

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote
Wednesday 19th October 2016 7.30pm.

PRESENT

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

1. To receive apologies for absence.

Mr. R. Peirce, Mr. D. Booth.

2. To Receive declarations of interest.

Cllr. Crockett declared interest in Planning App. 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.

Mr & Mrs. Clark residents from Bridlepath

4. To approve Minutes of the Parish Council Meeting held on 5th October 2016.

Approved as true record.

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

None.

6. Planning Applications

P16/S3267/O (Outline) Minor Proposal: Demolition of existing buildings and end gable wall of existing dwelling. Erection of 5 dwellings and associated works including provision of new access onto Bridle path. **Address:** 14 Bridle Path Woodcote READING RG8 0SE.

Cllrs. Botting and Smith had reviewed this application and had circulated a draft response from the Parish Council for councillors to consider.

The Chairman invited the two members of public present to speak. Mr. Clark had concerns that this application did not meet the requirements of SODC policy on Infill. The PC agreed that was correct. He also had concerns about the access and increased traffic. He asked if this application should be approved would it set a precedent for the development of the land to the rear?

He has concerns regarding the other proposal to the land at the rear from T.A. Fisher. The Clerk explained that matter would be on the agenda for the next PC meeting.

The PC agreed the draft response already circulated and recommended Refusal.

Appendix 1 to these minutes details the response comments.

Members of the public left the meeting.

P15/S2685/FUL (Full Application) Major. Amendment : No. 2 - dated 29th September 2016 Proposal : Erection of 20 new dwellings and formation of new access, driveway and parking.(as amended to include the demolition of the pump house and a revised layout and clarified through the submission of a geo-environmental report).

(As amended by site plan to increase parking provision and indicate vehicle tracking details).Address : Old Reservoir Site Greenmore Hill Greenmore Woodcote.

The Parish Council remains supportive of this application and is pleased to note that the amendment now states the correct number of parking spaces per bedroom as per the Woodcote Neighbourhood Plan.

However, it is noted that the following matters raised in the PC's earlier response still have not been addressed;

40% social housing – has not been identified on the site plan.

Building materials to be used not detailed.

Traffic calming shown on original application is now not shown.

The Parish Council cannot approve this application until these matters are addressed and detail provided.

The Parish Council would also recommend the following conditions at such point that the application reaches a decision;

1. A further survey shall be carried out to determine the location of the underground reservoir walls, as recommended in the Geo-Environmental Site Assessment.
2. Further tests shall be carried out on groundwater across the site to determine the presence of PAH, as recommended in the Geo-Environmental Site Assessment.
3. The foundations of the dwellings shall be designed in accordance with the recommendations in the Geo-Environmental Site Assessment to prevent breaching the clay capping layer across the site and to take account of the location of the original reservoir underground walls.
4. Japanese Knot Weed found on the site shall be eradicated prior to any construction.

6.1 Applications Granted by SODC:

None.

6.2 Applications Refused by SODC

P15/S3434/FUL dated 14 October 2015. Erection of 5 new houses with parking and new access to Beech Lane. (2 x 2 bed, 2 x 4 bed, 1 x 5 bed units.) Retention of smaller paddock for grazing use. Appeal Dismissed.

6.3 Other Planning Matters

Several Developers have sent letters to the Parish Council requesting dialogue with them or the Neighbourhood Plan Group regarding various pieces of land within Woodcote that they wished to discuss the potential for housing development.

The PC have requested that the Chairman of the NHP Group (Dr. Botting) replied to these approaches and the Clerk has sent replies requesting that they contact the NHP Chairman.

The NHP Group has been reformed and should be holding their first meeting shortly to start the process of review.

7. Finance To approve payments, note receipts.

Date Paid	Payee Name	Ref	Amount	Transaction Detail
			Paid	
05/10/2016	HMRC	SO	£300.18	Sept. Tax & NI
10/10/2016	SwiftClik	586	£183.61	Stationery, Cartridges, Toner
11/10/2016	SODC	587	£22.50	Permit Dev fee Folly field
12/10/2016	Kings Tree Care Services Ltd	588	£696.00	Tree work Wayside Green
13/10/2016	K., Smallbone	589	£30.00	War Memorial October
20/10/16	Berinsfield	592	£915.60	Sept. Grass cuts.
28/10/2016	J. Welham	SO	£814.13	October salary
28/10/2016	L. Crockett	SO	£200.00	Litter picking October
			£3,162.02	

Approved.

Noted no Receipts.

7.1 Quotations/Grants received for review/approval.

Quotes for the extension of the current Basketball Court.

Cllr. Smith has reviewed the quotations and had some comments. Both quotations are similar in cost. There is provision mentioned in one quotation to make a Bund from the topsoil dug out rather than remove it. The Pc do not agree with this.

Clerk to check with the other supplier as also ask timescale for the quotation as the Sec 106 funds have not yet been received by SODC.

The Clerk had spoken to Builder Ede regarding the hedge is on the land owned by Builder Ede. They had confirmed that now all 4 apartments in the development have been sold Leashold, there is a Management company who look after the communal areas. The name of the management company given was not believed to still be in place. Clerk to write to the residents of the flats asking for detail of the management company so they can be contacted to get the hedge cut.

8. Other Committee Reports

Village Hall MC – no new matters to report.

Village Green – meeting at the end of October.

Cllr. Crockett reported that the Clerk had arranged for the BT hedge to be cut at the rear of the exchange and this had been done, however they had left a lot of the cuttings. A working group will remove them or they may rot down.

Cllr. Williams reported,

Police – The PCSO's have been deployed to Sonning Common due to serious problems with attempted crime. Cllr. Williams is still in dialogue about the Neighbourhood Watch reps in Woodcote.

Youth Club – One of the main youth workers is moving on to other things, the YC do feel that they can cover the gap.

Tuesday club is going well attendance continuing to be good. The YC committee need to discuss and consider the Monday club as it is not well attended.

Education – No new matters. Clerk to chase up the Head of Langtree as he had requested a meeting and no date has been received.

Traffic Group
Cllr Smith reported,

The design for the Pedestrian Crossing with the changes that the PC requested has been received and has been changed and is now ready for submission to OCC.

There is mention of some issues on the lighting to the approaches however this will be noted when the road safety audit is carried out. Also the traffic group are looking at upgrading the lighting for the speed humps.

The Clerk reported that OCC lighting department had replied about upgrading the lanterns to LED and this is possible. They need to come and check the site next week and will respond with cost and further detail after the inspection.

9. Other Matters for Chairman

The Clerk has now received from Blandy & Blandy the transfer detail of the Woodland from Millgate Home to the back of the development on Long Toll. This matter to be an agenda item at the next meeting.

Arrow Accounting had submitted their Engagement letter for the PC Internal Audit for Financial Year 2016/17. The charges quoted for the estimated hours is slightly more than last year. The PC agreed we engage Arrow Accounting again. The letter was signed by the Chairman and the Clerk.

The SODC Town and Parish Forum is Wednesday 2 November, which will clash with the next PC meeting. As Neighbourhood Planning is a matter on the agenda the PC agreed that it should be represented. Cllr. Botting will attend. Clerk to send it registration papers.

10. Correspondence

None.

11. To note date of the next PC meeting: Parish Council Meeting Wednesday 2nd November 2016.

Meeting closed at 8.40pm

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