

# WOODCOTE PARISH COUNCIL

**MINUTES** of the Parish Council meeting Wednesday 1<sup>st</sup> June 2022 at 7.30pm.

## **PC MEMBERS**

|            |                |
|------------|----------------|
| Chairman   | Mr. R. Peirce  |
| Vice Chair | Mr. K. Davies  |
|            | Mr. M. Smith   |
|            | Mr. S. Lawson  |
|            | Mr. G. Botting |
|            | Miss H. Booker |
|            | Mrs. L. Bilbe  |
|            | Mr. K. Davies  |
|            | Ms. A. Mack    |

|              |              |
|--------------|--------------|
| Parish Clerk | Ms J. Welham |
|--------------|--------------|

1. To receive apologies for absence.

Mr. R. Fletcher.

2. To receive Declarations of Interest.

Cllr. Booker re NHP site at Church Farm.

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.

None present.

4. To approve Minutes of the Parish Council Meeting 18th May 2022.

Corrections R. Fletcher was present, spelling correction should read aquifer, change SODC to OCC page 13.

**Resolved** – Following corrections Approved as a true record .

5. Matters Arising from those Minutes not on the Agenda elsewhere.

None.

**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.

No new applications for review.

### **6.1 Applications Granted by SODC**

P21/S5302/FUL Application proposal, including any amendments : 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 and plan received 14 March 2022 to remove cladding from the exterior of proposed dwelling and amplified by Supporting Energy Calculations received 30 March 2022) Site Location : 3 Beckley Close Woodcote RG8 0SZ

### **6.2 Applications Refused by SODC**

None.

### **6.3 Other Planning Matters**

Cllr., Smith had been to a meeting with ONPA (Oxfordshire Neighbourhood Plans Alliance), at that meeting he had spoken to Officer from SODC Planning Policy who explained that the WPC NHP2 plan was due back from the Inspector very soon, early June was likely.

WPC NHP2 may need some changes but expect the referendum to be sometime in September.

ONPA are trying to meet with Planning, Covid did delay this meeting however they are now going ahead later this year, Woodcote, Sonning Common and Henley NHP's to be used as pilots when they meet.

A resident had sent letter to SODC Planning re the outstanding planning applications for land behind Bridle Path and Wood Lane. The letter had been circulated to all councillors. SODC Planning are holding their decision on the applications as awaiting the WPC NHP2 report return from the Inspector.

Chairman and Vice Chairman had attended a meeting with the Booker family and their planning consultant Lonestar re their site in NHP2. Lonestar presented their site plan and also a design drawing of where a Zebra crossing would be placed on the Reading Road should the development proceed.

The site will offer 40% affordable (social) housing, also a car park which will be passed to the PC for a pepper corn figure. Lonestar had spoken to OCC re the carpark and the Zebra crossing. They will consider E charging points, also will consider green heating options for the housing.

The aim is to present a detailed outline planning application, design detail and materials would be included in the planning application. The aim is to present the outline planning and then land be sold to a developer who will require some flexibility to put their own stamp on the development.

Councillors had questions about the hedge, this will need to be removed but will be replaced with new hedge once the carpark is completed.

### **7. Finance** review and approve payments, note receipts.

Woodcote Parish Council

Current Bank A/c

List of Payments made between 29/05/2022 and 02/06/2022

| Date Paid  | Payee Name | Reference | Amount        | Transaction Detail |
|------------|------------|-----------|---------------|--------------------|
|            |            |           | Paid Inc. VAT |                    |
| 23/05/2022 | NALC       | DC        | 51.71         | Training K. Davies |
|            | British    |           |               | Monthly line and   |
| 30/05/2022 | Telecom    | DD        | 119.37        | BB                 |
| 02/06/2022 | OALC       | TRANSFER  | 66.00         | Training L. Bilbe  |
| 02/06/2022 | Ben Higgs  | TRANSFER  | <u>48.00</u>  | Fixing litter bin  |
|            | Premier    |           |               | New syphon +       |
| 02/06/2022 | Heating    | TRANSFER  | <u>414.60</u> | hatch              |
|            |            |           | 699.68        |                    |

### **APPROVED**

Receipts Noted

£77.36 – CCLA interest on deposit account.

**7.1 Quotations & Grants** – received for review/approval.

G.S. Roofing – VH Roof and guttering review.

Quotation for replace broken tiles, new wire cages over downpipes on flat roof, guttering repair.  
£1554.00

**Resolved** proceed. However also to explore costs for cameras to erect which will capture the people who are climbing up onto the flat roof and causing the damage.

John Roxborough to renew rotten timber to bottom of VH main door £365.88.

**Resolved** to accept and proceed.

Earth Anchors – Picnic Tables review. Clerk presented picture 3 tables disabled access total £1781.00 ex VAT.

Discussion re how many to be disabled access agreed 2 of the 3. Also decision to order a 4<sup>th</sup> table from Marmax which allowed access without having to swing a leg over the seat as there are still funds left in the SODC Grant for this. Also agreed to fix into the grass without a concrete base.

**Resolved** proceed.

**8. Standing Orders** – review adopt version 2022.

The Clerk had circulated the latest model SO's from NALC, the only change was to Item 18.  
Model 2022 Standing orders adopted.

**9. Code of Conduct** – New May 2022 Adopt.

Clerk had circulated the new Code of Conduct to all members the Code of Conduct had been written by OCC and SODC to replace the existing code.  
May 2022 Code of Conduct Adopted.

**10. Allotment Plot** – In Gap Way garden review approach to purchase.

Resident in Gap way had expressed interest to buy the plot in the front garden of their property and to also buy the plot alongside in Gap Way which is outside of the main allotment area. Clerk had received cost for valuation from previous surveyor £550 ex VAT.

**Resolved** Clerk to make resident aware that they would be expected to pay the legal costs before engaging the surveyor.

Clerk advised that the entire Allotment area needed to be valued for Blandy and Blandy to proceed further with the initial registration of the allotment land to the PC.

**Resolved** Clerk to obtain quote.

**11. Other Matters For Chairman** - to consider any matters arising after agenda published.

Cllr. Lawson raised the matter that there had been no input into the latest Correspondent from the Parish Council, or Chairmans Report. He felt this was a missed opportunity and that this needed to be a regular feature in the monthly publication.

Cllr. Botting advised his strong concern for the new trees along Goring Rd one of which looked dead and two more looked distressed. The new trees need watering and the Clerk confirmed that this was not included in the contract, it was for supply only. Some options discussed which will be investigated before next meeting.

There are Grants available for Village Halls, government making 3 millions pounds available for improvements to rural Village Halls, Acre had sent an email about this. Trustees of the VH are aware.

Cllr, Smith gave update on the Ponds, new signage had been erected warning people of the pollution, discussion regarding whether to keep re taping the area off as a resident from Whitchurch keeps taking it down. Agreed to leave the tape. Clerk to update PC FB page.

Cllr, Booker asked if the Village Green committee should be putting reports into the Correspondent as they are a Committee of the PC? It was agreed that the reports should continue but that the VGC should speak to the PC re content before submitting for the Correspondent.

Cllr. Davies had information regarding charging points in the VH carpark. Company Instavolt had been in contact, he had showed a presentation. Agreed to proceed with Instavolt to carry out a survey of the distribution network.

## **12. Correspondence**

None.

**Date of Next Meeting Wednesday 15th June 2022**

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