

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council Virtual Zoom meeting Wednesday 20th January 2021 at 7.30pm.

PC MEMBERS

Chairman	Mr. R. Peirce
Vice Chair	Mr. M. Smith
	Mr. G. Botting
	Mr. S. Lawson
	Mr. R. Fletcher
	Miss. H. Booker
	Mrs. B. Hough-Robbins
	Mr. D. Booth
Parish Clerk	Ms. Jenny Welham

1. To receive apologies for absence
Mr. M. Aldridge

2. To Received 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.
Four MOP present.

4. To approve Minutes of the Parish Council Virtual Meeting held on 6th January 2021
Approved as a True Record.

5. Matters arising from those Minutes not on the agenda elsewhere.
Vice Chairman gave an update on footpaths around Woodcote. The footpath that links Grimmer Way with Wittenham Close Green has been checked and it is owned by SODC. Therefore, this will not present a problem.

District Councillor Jo Robb Joined the meeting.
She had circulated her update report prior to the meeting. She confirmed that the SODC Local Plan 2035 had been voted by Full Council had been adopted. Despite trying the council had not been successful in reducing the housing numbers or sites proposed.

Advised Garden Waste is currently not being collect but SODC are committed to making up the collections in the Spring when the situation improves with Covid-19.

Winter Support Grant has been launched and is run from the SODC Community hub.
One third of SODC staff have been redeployed to help with Covid-19 duties.

The Chairman asked about the rollout of the vaccine and stated that for residents to travel to Wallingford for the vaccine was not ideal. He asked if the car parking can be free for the duration of the vaccine roll out, Cllr. Robb will take this action. It is hoped that Woodcote local surgery will soon begin vaccinations, Goring surgery has already started.

Cllr Robb then left the meeting

6. Planning Applications to discuss and agree Councils response.

P20/S4789/FUL (Full Application) Application Type (see definition over): Minor Proposal: Variation of conditions 5 (Omission of garage) & 2 (Amendments to proposed design of both house including site layout) on planning application P16/S2714/FUL 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 READING RG8 0PY.

Woodcote Parish Council have no objection to the revised layout and indeed welcome the omission of the garage and the revised siting of the two houses which minimises the impact on the neighbours at Hawthorne Cottage but have some concerns about the proposals.

1. There is a first floor window in the house at plot 1 that faces toward the neighbouring property (Hawthorne Cottage) – we suggest that this should be conditioned to ensure that it is fitted with obscured glazing.
2. The proposed zinc roof is not typical of the roof styles in Woodcote. The architect indicated to the PC that the roof material had been chosen as an aide to achieving energy efficiency and contributing to meeting the requirements of SODC Local Plan Policy DES10. However, it has not been demonstrated that this type of roof would provide a significant improvement in energy efficiency compared with a more conventional roof material such as tiles. The PC request that an assessment of the benefit of a zinc roof should be sought before accepting the non-typical roofing material.
3. If a zinc roof does offer a significant improvement should the bungalow have not been provided with a similar roof.
4. The neighbours from Hawthorne Cottage indicated that the shared utility provisions (water and electricity) are barely adequate to supply the existing two houses – Goats Gambol and Hawthorne Cottage. We suggest that the utility provision should be upgraded as part of the development.
5. The development involves the demolition of one half of a semi-detached pair of dwellings leaving the existing internal divider wall to be reinforced and made into an external wall. The Party Wall Act 1996 ensures that this will be done but does not set a time limit for completion. We suggest that a condition should be imposed that the party wall must be made good and modified to achieve the appropriate standard before any other construction is carried out on the site.
6. The Party Wall Act makes the owner of Goats Gambol responsible for maintenance of the party wall. We suggest that a legal obligation should be applied to ensure that the occupants of Hawthorne Cottage have the right of pre-arranged access to inspect the wall and immediate access in the event that the walls integrity is compromised to carry out emergency repairs.

P20/S4825/FUL (Full Application) Minor Proposal: Demolition of existing house, construction of two houses. Address: Woodhaven Reading Road Woodcote Reading RG8 0QX.

Woodcote Parish Council have considered the above application and support this application in principle but object to this application for the following reasons;

Parking is inadequate and does not conform to Woodcote Neighbourhood Plan Policy T8.

Site is narrow, access and manoeuvrability for essential vehicles such as bin lorries, emergency vehicles, delivery lorries will be extremely restricted.

New dwellings should consider DES10, Woodcote PC are mindful that all new builds should be sympathetic to energy and carbon neutrality.

Should these matters be considered and an amendment submitted Woodcote PC would support such an amendment.

6.1 Applications Granted by SODC

None.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

The development on the site of previous Woody nook was raised by Cllr. Lawson. He stated that he felt the design of the properties was very poor. This was supported by other members. The PC will check against the original plan to check positioning as one pair of semis is very close to the boundary directly facing the Goring Road.

Cllr. Booker advised that the hedge between the development and Wood Green has been removed and was shown as remaining in the original application.

Chairman raised the issue of the site entrance to the Equestrian development on Oxford Road. Clerk to action and advise SODC Planning Enforcement.

7. Finance To approve payments, note receipts.

Woodcote Parish Council

Current Bank A/c

List of Payments made between 08/01/2021 and 28/01/2021

Payee Name	Reference	Amount Paid	Transaction Detail
Oxit Ltd	DD	£24.00	Domain registration
RES Fire Protection	TRANSFER	£144.00	6 month fire system service VH
J. Welham	SO	£1,426.81	Jan Salary
L. Crockett	SO	£217.10	Litter picking Jan
T., Smallbone	TRANSFER	£35.00	War Memorial Garden Jan
		£1,846.91	

Approved

Noted receipt received from SSE Wayleave £2.00

Clerk advised that she had found the previous Asbestos report for the Village Hall and would be obtaining a quote for a check as the last report was dated 2010.

The offer of Table Tennis Tables from SODC, details had been circulated, the PC having seen all the conditions, do not qualify. Members resolved to decline applying.

7.1. Quotations/Grants

None.

8. Capital Budget – Review for FY2021-2022

No further update. Work will continue. For Agenda in 2 months time.

9. Climate Emergency – review position and actions for PC.

Deferred to future meeting.

10 Reports from Other Village Groups – to receive reports from working groups.

Village Hall Trustees

The hall remains closed under the current Lockdown.

Extra grant from SODC for £4K, paperwork should be issued next week.

Architect has been asked to prepare plans for refurbishment so costs can be obtained.

Village Green Committee

ARD has been asked to repair the spring on the Play area gate as it is not closing properly and is current padlocked closed.

It was noted that the VGC are not in support of the proposed pump track being sited on the Village Green, and listed several objections. Some members felt these objections were not valid.

The Chairman noted, that this project however, would be circulated with other projects on the consultation to the village for residents feedback.

NPAG

The group are looking at how to trigger the consultation. They have looked at a leaflet drop and alongside that the Correspondent to have a colour “out of cover” addition. An example was shown and this was impactful. Funds for this will be used from the NHP Grant.

Anti Social Behaviour Group ASBG

Working on consultation, Agenda item for next meeting .

12. Other Matters for Chairman to consider any matters arising after agenda published.

The Clerk advised that a resident in The Close had emailed stating that the new lights in the VH Car Park were creating light pollution to their garden and into their Bedroom. The Clerk had replied asking for photographs which the resident said were not possible. Cllr. And Clerk to view the area when it is dark and report back.

Discussion about offering the Village Hall as a Vaccine Centre, Cllr. Fletcher had already emailed the surgery on this subject. Clerk to formerly offer the Village Hall to the Woodcote Surgery.

12. Correspondence – to consider & review any received.

None.

13. To note date of the next PC meeting: Parish Council Meeting Wednesday 3rd February 2021

Meeting closed 21.50

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

