

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council Virtual meeting Wednesday 5th August 2020 at 7.30pm.

PC MEMBERS

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

1. To receive apologies for absence

J. Farmer.

The Clerk advised that Councillor Crockett would not be present as he had resigned from the Parish Council effective immediately.

The Chairman stated that he regretted that Cllr. Crockett had resigned and asked Council if they agreed that he spoke to Mr. Crockett regarding this. All agreed.

2. To Received Declarations of Interest.

Cllr. Booth re P20/S2344/FUL.

Cllr. Lawson and Vice Chairman re P20/S2164/HH.

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.

6 members of public present, four to speak on planning applications and two to observe.

4. To approve Minutes of the Parish Council Virtual Meeting held on 15th July 2020.

Approved as a true record.

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

Cllr. Botting advised that following the agreed expenditure on the defibrillator, the items had been purchased and the unit is now in full working order and rescue ready.

6. Planning Applications to discuss and agree Councils response.

P20/S2110/FUL Demolition of Chiltern Rise Cottage, Garden Cottage, Stable Cottage and garden centre structures and erection of 34 two-storey residential dwellings (including 40% affordable housing) with access off Reading Road, including a new pedestrian footway, parking and garaging, removal of TPO trees, landscaping and all enabling works.

Woodcote Parish council response stating subject to confirmation of the detailed arrangement of the footpath to access the bus stops, the arrangement of the bus stops and the provision of a more substantial hedge behind the external footpath adjacent to the vehicle entrance, the Parish Council fully support this planning application.

P20/S2164/HH (Householder) Application Type: Other Proposal: Construction of 1.5 storey extensions to existing dwelling. Address: 2 Oakdene Woodcote RG8 0RQ.

Woodcote Parish Council have no objections.

P20/S2344/FUL Minor. Proposal: Proposed three bedroom new build dwelling with associated parking, garden, and the relocation of access. Address: Cresswell West Chiltern Woodcote RG8 0QE.

The Vice chairman had visited the site and gave a summary of his findings, and recommended objecting to this application. The members of public agreed with this and said their concerns and objections had been covered.

The Parish Council strongly object to this planning application.

This is significant over development of a small restricted site of approximately 0.012 Ha, giving a density of about 80 dwellings/Ha.

The site is described as a “stand-alone” space but this site has been part of the garden of Cresswell and has never been used as a separate space.

The design fails to meet the SODC Design Guide (SODG) for spacing. The SODG requires a gap of 10m between the rear of the property and the boundary fence. The rear of the house is only 5m from the boundary and the side is less than 1m from the boundary. The SODG also requires 25m clearance between habitable rooms in adjacent properties. The proposed house will be 11m and 18m from the two nearest houses in West Chiltern.

The proposed amenity space is approximately 25 m². The SODG requires 100 m² for a three bed house. The National Design Guide specifies an average amenity space of 70 m² with a minimum of 40 m². So, the proposed space is significantly less than the requirements of either the SODG or National Design Guide. Even if the parking space to the front of the house is included in the amenity space calculation. It is still only about 60 m².

The application proposes providing one off-street parking space adjacent to the house. Policy T8 of the Woodcote Neighbourhood Plan (WNP) requires one parking space per bedroom. OCC specify a requirement for 2 parking spaces for a 2/3 bed house, so this application fails to meet both the OCC requirements and policy T8.

The proposed access to the site is via the space in front of the garages, which is not part of the public road, so there is no public vehicle access to the site. Any on-street parking adjacent to the site would block access to the garages.

The applicant claims that there is an existing vehicle entrance which is to be moved. In practice there are two gates in the fence but the presence of a kerb and the difference in ground level mean that this could never have been used to move a vehicle onto the site. It is understood that these gates have only been used for occasional deliveries of garden materials such as manure.

The height of the house and the materials chosen are not consistent with the adjacent built form and would not be in keeping with the character of the immediate locality.

Conclusions

The application fails to comply with the following policies:

- WNP policy H10 - as it is backland development that is unneighbourly, fails to provide suitable access, reduces the privacy of neighbouring properties and is inconsistent with the character of the locality because of the cramped development and style of building.
- SODC saved policy H4 – as the design, scale, height and materials are not in keeping with the surroundings, there are highways issues and it is backland development that creates problems of privacy and access
- SODC saved policy D1 - as it fails to respect the existing settlement pattern, types and their character.

- WNP policy T8 and SODC saved policy D2 - as it does not meet either the WNP or OCC requirements for the provision of adequate off-street parking.
- WNP policy D1 - which requires the development to be “appropriate to its location”.
- SODC saved policy D3 - as it does not provide adequate amenity space.
- SODC saved policy D4 – as the development will harm the amenity of adjacent properties through loss of privacy
- SODC saved policy T1 – as it does not provide a safe and convenient access to the highways network as the proposed access is a private space for access to the garages only
- SODC saved policy T2 – as there is no provision for loading, unloading, turning or circulation space – vehicles entering the site in forward gear would have to leave the site in reverse gear or vice versa

6.1 Applications Granted by SODC

Appeal Ref : APP/Q3115/W/20/3246057 – Appeal Granted. 25 Croft Way, Woodcote.

The PC wish to formally send a letter of complaint to the Inspectorate regarding the appeal how it was handled and the anomalies in the report which shows a lack of care and is unprofessional.

P20/S1384/FUL app proposal, inc. any amendments Proposed tennis court (additional supporting ecological and aboricultural information received 9th June, 19th June & 9th July 2020). Eastfield House, Pot Kiln Lane, Goring Heath RG8 7SR.

6.2 Applications Refused by SODC

P19/S4457/FUL Application proposal, including any amendments: Demolition of an existing dwelling and erection of 2 pairs of semi-detached dwellings (as amended to adjust the size and positioning of the dwellings) Site Location The Hollies, Goring Rd, Woodcote RG8 0QE.

6.3 Other Planning Matters

The Vice Chairman had spoken at the SODC Examination of their Local Plan. He reported that the Inspector had requested SODC review the blanket 15% increase figures quoted for all larger villages, in particular villages in the AONB.

The main message that Policy H4 is not sound was put across to the Inspector.

SODC have changed the definition of back land development, this change will need to be reflected by WNHP2.

7. Finance To approve payments, note receipts.

List of payments 29/7/20 to 6/8/2020

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
29/07/2020	British Telecom	DD	£104.82	Monthly line and BB
03/08/2020	Oxit Ltd	DD	£12.00	Monthly cloud backup
06/08/2020	SODC	TRANSFER	£430.56	Dog Bins 1/4 to 30/6/20
06/08/2020	Heartbeat Trust	TRANSFER	£375.60	New pads Batteries Defib
06/08/2020	RES Systems Ltd	TRANSFER	£308.70	Annual Fire alarm service.
06/08/2020	Pro Oven Cleaning Ltd	TRANSFER	£96.00	Pro Oven Cleaning Ltd
06/08/2020	Village Green Committee	TRANSFER	£1,442.00	Annual Grant
06/08/2020	Premier Office Supplies	TRANSFER	£153.42	Stationery items
Total			£2,923.10	

Approved.

Receipts Noted

CCLA Property Fund Dividend £1010.10

SODC Sec 106 payment £2304.17

7.1. Quotations/Grants

Quotation Kings Tree Services for removal of sweet chestnut tree in copse Wayside Green.
£1290.

Resolved to accept.

Quotation ARD for repair of two wet pour areas in playground under Rotary overhead swinger £3300 and Action Pack MPU £8107.50. Prices held as of October 2019.

Resolved to accept this quotation provided the items are on the repair schedule from the VGC.

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

Village Hall – Trustees are working on the necessary documentation to reopen in September, finalising new Hire T&C's and Risk Assessment completed.

Village Green – wetpour covered under quotation discussion.

Village Fete – the committee for the Fete have decided not to run a physical fete this year due to the Covid-19 restrictions and guidelines.

There will be a virtual online competition and this will be widely publicised.

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

Cllr. Fletcher mentioned the email that had been circulated a week or two ago about rodents on Folly Field. He felt it was not the direct responsibility of the PC, as the rats are likely to be nesting under a garden shed or similar adjacent to the green.

The litter picker had reported that there had not been visual site of rats or evidence of food waste, and the area is visited a few times a week.

10. Correspondence – to consider & review any received.

Email from SODC regarding Winter preparations for Salt Bags and Salt Bins. PC do not require any. Vice Chairman had received several emails from a resident objecting to the Chiltern Rise development, he had replied, this member of the public has sent in his objections in the past to this development.

11. To note date of the next PC meeting: Parish Council Meeting Wednesday 19th August 2020.

Meeting closed at 21.22

