

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council Virtual Zoom meeting Wednesday 19th 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. R. Fletcher having technical difficulties joining.

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.
3 members of public present, two to speak on planning applications and one to observe.

4. To approve Minutes of the Parish Council Virtual Meeting held on 5th August 2020.
Approved as a true record.

5. Matters arising from those Minutes not on the agenda elsewhere.
Vice Chair advised that he had written the letter of complaint to the Planning Inspectorate on behalf of the PC regarding the handling of the Appeal for the planning application at 25 Croft Way agreed at PC meeting 5th August.

6. Planning Applications to discuss and agree Councils response.
P20/S2510/FUL (Full Application) Minor Proposal Erection of new dwelling house
Address: 12 Gap Way Woodcote RG8 0RU.

Woodcote Parish Council object strongly to this application, the Parish Council have no objection to the principle of a new dwelling on this land but consider the proposal that the dwelling consist of a series of simple rectilinear boxes set on different planes and at different heights to be wholly out of character with the surrounding area and wholly inappropriate for a village in the Chilterns AONB.

Specifically, Woodcote Parish Council believe that the proposed dwelling does not comply with:

- i. Policy D1 (Good Design) of the Woodcote Neighbourhood Plan which requires that
Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the Chilterns AONB.

Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to issues of renewable energy technologies, landscape and biodiversity considerations will be refused.

- ii. Policy CSQ3 (Design) of the South Oxfordshire adopted Core Strategy which requires that *new development responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment, enhancing local distinctiveness and ensuring that new development is of a scale, type and density appropriate to the site and its setting.*

Woodcote Parish Council also note that the:

- iii. application proposes two car parking spaces for a 3-bedroom house so fails to comply with policy T8 (Residential Car Parking Spaces) of the Woodcote Neighbourhood Plan which requires that *Proposals for all new homes to be built in Woodcote should provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards.*
- iv. application plans could be interpreted as showing parking spaces for three cars but given the very narrow width of Gap Way the Council do not believe that three cars can be parked in the proposed development;
- v. Gap Way has particular problems with respect to vehicle movement arising from the very narrow character of this unmade private road; and
- vi. ownership of this road is unclear and that access to a new dwelling needs to be proven.

Should the officer be minded to recommend approval then Woodcote Parish Council have requested that our District Councillor call this application into the first available Planning Committee meeting.

Should the District Council be minded to grant the application we request the following conditions.

- i. Restriction of hours of building works – given close proximity to neighbours and nature of single private road we suggest that construction work be limited to the hours of 8am – 6pm Monday to Friday and to exclude weekends and bank holidays.
- ii. That no vehicles of contractors associated with the site are to park on Gap Way.

P20/S2432/FUL (Full Application) Minor Proposal Demolition of bungalow and cabin (not habitable) Erection of two bedroom detached dwelling and associated works. Address 6 Gap Way Woodcote RG8 0RU.

While the Parish Council welcome the reduction in scale and mass from the previous application, we object to this application under SODC LP policy H4 & policy H10 of Woodcote Neighbourhood Plan.

The proposal (namely the height of the rear single storey) will have an overbearing impact and subsequent harm to the amenity of neighbouring 4 Gap Way.

The PC have concerns regarding the proposed car parking spaces and whether they are acceptable, but leave further examination to the Highways Team.

The PC also query the ownership of the private road and whether rights of access are required to be granted.

Should the council be minded to grant the application we request the following conditions.

- Removal of Permitted Development rights to prevent not only increase in bulk & mass, creating further harm to amenity of neighbours but to prevent additional bedrooms being created without the required number of parking spaces under policy T8 of Woodcote Neighbourhood Plan.
- Restriction of hours of building works – given close proximity to neighbours and nature of single private road. Suggest the hours of 8am – 6pm Monday to Friday and to exclude weekends and bank holidays.

- That no vehicles of contractors associated with the site are to park on Gap Way.
- That no development or demolition shall take place before a detailed method statement on the construction management is submitted and approved in writing by the LPA. The demolition and construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement shall include details on the provision of parking facilities for contractors during all stages of development (demolition, excavation, site preparation and construction) and the provision of a means of storage and delivery for all plant, site huts, site facilities and materials.

P20/S2308/FUL (Full Application) Minor Proposal Demolition of existing two bedroom bungalow and construction of two detached three bedroom dwellings arranged over ground and first floors and two detached garages. Address 27 Whitehouse Road Woodcote RG8 0RX.

Woodcote Parish Council have considered this application and accept that the site is suitable for redevelopment, however, wish to object to this application for the following reasons;

The triangular nature of the site as shown on the plan shows House No.1 is very restricted on the site. House No. 1 amenity space is very small and below the recommended amount for a 3 bedroom dwelling.

House No. 2 shows a “study room” on the first floor, this could become a bedroom, if this should happen the car parking spaces to the front need to accommodate 4 vehicles as per Woodcote Neighbourhood Plan policy T8.

House No. 2 shows a “balcony” on the first floor to front elevation, this is totally out of keeping and character with the current dwellings in the street scene.

The Plan is considered overdevelopment of this site and not in keeping with the density of surrounding properties and out of character with the street scene.

P20/S2494/FUL (Full Application) Minor Proposal Demolition and erection of a replacement dwelling. Construction of outdoor pool. Relocation of agricultural barn. Block up one existing access. Part change of use of agriculture land to residential. Erection of 30 solar panels. Address Horns Farm Tidmore Lane Woodcote RG8 0PH.

Woodcote Parish Council object under SODC LP 2011 Policy H12 & D1 & D1 of WNP for the following reasons:

- The property proposed to be demolished is of local historical interest (dating from at least 1870) and we would like to see an appropriate heritage statement (building recording and analysis) submitted for consideration in any proposal to demolish.
- The proposed dwelling is greater in volume & floor area than the existing dwelling (and of that permitted under P19/S1980/FUL).
- The design is not in keeping with the locality and the typical farmhouse or farmhouse cottages in the local area.

Should the Officer be minded to grant the application we request the following conditions.

- To establish a record of the original property in the interest of local history, we would request that a full heritage statement / building recording and analysis shall be carried out prior to the commencement of works and submitted to the LPA for written approval to proceed. We would also request that a recording/watching brief is to be undertaken throughout the course of demolition works and submitted to the LPA. The recording/watching brief is to be carried out by a professional building recording consultant or organisation in accordance with the approved details.

- We welcome & support the conditions suggested by highways in respect of the existing vehicular access onto Tidmore Lane & that the garage shall be retained as such and not adapted for living purposes without prior written permission from the LPA.

6.1 Applications Granted by SODC

None.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

Vice Chairman advised that a planning application had been registered for the Reservoir site on Greenmoor. This will be on the agenda for the PC meeting 2nd September 2020.

Planning for the Future Government White Paper.

The deadline to response is October. The Vice Chairman gave a summary of the major changes proposed that vary from current planning process.

The SODC Local Plan will change, the policies within the Local Plan will no longer be there but will be at Central Government. The timeline to produce a new Local Plan will be 30 months.

Areas will be named Growth, Renewal, Protected. Growth areas planning will automatically be approved, online digitally, no Officer intervention will happen.

Protected covers AONB and Green Belt areas. Areas in an AONB will still need to submit planning applications.

Section 106 and CIL will no longer be used a new National Levy based on value of the development will be used. Towns and Villages with a Neighbourhood Plan will receive 25%.

More energy efficient standards of building will be imposed.

Not clear how affordable housing process will be managed.

Vice Chair to circulate relevant extracts to the members and begin a draft response to circulate.

7. Finance To approve payments, note receipts.

Payments 8 August to 28 August 2020

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
20/08/2020	The Landscape Group Oxford	TRANSFER	£1,077.43	July Grass cutting
20/08/2020	R.W.Butler Garden & Paddock	TRANSFER	£3,432.00	Security fencing gates
20/08/2020	Playsafety Ltd	TRANSFER	£202.20	VG
20/08/2020	T. Smallbone	TRANSFER	£35.00	Playground inspections
28/08/2020	J. Welham	SO	£1,392.40	War Mem Garden
28/08/2020	L. Crockett	SO	£217.10	August
			£6,356.13	August Salary
				Litter picking August

Woodcote Allotments

Date Paid	Payee Name	Reference	Amount	Transaction Detail
20/08/2020	M&C Landscapes Ltd	TRANSFER	£330.00	Clearing Plot 36

7.1. Quotations/Grants

ARD Quote for inspection of Zip wire as per the Rospa inspection report.

£225.00 Approved by PC.

8. Village Hall – review detail of planned reopening September.

Cllr. Botting advised that the VHMC had been working on the plan to reopen the Village Hall.

Full Risk Assessment has been carried out and is finalised and complete. The Hall will be divided into two distinct areas, with relevant signage.

Hand sanitiser units will be required at all entrance/exits approximately 6 or 7. Cllr. Botting asked if the PC had a preference for a type. Resolved to use floor standing units, prices to be obtained.

The signage internally can be created inhouse, external weather proof signs need to be sourced, pricing to be obtained.

The Hall will be reopened with certain restrictions on some activities particularly over the weekend as cleaning cannot be guaranteed. The list is currently being drawn up.

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

NHP Group meeting, and will keep the PC updated.

Village Green – Next meeting 24th August 2020. ARD scheduled to replace two sections of the wetpour during September.

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

Cllr. Botting asked what the position was with co-options. The two new applicants for Parish Councillors will be present at the meeting 2nd September and co-option will be proposed at this meeting.

11. Correspondence – to consider & review any received.

None.

11. To note date of the next PC meeting: Parish Council Meeting Wednesday 2nd September 2020.

Meeting closed at 21.58