

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council Virtual Zoom meeting Wednesday 21st October 2020 at 7.30pm.

PC MEMBERS

Chairman	Mr. R. Peirce
Vice Chair	Mr. M. Smith
	Mr. G. Botting
	Mr. S. Lawson
	Mr. R. Fletcher
	Miss. H. Booker
	Mr. M. Aldridge

Parish Clerk	Ms. Jenny Welham
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1. To receive apologies for absence

Mr. D. Booth, Mrs. B. Hough-Robbins, District Cllrs J. Rob, L. Hillier

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.
12 members of public present, to speak on planning application.

4. To approve Minutes of the Parish Council Virtual Meeting held on 7th October
Approved as a true record.

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

Vice chairman advised that he attended the zoom meeting, regarding Future Planning consultation on behalf of the PC, with Oxfordshire Neighbourhood Planning Association with John Howell MP as a speaker. John Howell did not have much detail and Vice Chair felt to arrange a separate meeting with him would not be productive. The zoom meeting was recorded and is on the ONPA website if members wish to listen. Vice Chair will finalise PC response to be sent on Future Planning consultation. (Draft already circulated).

The Clerk advised that the contractor will be planting the new trees on the village green on 18th November. Suggest that a member of the VGC is present initially to advise location for the planting.

6. Planning Applications to discuss and agree Councils response.

P20/S3417/FUL Major Proposal: Proposed change of use of land to site seven log cabins for holiday accommodation, with package sewage treatment plant, access track and landscaping. Address: Land adjacent to Masseys Pightle Tidmore Lane Woodcote RG8 0PH.

The Chairman & Vice Chairman gave a summary of the proposed development, showing site plans and cabin design. The Chairman then invited individually members of the public present to give their views. All members of the public objected to this application and listed their concerns and reason, which had also been sent into SODC.

The Chairman then gave his views for objecting to this application and asked every member for their considerations, members were unanimous to object to this application.

Woodcote Parish Council have considered this application and **strongly object to this application.**

The site is a considerable distance beyond the built area of the village and intrudes into the Chilterns AONB.

Access to the site is via Tidmore Lane, which is a narrow, single carriageway restricted byway, and part of the private drive leading to Masseys Pightle and Field Cottage. The status of Tidmore Lane as a restricted byway means that access is restricted to owners of property on or adjacent to the lane and, therefore, should not be used by visitors to the holiday lodges.

Tidmore Lane is also a public footpath although it has no pavement, so walkers have to walk on the road. There is no lighting on the lane. Therefore, additional traffic on this lane would be dangerous for pedestrians.

The site plan shows limited parking for cars on the site – only one per cabin. It would not be unusual to find two groups sharing a cabin with individual cars and there is no provision for parking for staff or visitors. So, the parking provision is inadequate and could result in overflow parking in the access drive and Tidmore Lane causing obstruction.

There are no tourist attractions in Woodcote nor are there any others within walking distance. There is no restaurant in the village. So, visitors will mostly use cars to access attractions, shops and restaurants leading to high volumes of traffic movements using Tidmore Lane.

The proposed development is significantly unneighborly with noise and disturbance to the adjacent properties Masseys Pightle and Field Cottage.

The lodges are described as log cabins but are actually mobile homes with wood cladding.

There are no details of the management arrangements and details regarding the servicing of the cabins between guests and the resulting implications of those for traffic movements, storage of materials and equipment on site or provision of office or other accommodation for staff.
Reply Ref 177520.

Appeal reference : APP/Q3115/W/20/3257932 Appeal start date 1st October 2020

The Hollies Goring Road Woodcote RG8 0QE. Description of development: 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). Application reference P19/S4457/FUL. Appellants name Mr A Tier.

Vice Chairman had written the PC's objections, Clerk to send letter to the Inspectorate.

Withdrawn Application - Application Reference : P20/S2344/FUL

Location : Cresswell West Chiltern Woodcote RG8 0QE. Proposal : Proposed three bedroom new build dwelling with associated parking, garden, and the relocation of access.

6.1 Applications Granted by SODC

P20/S2432/FUL Application proposal, including any amendments Demolition of bungalow and cabin (not habitable). Erection of two bedroom detached dwelling and associated works. (As amended by plans received 2020-09-07 to omit single-storey rear aspect alongside neighbour to reduce impact on neighbour). Site Location : 6 Gap Way Woodcote RG8 0RU.

P20/S3030/FUL Application proposal, including any amendments Variation of condition 2 (drawings - to enable changes to be made to the internal layout and external appearance of the house and for the enlargement and alteration of the garage approved for plot 2) on application ref. P16/S3646/FUL Proposed demolition of existing barns and stables and erection of two detached Dwelling houses with associated parking and amenity space provision [as previously amended by s.73 applications P18/S2940/FUL, P20/S0539/FUL and P20/S1094/FUL). Plot 2, Chambers Place Goring Road Woodcote RG8 7SJ.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

Vice chair had circulated the PC response to the Future Planning Consultation to members. The PC resolved to approve this response, councillors thanked him for the excellent response he had written.

NPAG Chairman Cllr. Smith and member Cllr. Botting had attended a meeting with SODC regarding the NHP2 Plan. The group need to have a landscape impact assessment report to justify the exclusion of certain sites. This will delay the NHP2 draft plan being presented to the PC.

They also had discussion on behalf of the Parish council regarding policy H4, the officers made assurances that they will not allocate more houses to sites.

Cllr. Lawson recommended that a summary of their discussion at the meeting be put in writing and sent to SODC for the record.

7. Finance To approve payments, note receipts.

List of payments 8th to 28th October

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
20/10/2020	ARD playgrounds	TRANSFERR	£383.16	New Spring for NoahArk
22/10/2020	The Landscape Group Oxford	TRANSFERR	£1,035.85	Sept grass cutting
22/10/2020	SODC	TRANSFERR	£430.56	Dog bins 1 July - 30 Sept
28/10/2020	J. Welham	SO	£xxxx	Oct Salary
28/10/2020	L. Crockett	SO	£xxxx	Litter picking Oct
28/10/2020	T. Smallbone	TRANSFERR	£xxxx	War Mem garden Oct
			£3,528.48	

APPROVED

Noted receipts

Vat refund for first half financial Year £2674.95.

7.1. Quotations/Grants

None.

8. Reports from Other Groups

Village Hall Trustees – Chair G. Botting advised that they are pursuing costings for proposed refurb of the changing room area of the hall, not yet confirmed but approximately £150K. The Quantity Surveyor is working from sketches, so the Trustees are proposing that they pay for a set of architect drawings to be drawn up. Cllr. Booker asked if this renovation was approved by the PC? The Trustees had already shown the project proposal to the PC who agreed that the costing should be sought. When the costings are confirmed the Trustees will present to the PC then funding sources need to be confirmed.

Village Green – Litter Bins in the play area have been damaged, the lids had been removed, this requires a screw driver, unsure why or who would do this. Repaired for the time being but some of the fittings are broken away. Clerk requested by A. Crockett if supplier can replace these. Questions asked if the basket ballcourt needed planning, the Clerk confirmed that it did as the previous granted planning had expired.

9. Councillors Areas of interest

Vice Chair had circulated mapping of the village and coloured coded certain areas to each member. This is for councillors to keep a check on their section for items such as faulty street lights, tree damage, hedge and vegetation obstructions, and development work to properties that appears not to have been through planning, pavement damage, road damage. All resolved to accept their proposed areas.

10. Other Matters for the Chairman

Member of public requested to speak the Chairman agreed, he asked if a Remembrance Service was being held in Woodcote. The Chair advised that he had received email from the Vicar in this regard and the recommendations due to Covid-19 would be that each member of the public stands outside their house, the church bell would ring to start the one minutes silence, and after the minutes silence the church bell would ring again.

Government guidelines have been issued stating services could be held under the guidelines.

Clerk advised that a Risk Assessment would have to be in place and the rule of 6 applied. The Vicar would hold a service and invite 5 people. The MOP advised his background and being an ex serviceman the Chairman asked him to lay the wreath on behalf of the PC, he agreed.

PC resolved that posters should be placed around the village with the details to advise residents of the new procedure to avoid large groups coming to the memorial on the day. Notification would be on the PC website and Facebook page and on Wonderful Woodcote Facebook page.

Reservior Site on Greenmore had been populated with large HGC vehicles, caravans, portaloos and other sundry items. The PC are aware of this and had reported to SODC planning as the site will require change of use if the caravans are occupied overnight. If not the site can be used in this way under permitted development for 56 days, provided no overnight accommodation in caravans. SODC Planning enforcement are investigating.

Vice Chair requested that when councillors carry out inspection and review of planning applications that unless the planning application is straight forward and they recommend “no objections” that they write a report on their findings and recommendations should there be issues that mean the PC would object or ask for certain conditions. This report should be read at the PC meeting and sent to the Clerk following the PC’s recommendation at the meeting. All agreed to adopt this procedure.

11. Correspondence – to consider & review any received.

Email from a member of public regarding Green Lane access. Clerk had investigated and replied copying all members.

12. To note date of the next PC meeting: Parish Council Meeting Wednesday 4th November 2020.

Meeting closed at 21.36