

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote
Wednesday 16th November 2016 7.30pm.

PRESENT

Chairman	Mr. R. Peirce
Vice Chair	Dr. G. Botting.
	Mrs. D. Hadaway
	Mr. A. Crockett
	Mr. M. Smith
	Mr. B.. Williams
	Dr. P. Sudbury (arrived later)
	Mr. R. Lewin
	Mr. D. Booth
Parish Clerk	Ms. Jenny Welham

1. To receive apologies for absence.
Mrs. S. McGurk.

2. To Receive declarations of interest.
Cllr. Crockett declared interest in Planning App. P16/S3306/O and P16/S3267/O.

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.
Ten residents present to speak on planning application P16/S3306/O also to observe proceedings.

4. To approve Minutes of the Parish Council Meeting held on 2nd November 2016.
Approved as true record.

5. Matters arising from those Minutes not on the agenda elsewhere.
Cllr. Smith raised the matter of the Village Green Committee referring to writing a process for obtaining funds for their various projects. He referred to the procedure he had already written regarding Section 106 funds that had been agreed by the PC and already circulated. The Clerk had resent this procedure to the VGC requesting that they refer to it rather than write another process.

Cllr. Crockett advised that he had spoken to Mr. Smallbone regarding him maintaining the War Memorial Garden, Mr. Smallbone had advised that he is willing to continue, and when he retires his Son will take over the maintenance. The Chairman and the Councillors wished to thank Mr. Smallbone for his excellent work and keeping our War Memorial garden looking wonderful.

6. Reports from County Councillor/District Councillor.

District Cllr. Nimmo-Smith had sent his apologies.
County Cllr. Kevin Bulmer had sent an electronic report.

7. Planning Applications

P16/S3306/O (Outline) Major Proposal: Outline planning application for the erection of up to 65 homes, access, parking, landscaping, open space, play area and associated infrastructure, including removal of existing paddock structures. All matters reserved except for access. Address: Land South of Bridle Path Woodcote.

Cllr. Smith had circulated a draft response to this application to all councillors prior to the meeting. He had added two more paragraphs referring to planning applications outside of Woodcote that had been refused to show a precedent.

CPRE had recorded their objections to this application, also 66 residents of Woodcote had sent comments to SODC. Cllr. Smith had not read all of them but the majority were objecting.

SODC Urban Design Officer also has not had favourable comments.

Thames Water have also responded stating that the main sewage system is insufficient to support this development.

The Chairman invited the public to speak;

A resident from Bridle Path felt that all the utilities would be unable to cope with this referring to the doctors, and schools as well as sewage, gas and electricity. He asked if the Neighbourhood Plan had a timeline. The PC replied that the NHP is robust and that this site is not a designated site in the existing plan, and that the Revised Plan will look at other pieces of land for consideration and check their suitability. The revision to the NHP will go into more depth to consider the services and utilities within the village for supporting any potential future development.

A further resident from Bridle Path spoke saying he had attended as he wanted to be encouraged that the PC was in support of objection to this development. He was pleased that the PC are objecting and thanked them for all the background work they had done in this regard.

A resident from Goring Rd asked the timescale of the progress of this application. The Chairman replied that it is a major application and that 13 weeks is the normal timeline. SODC website is stating a target date for a decision of 6th January 2017.

Megan asked how developers can put in planning applications when the village has an NHP? The Chairman advised that the Law does not restrict anyone from making a planning application and that the policy is that they should be granted unless there are local policies that have sound planning reasons for refusal. As such Woodcote NHP does cover this.

The Parish Council Recommend Refusal – Full detail can be seen in Appendix 1 to the minutes.

P16/S3267/O (Outline) Amendment : No. 1 - dated 25th October 2016

Proposal : Outline application for the demolition of existing buildings and end gable wall of existing dwelling and erection of 5 dwellings and associated works including provision of new access onto Bridle path with all matters reserved except for access (parking dimensions altered and footpath added as shown on amended plan received 25th October 2016). Address : 14 Bridle Path Woodcote RG8 0SE.

Cllr. Smith advised that this amendment just covers the dimensions of the garages and the parking spaces and does not address any of the objections already submitted by the Parish Council, which all still stand. Recommend Refusal.

Cllr. Crockett returned to the meeting

P16/S2714/FUL (Full Application) Amendment : No. 2 - dated 31st October 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; revised site layout plan received 31st October 2016). Address : Goats Gambol Beech Lane Woodcote Oxfordshire RG8 0PY.

Woodcote Parish Council have reviewed the 2nd Amendment and feel that this revised site plan would seem to cause very significant problems. The Council still feel that this application is not viable by the nature of demolishing one part of a semi-detached building and leaving the other parties adjoining section intact. This approach is unprecedented in Woodcote Parish Councils experience within Woodcote.

The House has been moved by 5.5 metres also the garage has moved, though not by a large amount and the north-west facing window that was overlooking has been removed. However, the house has shifted forwards (north-east) so that

(a) according to simple calculations using basic trig and solar azimuth / sunrise bearing tables, the house, which has moved so as to be due east of the neighbour's dwelling, will block all sun currently available to the neighbour from the Autumn equinox right through to the Spring one, as well as a significant proportion of that available for a month or so either side. In fact, between them, the house and garage between them will obstruct almost any view of the horizon and up to 20 degrees above it stretching over a 90 degree angle from north-west to south east.

(b) windows at the back of the house will now overlook a part of the neighbour's property, especially from bedroom 1 (south-west facing window) and to a lesser but significant extent bedroom 4 (also south-west facing window).

Bearing in mind that the neighbour's property is set down in a hollow, and shielded by mature trees from south -east and south. The proposed development will disproportionately affect their access to sunlight. It would require a very significant shift of the house to the south-east (at least half way to the south east corner of the plot for it to become acceptable to the neighbouring property.

Woodcote Parish Council are still strongly recommending refusal, should the Officers be minded to approve this application the Council will request that their District Council call this into the Full Planning Committee and the PC will send a representative to speak.

P6/S3371/FUL (Full Application) Proposal: Erection of garage. Address: New Dormer Bungalow The Conifers Beech Lane Woodcote RG8 0PY.
Recommend Approval.

P16/S3675/HH (Householder) Proposal: Dormer roof and alterations. Address: 37 West Chiltern Woodcote RG8 0SG.
Recommend Approval.

P16/S3654/LB (Listed Building Consent) Proposal: Repairs to barn with alterations to valley gutter detailing Address: The Folly South Stoke Road Woodcote Oxon RG8 0PL.
Recommend Approval.

7.1 Applications Granted by SODC:

None.

7.2 Applications Refused by SODC

None.

7.3 Other Planning Matters

Tom Wyatt SODC Planning Officer had sent an email in respect of the Old Reservoir site in response to the PC's comments;

I am finding it difficult to provide justification for the traffic calming in light of this application. I have discussed this with the Highway Officer and he does not consider that there is sufficient justification to request speed cushions in relation to the development. He has referred to the Manual for Streets, which states that there is a kind of edge friction by a built frontage to a highway and that the presence of an access tends to slow people down.

As such he intimates that the presence of the development itself would act to control speeds along the highway to some degree.

I think it is very unlikely that the developer would be willing to provide traffic calming, particularly in light of the CIL liability for the development. In light of the substantial CIL receipt from the development, 25% of which will go to the Parish, would it be conceivable that traffic calming could be provided from these funds in due course?

We are in discussions with Mr Dixon regarding the affordable housing mix and I will update you on this as soon as possible.

The PC asked the Clerk to reply asking why there is now a reluctance as the original application did show traffic calming measures. Also to send the speed data collated for Greenmore which shows speeding is regularly occurring. There are other access points present along Greenmore and the data shows they obviously do not deter speeding.

Cllr. Crockett advised that he had heard from SODC Planning Enforcement regarding the case for the floodlights installed around the menage to the rear of Bridlepath. The applicant had stated they were not connected. However, Cllr. Crockett has photographs of them operating. The Clerk to write on behalf of the PC and send in the photographs.

The Clerk referred to the email from SODC Planning Officer;

Re: application P16/S3043/FUL, Woodcote PC has objected for the following reason:

Woodcote Parish Council recommend Refusal. The Condition 5 - Level 4 of the Code for Sustainable Homes on the application Ref. P14/S2378/Ful which was granted on Appeal was included by the Inspector and Woodcote Parish Council strongly object to its removal and see no reason for the need to remove this condition.

The planning team no longer attaches this condition to planning approvals, the Code for Sustainable Homes is no longer dealt with at application stage and current building regulations require an efficiency level that is between the old Code for Sustainable Homes Levels 3 and 4. As such it is entirely reasonable for the developer/applicant to want to remove it as a condition of the approval as sufficient controls are still in place to require the Code Level of this dwelling through building control. If this application were to be submitted now, we would not attach this condition as it is not reasonable or necessary to make the development acceptable at the planning application stage.

Is it possible for Woodcote PC to re-assess their objection to this application and get back to me – otherwise this application would have to be referred to a planning committee meeting. Which would be a waste of time for both myself and Woodcote PC.

The PC asked the Clerk to reply stating that it should be built to Code 4 and not Code 3 and to ensure that building regulations state code 4.

8. Finance To approve payments, note receipts.

Date Paid	Payee Name	Ref	Amount Paid	Transaction Detail	
05/11/2016	HMRC	SO	£300.18	Tax & NI October	
16/11/2016	Glanville Consultants Ltd	597	£1,500.00	Fee for design Pedestrian X	
16/11/2016	RBL Poppy appeal	598	£50.00	Annual donation	
16/11/2016	Mr. R. Peirce	600	£120.00	Chairmans expenses	
16/11/2016	K. Smallbone	601	£30.00	War Mem Garden Nov.	63

16/11/2016	SODC	602	£170.00	Fee plan app basketball extns
16/11/2016	WVHMC	603	£191.00	To cover roof tile replacement
28/11/2016	J. Welham	SO	£814.13	November Salary
28/11/2016	L. Crockett	SO	£200.00	Nov Salary Litter picking
			£3,375.31	

APPROVED

Noted no receipts

8.1 Quotations/Grants received for review/approval.

ARD – patch repair to wet pour, internal inspection of Carousel Roundabout. Total £246.50 ex VAT
PC agreed.

Butler & Proctor grade and gravel allotment entrance and part of entry road to the allotments. Total cost £800 plus VAT. PC agreed, will be paid from Allotment Accounts.

9. Budget review for 2017/2018

The PC looked at the amounts in Ear Marked reserves and agreed these.

The Chairman asked if there were any new budget items that needed to be included? Cllr. Botting suggested that an amount for the Neighbourhood Plan should be added to a value of £2K. The PC agreed this.

The Clerk had uplifted the figures by 2%, as requested by the Chairman, however the PC advised that for FY2016/17 the uplift had been 5%. It was agreed to uplift the precept amount by 5% again for FY2017/18 bearing in mind OCC budgets being cut and highways, verge maintenance is all greatly reduced. It is likely that parish councils will need to meet some costs in these areas to maintain the village.

The final budget to be agreed at the meeting 7th December 2017. Clerk to circulate Draft report prior to meeting.

10. Transfer of Woodland from Millgate Homes to PC – review transfer documents from Blandy & Blandy and execute.

Cllr. Smith had reviewed the transfer Deed and agreed that he could find no issues or clauses within it that were a matter for concern.

The Chairman signed the Deed in the presence of the Council and the Clerk witnessed his signature on the document.

11. Other Committee Reports

Primary School – Cllr. Hadaway reported that the school was nearly up to capacity. She will attend the Governors meeting Thursday 17/11.

Village Hall MC – meeting next Monday.

Cllrs. Booth advised that the internal alterations are still being discussed.

Village Green – Cllr. Booth reported

The Outdoor Table Tennis table base has been installed. The board to the rear of the Basketball goal has been sprayed with graffiti.

Police – no new issues. Cllr. Williams is still working on gathering the Neighbourhood Watch Representatives names. He will draft a letter to Mark Harling of TVP regarding the increased vandalism/graffiti that is happening in Woodcote.

Youth Club – Next meeting Thursday 17/11.

Traffic Group – Next meeting is 1st December, the Pedestrian Crossing, lighting and speed cushions are all on the agenda to be discussed.

Neighbourhood Planning Advisory Group – Cllr. Botting reported, the second meeting will be held on 17/11. The group will look at the survey that is to go out to the village and work on the detail. He had spoken to Chiltern Conservation Board and is meeting with them in January 2017. He will also attend a meeting with John Cotton leader of SODC and John Howell our MP in January regarding NHP's.

12. Other Matters for Chairman

None.

13. Correspondence

None.

14. To note date of the next PC meeting: Parish Council Meeting Wednesday 7th December 2016.

Meeting closed at 10.00pm

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