

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council Virtual Zoom meeting Wednesday 7th October 2020 at 7.30pm.

PC MEMBERS

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

1. To receive apologies for absence
None.

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.
4 members of public present, three to speak on planning application, one to observe.

4. To approve Minutes of the Parish Council Virtual Meeting held on 16th September 2020.
Correction to Planning Application P20/S2474/FUL to include condition of starting hours of site working 9am to 5pm. Subject to this correction Approved as a true record.

5. Matters arising from those Minutes not on the agenda elsewhere.
Vice chairman advised that he is attending a zoom meeting, on behalf of the PC, with Oxfordshire Neighbourhood Planning Association with John Howell MP as a speaker. He had written for the PC with regard to the Future Planning, requesting a meeting. Attending this meeting he can ask the questions raised about Neighbourhood Plans in the new Future Planning process.

6. Planning Applications to discuss and agree Councils response.
P20/S3340/HH (Householder) Other Proposal: Single storey front and rear extensions Address: 10 Cuddesdon Close Woodcote RG8 0SH.

PC have no objections. Reply ref 176570

P20/S2308/FUL (Full Application) Minor Amendment : No. 1 - dated 22nd September 2020 Proposal Demolition of existing two bedroom bungalow and construction of two detached dwellings. One three bedroom and four bedroom dwelling, with garage accommodation and parking provisions. (As per amended plans and supporting information submitted 22 September 2020) Address : 27 Whitehouse Road Woodcote RG8 0RX.

The PC noted that the amendment does meet some of the concerns. However Dwelling 1 the garden is very small and appears to have minimal space and be cramped on the plot, the property is too large for the plot and is overdevelopment. Reply Ref 176571.

P20/S2110/FUL Major Amendment : No. 2 - dated 23rd September 2020

Proposal : 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.(Amended Plans & Additional Information received 23 September 2020). Address : Chiltern Rise Cottage, Stable Cottage, Garden Cottage & Woodcote Garden Centre Reading Road Woodcote RG8 0QX.

Woodcote Parish Council fully support this application and note the updated ecology and landscape information provided on 29th September 2020.

The Parish Council request that the following conditions applied to the previous planning applications are also applied to this application (explanatory notes in italics):

P16/S0375/FUL – Garden Centre conditions 1-11, 15-19

P15/S1009/FUL – Chiltern Rise – amended conditions as applied to the renewal application

P18/S3769/FUL to incorporate changes requested by OCC Highways – conditions 1-12, 14-27, 32-34

The omitted conditions relate to the provision of pedestrian and vehicle access between the two sites that have been superseded by the provisions of this new planning application and to the TRO for the extension of the 30mph limit and use of the adjacent land which are replaced by the proposed conditions below.

Prior to the commencement of the development, the applicant shall submit to the Highway Authority a request for a Traffic Regulation Order (TRO) for the eastward extension of the 30mph speed limit on Reading Road by at least 120 metres. If following the statutory consultation process the TRO is deemed acceptable, then prior to occupation of the development, the works shall be implemented.

The Parish Council's experience of Highways issues suggests that long timescales may be experienced when seeking approval for highways modifications and, therefore suggest that the request for the TRO should occur as early as possible. The distance has been increased to at least 120m as the previous figure of 100m would place the speed limit sign in the middle of the bus stop on the south side of Reading Road.

Prior to commencement of development the proposed arrangement of the footpath through the remaining garden centre area to link the development with Reading Road shall be submitted to and approved by the Local Planning Authority.

Prior to occupation of the development the footpath to and beyond the Garden Centre to link with Reading Road and the footpath to the bus stops on Reading Road via Tidmore Lane shall be completed.

No construction traffic shall be allowed to access the development site via the Reading Road entrance to the Garden Centre.

The new hedgerow behind the footpath on Reading Road adjacent to the vehicle entrance shall be planted with mature hedge plants and native trees along the full length of that footpath.

The new hedge shall be included in the maintenance plan for landscaping on the site and shall be maintained at a minimum height of 3 metres to screen the development from views from Reading Road.

Limited use of the adjoining land to the north of the site (WNP01, WNP Policy HS9) will be permitted for storage of materials only, provided that the area used does not interfere with any wildlife habitats and is distanced from adjacent residential properties and the ground is restored to its original condition on completion.

This recognises the cramped site and the difficulty of finding storage space for materials in the later stages of the development. Reply Ref 176572

P20/S3030/FUL (Full Application) Minor 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). Address: Plot 2, Chambers Place Goring Road Woodcote RG8 7SJ.

The PC have no objections, but state that the garage accommodation is ancillary and is not maintained as part of the main property accommodation. Reply ref 176576

6.1 Applications Granted by SODC

P20/S2474/HH Application proposal, including any amendments Proposed single storey rear extension to match adjoining neighbour. Site Location : 31b Whitehouse Road Woodcote RG8 0RX.

6.2 Applications Refused by SODC

None.

6.3 Other Planning Matters

None.

Neighbourhood Plan 2

The draft plan had been circulated prior to the meeting. The Chairman stated that the plan needed to be in the public domain before the PC could approve the draft. Cllr. Botting a member of NPAG stated that this draft was a first pass to get feedback as there were still informal talks to be held with SODC Officers. Following this the draft will need to be made public with PC approval.

The Chairman made several comments and requests for certain items to be re worded and also some additions. These will be processed by NPAG.

SODC Local Plan proposed main modifications consultation.

The Vice Chairman had sent in the PC response to the consultation, in particular, to Policy H4 which does not meet some of the issues and SODC have not changed this. Resolved that the Vice Chair send the PC comments to District Councillors and Head of SODC Planning, (copying the Clerk).

7. Finance To approve payments, note receipts.

Payments from 1st to 8th October 2020 All payments inc VAT

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
08/10/2020	Kings Tree Care Services Ltd	TRANSFER	£1,548.00	Removal Sweet Chestnut tree
08/10/2020	Kings Tree Care Services Ltd	TRANSFER	£4,200.00	Annual hedge cutting
			£5,748.00	

APPROVED

Noted no receipts

7.1. Quotations/Grants

Quotation for digging out the Drainage ditch to the front of the VH car park and removing weeds from the drain grills to stop the pooling of water on the Reading Rd.

Clerk had requested two quotes, one contractor declined to quote.

Butler and Proctor quote £560 plus Vat. PC agreed this.

Kings Tree Services Ltd had quoted for the various works around the Village Green and Folly Field that the VGC had listed £590 plus Vat. PC agreed this.

8. Budget Report

The report had been circulated prior to the meeting. The councillors had no questions. Spending and income were on track.

9. Village Green – Review further security measures along Goring Rd side.

Cllr. Booker had already circulated her report with plan and detail of the proposed installations of new trees and some picnic tables. The PC resolved to carry out this work, Clerk to obtain quotations, also to encourage sponsors for the two picnic tables. To be finalised at next PC meeting.

The Chairman asked Cllr Booth representative on the VGC if there were other matters. Cllr. Booth stated that the project for the basketball goal mouth to be realigned to be parallel with Goring Road had been discussed and the VGC together with funds from the Co-op grant, their own reserves and section 106 funds will pay for this work.

It had been noted that users of the main play area are not respecting the COvid-19 rules that are displayed on notices around the play area. There is concern that this will impact on the PC. Resolved to display further notices stating if rules not followed the PC will close the play area, Also to put this note in the November Correspondent and write to primary school head to circulate a note to all the parents of pupils.

10. Councillors Areas of interest

Vice Chair had looked a mapping the village across the councillors. 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.

Also when the PC require a leaflet drop to the whole village the Cllrs cover their area it partnership with a member from the NPAG group. Resolved that the Vice Chair would relook at this and circulate to the Councillors before the next meeting.

11. Tree Policy review and adopt

The Clerk had circulated the policy including the changes request to the 1st draft.

The Vice Chair requested that the policy states any new tree or replacement tree planted will be with native species. Subject to this change the PC resolved to adopt this policy.

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

Village Hall

Regular users are slowly returning to use the hall. Private hires are restricted by the Covid rules so hires for parties and events are down.

The Quantity Surveyor is pricing the proposed changes to the Changing Room redevelopment, details are expected in the next week. The Trustees can then begin to look at grants from various bodies to raise funds for this redevelopment.

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

Clerk advised that she wished to invite quotations for next year's ground maintenance in the village. The PC agreed, Clerk to progress this, and where possible gather the information for the PC Budget meeting in November.

Vice Chair advised that the Woodcote Conservation Group chairman had been investigating the footpaths around Woodcote in regard to the legislation changes announced to come in year 2025. The majority of the footpaths are on the OCC list. There are some that are not identified, Vice Chair has asked WCG to work with the Clerk with the list to identify these and their ownership.

14. Correspondence – to consider & review any received.

Email from a resident in Wittenham Close asking for wooden posts to be erected around the Green in Wittenham Close as she fears travellers may get onto this area. She also requested that the trees on the green have TPO's. The Clerk had told this resident to contact SODC tree officer re the TPO's as this is outside the PC's powers.

The PC felt that this area was secluded and unlikely that Travellers would get on there, and also the ownership of this area is unclear. Clerk to reply and investigate the ownership as it is likely to be SODC or SOHA.

15. To note date of the next PC meeting: Parish Council Meeting Wednesday 21st October 2020.

Meeting closed at 22.03

