

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council Virtual Zoom meeting Wednesday 21st April 2021 at 7.30pm.

PC MEMBERS

Chairman	Mr. R. Peirce
Vice Chair	Mr. M. Smith
	Mr. G. Botting
	Mr. R. Fletcher
	Miss. H. Booker
	Mr. D. Booth
	Mr M. Aldridge
Parish Clerk	Ms J. Welham

1. To receive apologies for absence
Mr. S. Lawson, Mrs. B. Hough-Robbins

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. Two for planning application, two to observe

4. To approve Minutes of the Parish Council Virtual Meeting held on 7th April 2021.
Alteration to paragraph page 6 to read “Clerk to obtain quotations for replacement of fence rather than repair if the fence has gone beyond economic repair.”
Approved as True Record

5. Matters arising from those Minutes not on the agenda elsewhere.
Vice chair is looking a packages of work that will need quotations for the Village Hall maintenance following the surveyors report, he will circulate when completed.
Cllr. Booker advised that the “BT hedge” at the rear of the telephone exchange is not really a hedge. It is offshoots and saplings and could easily be managed by a working party rather than a contractor if BT continue not to trim it back.

6. Planning Applications to discuss and agree Council’s response.
P21/S1007/HH (Householder) Other Proposal Single storey rear extension. Address 14 Bensgrove Close Woodcote RG8 0SJ.

The Parish Council **OBJECT** to this application.

The application is to modify a garage, previously converted to habitable accommodation without planning permission, to a bathroom and toilet and to extend the rear of the garage to create a new playroom alongside the wall of 16 Bensgrove Close.

The Parish Council note the **REFUSAL**, in October 2007, of a retrospective planning application (P07/E1174/RET) for permission to convert the garage and, despite this, the continued use of the garage as a habitable room.

When constructed the ground floor of 14 Bensgrove Close provided some 45m² of habitable space. The addition of this extension will, following the unauthorised conversion of the garage and the construction of a conservatory, bring the ground floor habitable space to some 75-80m², an increase of over 60% which the Parish Council consider, on this plot, to be overdevelopment.

The Parish Council also objects on the grounds of the impact on 16 Bensgrove Close. The extension will result in 14 Bensgrove and 16 Bensgrove being joined along the whole length of the northern wall of 16 Bensgrove thus removing the advantage of the link-detachment, increasing the potential disturbance across what would become a party wall, and, in effect converting 14 and 16 Bensgrove into a pair of semi-detached houses out of character with the other properties in the Close.

The Parish Council also notes the absence of any indication that the occupants of 14 Bensgrove, or their agents, have obtained the necessary consent of the owners of 16 Bensgrove to use their wall. In the absence of such agreement the extension, as proposed in the application, cannot be built and, if the extension is to be pursued new plans will be required.

P21/S0983/FUL (Full Application) Minor Proposal Application for a replacement dwelling (part-retrospective).Address 33 Bridle Path Woodcote RG8 0SE.

Parish Council Object to this planning application and would request that it is Refused.

The rear of the property with a large balcony to first floor that has not yet had the balustrade fitted. However, it appears that this will, when fitted, allow the balcony to be used by occupants.

This overlooks the neighbouring properties either side but impacts more specifically on the neighbouring property to the rear of the garden. The trees that in a previous application for this site stated would remain have all been felled and removed, the balcony now if used overlooks significantly on the property to the rear meaning loss of privacy and their amenity.

There is now a significant “cabin” been build to the rear of the garden which will be used for habitation, again encroaching on neighbouring properties who will lose privacy, and amenity.

P21/S1288/HH (Householder) Other Proposal: Two-storey side and rear extensions. Single storey front porch extension. Address: Denver Beech Lane Woodcote RG8 0PX.

Woodcote Parish Council object for the following reasons;

The application fails to meet requirements of policy H20 of the SODC ALP to provide adequate parking spaces necessary for a potentially 4/5 bedroom house; that also meet the minimum space size requirements set by Oxfordshire Parking standards.

While one space is provided within the garage proposed, the parking area in front of the garage is only 4 metres from garage door to the boundary of the property and any parking would project onto the verge/carriageway.

This road is a single width with very little parking available that would not cause obstruction to vehicles travelling on it. It is important that adequate off-street car parking is provided in this particular location.

The Parish Council would also like to see further details on the efforts proposed to minimize the carbon and energy impacts, to meet requirements of SODC ALP DES8.

Any permission granted, subject to adequate amendments, should include the condition that the garage accommodation shall be retained as such and shall not be adapted for living purposes. This would be to preserve the already limited parking in accordance with policy H20 of the SODC ALP.

P21/S1091/HH (Householder) Proposal New pitched roof above original bungalow with attic space for habitable rooms. Internal alterations. Replacement porch and replacement roof above sitting room to match. Conservatory changed to an Orangery with insulated low pitch roof & lantern. Address: Beech Cottage Beech Lane Woodcote RG8 0PY.

Parish Council have no objections.

P21/S1329/HH (Householder) Application Type Other. Proposal: Proposed erection of ancillary outbuilding for use in connection with outdoor swimming pool. Address: Chambers Place Goring Road Woodcote RG8 7SJ.

Parish Council have no objections but the building must not be used as habitable accommodation.

6.1 Applications Granted by SODC

P21/S0413/HH Application proposal, including any amendments : Proposed two-storey rear, side and front extension, single-storey front extension with internal alterations. Existing garage to be clad. Proposed gate entrance. Ravenswood Beech Lane Woodcote RG8 0PX.

P21/S0489/O Application proposal, including any amendments Outline application for demolition of existing buildings and erection of single dwelling and associated works including garaging and provision of new access onto Bridle Path with matters of appearance, landscaping, layout and scale reserved. Site Location No14a Bridle Path Woodcote RG8 0SE.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

Enforcement SE20/217 Land north of Woodcote Equestrian Cross Country. The site has been opened and operating. The Parish Council are not content that the access point has been moved to the amended plan. Clerk to follow up with enforcement for update and any decision on the access.

7. Finance To approve payments, note receipts.

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
	Woodcote conservation			EMR transfer from PC
21/04/2021	Grp	892	£460.96	account
22/04/2021	Woodcote correspondent	TRANSFER	£960.00	NHP Printing
				Dog Bins 1 Jan to 31 Mar
22/04/2021	SODC	TRANSFER	£430.56	2021
28/04/2021	J. Welham	SO	£1,426.81	April Salary
28/04/2021	L. Crockett	SO	£214.70	Litter picking April
28/04/2021	T. Smallbone	TRANSFER	£35.00	War Memorial garden April
			£3,528.03	

Payments Approved

Receipts Noted

1st Half Precept £52,703.00

7.1 Quotations/Grants

Nothing to approve.

7.2 Approve Reserve Funds

The Clerk had circulated the final report and suggested amount to transfer to Reserves.
Resolved to transfer £26,000 into the CCLA Deposit Account.

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

Police – nothing new to report

Village Hall

Trustees meeting held, the hall is beginning to get back to operation. The Trustees are looking at marketing options. Next meeting 26th April, AGM early May tba.

Village Green

Meeting on 26th April. Thew Football club with VGC have asked the Pc to sign an Agreement regarding use and maintenance of the football pitches on the green. This will enable them to apply for a grant over a 5 year period towards the upkeep of the pitches. Clerk had circulated the sample agreement prior to the meeting. Several councillors queried certain paragraphs in the Agreement. Resolved to review the document and Clerk to amend/add PC's inputs and send draft to VGC for their meeting 26th April.

NPAG – NHP consultation is progressing, some responses mostly supportive. The reply rate is lower than the last consultation. This is likely as residents are more familiar with the process and have been kept informed. 1st online Q/A session cancelled as no attendees, 2nd one did not go ahead as the one attendee did not make contact until close to the meeting time, one final Q/A to run.

9. Other Matters for Chairman

Vice Chairman advised he is proposing to restart the Traffic Group. Before resuming he felt it would be appropriate to get up to date speed data for certain areas around the village. Clerk to contact OCC to get quotations for the equipment.

10. Correspondence

Email from resident re the Play Area offering to raise funds towards upgrading, replacing the equipment with more modern, recent equipment.

The PC were enthusiastic, Clerk to reply to the resident and suggest a meeting (Zoom) to discuss with one or two councillors.

Cllr. Booker advised that Goring PC are holding consultations with their residents to get feedback and, ideas on what residents and children would like.

11. To note date of the next PC meeting: Annual Parish Council Meeting Wednesday 5th May 2021

Meeting closed at 22.20

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