

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote
Wednesday 7th September 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
	Mr. D. Booth
	Dr. P. Sudbury
Parish Clerk	Ms. Jenny Welham

1. To receive apologies for absence.
Mrs. D. 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.
6 members of the public present, 5 for planning applications and one to observe.

4. To approve Minutes of the Parish Council Meeting held on 17th August 2016.
Approved as true record.

5. Matters arising from those Minutes not on the agenda elsewhere.
None.

6. Planning Applications

P16/S2714/FUL (Full Application) Proposal: Demolish and replace existing dwelling with a two-storey 5-bedroom dwelling. Demolish and replace existing stables with a 3-bedroom bungalow.
Address: Goats Gambol Beech Lane Woodcote Oxfordshire RG8 0PY.

Cllr. Botting gave an overview of the application to the Council.
The Chairman invited the residents present to speak,
Mr. & Mrs. Parson Hawthorne Cottage –
Concerned that the site drawings did not show any dimensions therefore difficult to make comment.
Proposed window will overlook their property so loss of privacy.
Siting of the garage will overshadow their property suggested it could be moved.
Site plan shows Hawthorne Cottage incorrectly, Mr. Parson provided a drawing for the PC.
Concerns over the party wall between the two properties, effect on their property of the demolition.

Mrs. Saunders – Conifers Beech Lane –
Questioned where and how much “cobblestone traffic calming” would be laid as it is shown on the track that is owned by the Conifers.

Mr. Sparks the applicant suggested that the window could be moved and that if the application is granted they will engage a structural engineer to survey the adjoining party wall. He advised regarding the existing Goats Gambol dwelling it is not cost effective to upgrade hence the demolition. The intentions would be to stay in the new property and the additional 3 bedroom bungalow be for one of their family.

The PC see several issues these being,

1. The siting of the window that overlooks Hawthorne Cottage.
2. The drawing showing the siting of Hawthorne Cottage is incorrect, Mr.. Parsons provided a drawing.
3. The positioning of the garage, this should be moved further North on the site.
4. A legal agreement between the two parties needs to be in place concerning the party wall prior to any decision on the applicant.
5. Access needs to be checked and confirmed that there are no conditions regarding access.
6. Provision of adequate utilities to Hawthorne Cottage and the proposed two new dwellings.

The matters need to be addressed. Given the detail provided at this time the PC recommend Refusal.

P16/S2835/HH (Householder) Proposal: New garage Address: New Dormer Bungalow, The Conifers Beech Lane Woodcote RG8 0PY.

Parish Council Recommend Approval.

6.1 Applications Granted by SODC:

P16/S2235/FUL Single new dwelling house Site Location : Land known as The Conifers Beech Lane Woodcote RG8 0PY.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

Wards Farm

SODC Planning Enforcement had replied to the PC request to visit Wards Farm and check if there was breach of the planning conditions for this site. The SODC Officer reported that the two units Purdy Gates and Stanrod Motors had applied and been granted a “lawful development certificate” and therefore there was no breach of Planning that he could enforce.

The matter of parking on the highway and unloading large delivery trucks, he advised that Planning Enforcement had no powers over these matters and recommended they be escalated the Police and OCC Highway authority.

The PC have already explored these two areas and currently parking on Greenmore is not unlawful as there are no restrictions and the Highway authority did not find that there was hazard in the area when they inspected.

The Clerk had received from the Greenmore Action Group a package of documents that recorded and had photographs of various incidents that had been sent to SODC Planning Enforcement. Given the SODC Planning enforcement response the Chairman recommended that these be handed to the Traffic Group this Group will continue to monitor and look for solutions to the issues on Greenmore. Currently there is no quick solution but possibilities will be discussed and the matter will still be on the action plan for the Traffic Group.

Birchen Copse

SODC Planning Enforcement had visited the site and replied to the PC with the following information;

“Having looked into the site, we have recently investigated the mater under investigation case reference SE16/345.

Thank you for your email. I visited the site twice now, the most recent being last week. I will respond to your queries in the order that they were raised:

Construction materials for the road

The agricultural notification application (P16/S1289/AG) was made on the basis that the applicant was asking the Council if prior approval was required to undertake the private roadway under Part 6, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015. In other words, provided the works are undertaken in accordance with the provisions set out in that particular class, it is permitted development. The officer who assessed the application conclude that prior approval was not required. However under paragraph E.2 it is stated that with the formation or alteration of a private way, two conditions apply:

a) the developer must, before the beginning of the development apply to the local planning authority as to whether prior approval would be required for the siting and means of construction for the private way; and

b) the application must be accompanied by a written description of the proposed development, the materials to be used and a plan indicating the site together with any fee required to be paid.

In my view, the developer has fulfilled condition a) as he has applied for prior approval.

As regards Condition b), there is no stipulation that the private way must be undertaken in conjunction with the material specified. The application form states the following: “10-12cm of locally quarried stone or recycled (crushed hardcore), topped off with 3-5cm of fines, probably local recycled road plannings.” The specified colour is “dark”.

The above notwithstanding, in my view, having walked the site last week, the fact that the sub layer may not be that specifically mentioned in places does not invalidate the application as it would appear that the majority of the road is intact.. As you may well know, the taking of enforcement action is discretionary and with regard to this particular situation and the fact that it is private land, I do not think it would be expedient to take action.

Logging

The felling license runs until 2021. On my site visit I noted that there was small pockets of cut wood and trees in various locations. However, even if felling had not started, does not invalidate the application.

Woods for sale

This has been brought to our attention. Planning control is about the use of the land, not who owns it. As long as the use remains as woodland, even in ownership as separate parcels, then there is no breach of planning control. I noted from my site visit that 1m high poles with coloured tops have been erected at various intervals as well as post and wire fencing on boundaries in some areas. Again, these can be erected under permitted development.

As to whether caravans and log cabins are erected, dependent on the circumstances, these as a rule require planning permission. We will assess the situation as when and if this occurs.”

The PC have asked the Clerk to escalate the materials used to construct the road to Environmental Health as a route to investigate. The email to be copied to residents in the area who have expressed concerns, Clerk to action.

Pre Planning Application – Woodcote Parish Council had asked SODC Planning if they could be consulted and involved in any pre planning applications received for Woodcote, this will assist all concerned in submitting applications that meet the Woodcote Neighbourhood Plan. SODC had replied,

“Whilst we will always refer to the Neighbourhood Plan in our pre-application discussions where relevant, we agree that it would be extremely beneficial for the Parish Council to be actively involved in pre-application discussions. In light of this I would be happy to consult the Parish Council on pre-application proposals but this can only be where the developer/householder agrees for us to do so as otherwise details of pre-application proposals will need to be treated confidentially. “

The Parish Council agreed that this was a positive outcome.

Old Reservoir Site – Planning Application

Cllr. Botting had visited the site and had a meeting there with SODC Planning officer Tom Wyatt. Mr. Wyatt has concerns that the existing copse of trees to the rear has already been felled. He is also concerned about the density of the new dwelling on the site.

The current amended application does not meet the NHP as there are not enough parking spaces and the traffic calming is not shown. The previous site detail showed enough parking and traffic calming, this needs to be met on the current proposal before any decision can be made.

7. Finance

Payments for Approval. – Approved.

29/8/16 British Telecom £292.00 Monthly BB & Line, corrections.

07/9/16 Came & Company £2682.89 Annual Insurance for PC & VH

07/9/16 Woodcote Village Hall MC £1027.00 Transfer of Grant for Queens birthday Festival

07/9/16 Glanville Consultants £1200.00 Topographical Survey.

Total Approved £5201.91

Noted no receipts.

7.1 Quotations/Grants received for review/approval.

Quote from Kings Tree Surgeons for £580 plus vat for Tree work approved.

Clerk to action and get the work carried out.

8.Village Hall Refurbishment Plans

The Parish Council had been circulated with the details and drawings prior to the meeting. It was agreed that the PC support the brief to continue to develop and progress the project.

9.Other Committee Reports

Village Hall MC – Meeting next week.

Village Green Committee – Have met with a contractor to give a quotation for the base for the outdoor table tennis table and to extend the basketball pitch area. Should be ready in the next few days they can then present several quotations to the PC.

Traffic Advisory Group – The group are progressing the work for the Pedestrian Crossing and the topographical survey has been done, design is awaited.

The speed Cushions on Goring Rd where discussed further progress made, inputs from OCC will be required.

One of the members of the group had raised the parking on Reading Rd was raised in regard to the area in front of the Library being made into parking spaces and also to the rear of the Community Centre. A Highway consultant in the village has offered to carry out a survey and submit a design to layout parking in these two areas. Cost would be approximately £500.

The PC agreed and asked the Traffic Group to progress this.

Woodland Group – The plan and final report have now been received from the consultant. There was no immediate issues.

Police - the recent outbreaks of "graffiti" have been reported to our PCSO who has arranged additional patrols.

Our PCSO, complete with Panda car will attend the Village Festival.

Youth Club - The new season is about to kick-off with an Open Evening on the 12th Sept 19.15.

Attendance

The Tuesday junior club has been popular with average attendance 20+. New initiatives are planned to build on this encouraging start.

The Monday senior club remains a problem (low attendance) but it is hoped an influx of new members from the junior club will help revitalise this session over time. The viability of the senior club will be kept under review.

Changes to Village Hall Layout

The YCC meeting on the 6th September was the first opportunity to discuss the above proposals. A number of positive aspects to the proposals were recognised but a number of concerns were noted ;

Loss of "quiet room"

This room is currently used on a regular basis to discharge safeguarding responsibilities including discussing behavioural issues in a secure/private environment. Easy/immediate access to this regarded as being critical to Youth Club functionality.

In addition this space is the storage area for games equipment used in the function room and for outside games activities.

No doubt these issues can be resolved but the current layout doesn't appear to offer any obvious alternatives.

Future Youth Club Facilities

The YCC requests that the VHC considers the following in their deliberations over VH layout ;

Ideally Youth Club facilities should be accommodated on one level comprising 3 activity areas (1) dedicated youth room as current upstairs facility (2) indoor games area similar to function room with adjacent equipment (including that used for outside games activity) storage (3) private/secure room for safeguarding activities.

10. Other Matters for the Chairman

The Chairman asked about the Festival arrangements and it was noted that Cllr. Smith has been involved on behalf of the PC on the Festival Committee with all the arrangements and requirements for the Festival.

Some Risk Assessment Forms are still awaited.

11. Correspondence

None.

12. To note date of the next PC meeting: Parish Council Meeting Wednesday 21st September 2016.

Meeting closed at 9.15pm

Signed....R. Peirce.....Date...21/9/16.....