

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting Wednesday 2nd March 2022 at 7.30pm.

PC MEMBERS

Chairman Mr. M. Smith
Vice Chair

Mr. S. Lawson
Mr. G. Botting
Mr. D. Booth
Ms. A. Mack
Mr. R. Fletcher.
Miss H. Booker
Mrs. L. Bilbe

Parish Clerk Ms J. Welham

1. To receive apologies for absence.

Mr. K. Davies, Mr. R. Peirce.

2. To receive Declarations of Interest.

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.

2 MOP present to observe.

4. To approve Minutes of the Parish Council Meeting 16th February 2022.

Councillor requested that Item 7 be changed, Reference to “point or order “ in that Item, change to point for correction, also “minutes” from the meeting, change to notes as no minutes were written.

Item 12 Change contact Clerk to Volunteer Co-ordinator.

Resolved – Following these corrections it was unanimously agreed to approve the minutes as a true record.

6. Planning Applications to consider all applications received from SODC and any other applications submitted and published by SODC between the circulation of this agenda and the meeting.

P22/S0420/HH (Householder) Application Type (see definition over): Other Proposal: Single storey extension to the existing dwelling on the north (front), east (side), and south (rear) of the property.

Address: 36A Bridle Path Woodcote RG8 0SE.

Resolved – No objections.

P21/S5302/FUL (Full Application) Application Type (see definition over) : Minor Amendment : No.

1 - dated 22nd February 2022 Proposal : Proposed two storey dwelling and first floor extension to existing dwelling with associated parking and amenity areas (As amended by plans received 22

February 2022 to re-plan the garden area and to include a kitchen window) Address : 3 Beckley Close Woodcote RG8 0SZ.

Resolved Object to this Amendment.

The only notable improvement is the size of garden space & shape of the gardens, but then that throws up the issue of 3 Beckley close not having any external access to rear garden.

All 3 proposals presented have contained factors that are not acceptable or in accordance with policy and guidance. This demonstrates the inappropriateness for a new dwelling in this location.

There are so many aspects of this application that just don't meet policy or guidance. These proposals just aren't good enough & we should strive for better.

Aside from the proposal being overdevelopment of the site, which would result in a cramped development and location, we object on the following points.

Woodcote Neighbourhood Plan

- T8 – Failure to provide 1 off street parking space for each bedroom, of what is clearly a 2 bedroom property. This is vitally important in small closes such as this one. Also query whether the assigned space for the new dwelling will meet the measurements required for the width of the space and whether it would be possible to manoeuvre a vehicle into the garage with the building and parking proposed.
- H10 – It is unneighbourly development which is overdevelopment of the plot and would have a detrimental impact on the adjoining properties in Beckley Close and on the properties behind in Birchen Close.
- □D1 – The design proposed is out of character (no cladding on properties in this area of the village) and there is no regard for renewable energy technologies.

SODC Adopted Local Plan 2035:

- DES6 – application will result dominance over neighbours.
- DES10: Application does not give details on how new dwelling with achieve at least 40% reduction in carbon emissions.

SODC Design Guide: The proposals fail to meet recommendations in the Design Guide on the following points:

- The minimum distances between habitable rooms and from back to boundary are not met.
- External access to rear gardens - this proposal does not provide rear access to number 3;
- Side extensions (although this is a new build) are required to retain important gaps within the street scene to avoid creating a terracing effect. Plus be subordinate to the principal dwelling.

Applicant has withdrawn P21/S2229/FUL

12 Gap Way Woodcote RG8 0RU Proposal : S73 application to vary condition 2(plans) on planning permission P21/S2229/FUL-Addition of garden rooms to approved development. (Additional plans received 2nd February 2022, moving proposed garden rooms further from rear boundary) Application Reference : P21/S5325/FUL

6.1 Applications Granted by SODC

P21/S5281/RM Application proposal, including any amendments : Appearance, Landscaping, Layout and Scale of new dwelling following outline permission P21/S0489/O Site Location : 14A Bridle Path Woodcote RG8 0SE.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

Chairman advised that the new proposal for the public Art at Chiltern Rise is 2 benches with backs and for children some stepping stumps at different heights.

Councillors discussed some agreed, but others still wish for swings. A vote was taken 5 voted for swings, 3 voted to accept current offer.

Resolved – reply to Developer pressing for swings and rejecting the stumps. **Action** - Chairman

7. Finance To approve payments, note receipts.

Payments

from 1st

March to 14th

March

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
02/03/2022	British Telecom	DD	£123.68	Monthly BB and line
03/03/2022	Pro Oven	TRANSFER	£100.00	Clean cooker VH kitchen
14/03/2022	Oxit Ltd	DD	£57.00	12 months web hosting
			£280.68	

Resolved – Approved

The payment for Clean of Cooker will be passed to the VH Trustees to pay.

Receipts Noted – Community Grant from SODC awarded £2628. For new picnic tables.

Clerk Advised that the /West Waddy outstanding invoice held for payment £3576.56, their finance department had emailed requesting payment. Clerk advised if the PC do not wish to pay this invoice then the PC need to decide the next step.

Resolved unanimous – Council feel that the service has not been met and the options produced do not meet the brief.

Action Chairman to review the quotation and brief, draft a response to West Waddy for Clerk to reply.

7.1 Quotations/Grants received for review/approval.

Premier Heating – toilet syphons x 2 for VH £296 **Resolved** Approve and proceed.

Repainting of exterior doors VH

Forty 42 £2062.50

John. Roxborough £2462.00 included repairing some mortar around the doors and replacing some rotten wooden weather bar.

Resolved Accept the John Roxborough quotation as covered more general repairs.

D.J. Scott Electrical Services – replace broken Emergency light cover exterior VH £85.

New Light fitting to illuminate Defibrillator £190.00

Resolved – Approve and proceed broken light cover.

Hold new light await for design of light fitting as wall mounted will not light the keypad.

Action – Clerk to advise Contractors.

The Chairman advised that the PC Capital Grant application had scored relatively low due to the amount of reserve funds held. He produced an explanation note and Clerk sent this with copy of the Capital Budget to show the reserves are going to be used for projects and other earmarked items. Chairman will attend the meeting on Monday 7th March to speak.

10. Projects Consultation – review and update.

Cllr. Booker made a presentation, she explained that this was an overview to advise Council of the progress and timelines that the working group were looking to achieve. Presented examples of the project sheets and explained the detail they will contain.

Showed the publicity notes and explained a 4 page leaflet would be dropped to the whole village. Front Page of Correspondent reserved for May edition. New website page “Consultations” set up ready to be populated with information.

Three Drop in events planned on 3 different dates with varying times Village Hall. Consultation period 9th May for six weeks.

The presentation will be circulated to all Members for their referral and feedback. Agenda for next PC meeting.

11. To receive Minutes from Other Village Groups – to note & take questions on minutes.
None.

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

Chair advised he had attended an OALC Zoom meeting for Parish/Town Council Chairman. One item was that hybrid meetings can be held by Councils to allow public to attend, as during lockdown more public attended Zoom meetings.

Also discussed was the raft of Consultations currently recently launched. He stressed that all members need to look at these and respond, and stated that more members need to take the role of responding for the PC, this will help gain experience and spread the workload.

The matter of Planting Trees was raised, currently some funds are available and also for the Jubilee it is being encouraged to Plant a Tree. The possibility of a Community Orchard at the top of the Village Green was raised. This had a mixed response, several Members stated that maintenance of the new trees needs to be considered before any more are planted.

Resolved – review again Autumn this year.

Clerk had circulated photos and email of a damaged tree fallen along Gap Way which is on the triangular allotment plot on Gap Way that is rented by a resident of Gap Way.

Also a fir tree with a dead top that needs removing, the resident had a cost and was asking if the PC would contribute.

Following discussions regarding location being on the plot and that the Council owned the plot and therefore the trees on the plot it was;

Resolved – Council to pay for the remedial work to remove dead wood from the fir tree.

Get a quotation to remove the fallen tree obstructing Gap Way to remove.

Action – Clerk to proceed.

Council agreed to add to Agenda for next meeting;

Fees for Allotment Plot of Gap Way.

Charges to Woodcote Cricket Club & BBC Caversham and Football Club for use of the recreation Ground.

13. Correspondence – to consider & review any received.
None.

14. To note date of the next PC meeting: Parish Council Meeting Wednesday 16th March 2022.

Meeting closed 10.00

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