was agreed that further discussion on the communication regarding development of NHP sites needed to be looked into and how the PC should handle this. For a future PC meeting.

Cllr. McGurk

She felt that access from Tidmore Lane could be viable and further efforts to explore this should be made. The Chairman stated that OCC Highways need to be consulted regarding this.

Cllr. Hadaway

She agreed with all the other Councillors inputs. She had concerns regarding the actual design and build materials used for the properties requesting that this be considered and a condition added so they are not all just the same design in plain red brick which looks out of place in the rural nature of the site.

Cllr. Booth

He questioned the housing mix, was this for this site only or overall for all the sites? The NHP policy states "up to" X amount of types in the mix so the developments can have flexibility on this and some may have zero amount of a certain type in the housing mix. Parking stipulates 1 space per bedroom as per the NHP policy, but there are some spaces not allocated to each property so making additional spaces, which is a good addition.

Cllr. Crockett

He felt that the details of the roundabout need to be looked into. He overall agreed with the development.

The Chairman summed up he felt that the PC were not in a position to send in their formal response to the application. OCC Highways need to be contacted for more detail before a response is sent.

The Chairman read out a suggested list of conditions that the PC should add to the application, adding those that had been brought up at the meeting. The list would need to be agreed by the PC when they send in the formal response.

Actions arising, Clerk to request extension to reply date. Clerk to contact OCC Highways to arrange a meeting at site to cover the Traffic points raised.

Cllr. Botting to liaise with the Architect to obtain detail of bus laybys.

**P15/S0236/HH** (Householder) Application Type (see definition over) :Other

Amendment :No. 1 - dated 16th April 2015

Proposal :Erection of rear and side extension to include the installation of 2 x skylights and rear bifolding door. Introduction of additional entrance to front of side extension.(As amended by drawings accompanying Agents email dated 13/04/15) Address : 3 South View Beech Lane Woodcote RG8 0QA

Recommend No Strong Views to the Amended Plan

### **7.1 Applications Granted by SODC:**

P15/S0453/HH Application proposal, including any amendments :  
Single storey rear extension. Side extension and detached storage shed. (As amended by plan received 26 March 2015 moving footprint of rear extension away from southern boundary).  
Site Location :85 Whitehouse Road Woodcote RG8 0SA.

P15/S0613/HH Application proposal, including any amendments :Side/rear extension to bungalow.  
Site Location :19 Croft Way Woodcote RG8 0RS.

### **7.2 Applications Refused by SODC:**

None.

### **7.3 Other Planning Matters**

None.

### **8. Lease Thames Water**

Cllr Crockett stated that he had responded to Savills about the items that he had reported as fly tipped on the site and some of the inaccuracies on the document. Woodcote Conservation Group will manage this site on behalf of the PC along with Greenmore Ponds. Cllr. Smith raised the question of insurance, the Clerk confirmed the PC hold £10 million public liability insurance which will cover the site. He also raised the question of the wording of the agreement, which does not mention Lease it states License. Clerk to clarify. PC Solicitors Blandy&Blandy to be used.

### **9. Finance**

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
28/04/2015	J. Welham	SO	782	April Salary
28/04/2015	A. Crockett	SO	200	Litter picking April
28/04/2015	D J Scott	22	192	Socket for Wi fi
30/04/2015	British Telecom	DD	28.88	Monthly charge
05/05/2015	HMRC	SO	239	Tax for April
06/05/2015	J. Welham	446	31.75	Mileage expenses
		Total Payments	1473.63	

### **APPROVED**

**Noted no Receipts.**

**9.1 Quotations/Grants** received for review/approval.  
None.

### **10. Other committee Reports**

Traffic Advisory Group  
The public consultation will be Saturday 4<sup>th</sup> July.

Youth Club

Cllr Williams reported

Attendance remains is low teens but with a number of girls beginning to attend.

The youth club is being redecorated (1st floor) by its members and a new layout ( featuring conversation & activity area) is being developed. New games and entertainment equipment is being purchased.

The Youth Club Committee will be bring forward a funding request asking the Parish Council help fund planned re carpeting.

Youth Club policies and procedures (Safeguarding/H&S etc) are being reviewed in line with Oxfordshire Youth best practice guidelines.

**11. Other Matters for Chairman**

Cllr. McGurk had a complaint about the buses from Reading to Woodcote, 2 had been cut making her journey home vary late. The PC recommended that she write a personal complaint.

She reported that only 2 responses had been returned for the dog group. A further letter to the Correspondent was suggested in response to a dog owner’s angry letter.

Cllr. Crockett reported that the Broadband Boxes have been installed, he is awaiting when they go live and will inform the PC.

**12. Correspondence**

None.

**13.To note date of the next PC meeting: Annual Meeting Wednesday 20<sup>th</sup> May 2015**

*Meeting closed at 10.10pm*

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