

WOODCOTE PARISH COUNCIL

MINUTES of the Parish Council meeting held in the Function Room, Village Hall, Woodcote Wednesday 7th October 2015 commencing 7.30pm.

PRESENT

Chairman Mr. R. Peirce
Vice Chairman
Mr. M. Smith
Mr. B. Williams
Mr. A. Crockett.
Dr. P. Sudbury

Parish Clerk Ms. Jenny Welham

1. To receive apologies for absence.

Mrs. D. Hadaway, Mrs. S. McGurk, Mr. G. Botting, Mr. D. Booth, Mr. R. Lewin

2. To Receive 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.
7 members of the public present to speak on the Planning application agenda Item 6.

4. To approve Minutes Parish Council Meeting held on 23rd September 2015.

Approved as a true record.

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

The Clerk advised that the matter of the bus stops as discussed at the previous meeting with the inputs from Checkendon Parish Councillor and Clerk. Checkendon PC had sent the email to OCC Highways with the decision to put on hold the project for the time being prior to Woodcote Clerk sending the decisions.

The Chairman and Council agreed and supported the Clerk on this matter that the decision sent to OCC should have been sent from Woodcote PC as the initiator of the project, Checkendon PC obviously are entitled to their views and should share them with all the relevant parties. The Chairman asked the Clerk if she had received an apology, but none had been received.

6. Planning Applications

P15/S2685/FUL Major. Proposal : Conversion of the existing pump house into a dwelling and erection of 19 new dwellings and formation of new access, driveway and parking. Old Reservoir Site Greenmore Hill Greenmore, Woodcote.

The Chairman advised that this site was one of the sites designated in the Woodcote NHP and he outlined the policies in the NHP relating to this site. He and the Vice Chairman Cllr. Botting had met with SODC Planning Officer Tom Wyatt on site to inspect and review the current application proposal. Most of the points regarding this site in the NHP have been met.

However, two points from the NHP have not been met these being the aquifer and hydro. SODC have noted this and have replied stating they will need to be supplied before the application can be determined.

Tom Wyatt SODC had some other points regarding the application relating to design matters. The site scheme does not relate positively to the public right of way to the Eastern boundary, it is very "inward" facing. SODC will raise this with the applicant to suggest changes and also look at the possibility of another access to the site from the public right of way.

There were no service or transport issues. The mix of houses does not exactly meet what is stated in the NHP with 35% being 2 bed and not 40% as stated. There are no 4 bed or 1 bed properties the NHP states 10% for these. The Chairman felt that as the plans showed all 2 and 3 bed dwellings this was reasonable. The NHP also states that 1.3rd of the dwellings should be detached, and only 20% are detached.

Some design and character issues have been raised, the proposed dwellings not in keeping with the surrounding area, round windows, square would be preferred, front doors to the side, prefer them to the front, also parking, porches, chimneys SODC have design comments on these.

To the rear of the site there is an area that is densely wooded, SODC are concerned that the site as currently shown would mean felling the majority of these trees and they would like some retained to act as a line of screening. The Old Pump house building is not in a good state and to convert it would mean virtually demolishing it. The building is not of any architectural merit and SODC feel that if it was demolished this would allow the site plans to be reconfigured and layout would enable the tree belt to be maintained. Also the two bungalows could then be 2 storey dwellings which would further act as screening to the east at the rear of the site.

The Chairman and the Vice Chairman strongly support the points made by SODC and formally recommend that the Old Pump House be demolished to enable a better layout for this site. The PC are expecting SODC to talk to the developer and amended plans to be submitted.

The Chairman invited the public to speak;

Mr. Thomas who lives in Whitehouse Rd, said he had concerns that only 21 parking spaces were shown on the plans. The Chairman confirmed that this is not the case and the plans conform to the NHP with parking spaces for each bedroom per house.

Mr. Thomas had concerns about increased traffic from the site onto Greenmore. The PC have asked for traffic calming cushions on Greenmore either side of the site and these are shown on the plans and the developer will pay for these.

Finally he was concerned about the density of houses on the site. The site does meet the density specified in the NHP which conforms to the SODC Core Strategy on density as defined by SODC.

Mr. Burt who lives in Oakdene opposite the site expressed concerns about the amount of cars that 20 houses could create, with visitors this could be 40 to 60 and at times 70 cars. He felt this was too many in this area. This will create access issues and he is concerned that cars will be parked along Greenmore outside the site.

The Chairman suggested that this would be the worst case scenario and all was being done to ensure that parking spaces met the requirement of the NHP.

There was general concern about site construction traffic during the building on the site from the public present, creating parking issues on Greenmore and noise of large vehicles etc. The Chairman advised that when the application is determined conditions can be placed on it stating times of construction traffic access, the route they access from and where they park vehicles.

Mrs. Crowther stated that she was surprised that some houses are fronting onto Greenmore and access into these with vehicles could prove difficult, will they need to reverse out onto Greenmore.

The Chairman stated that the reconfiguration of the site as currently drawn could address this if the Pump House is demolished this allows scope for a major change to how it is currently laid out.

Mrs. Spiers said she had similar concerns to the other people and that these had been answered.

Mr. Woolley raised concern about the aquifer, the Chairman advised that this had already been noted. He also suggested that during site construction a plan needed to be in place to deal with water run off that may get contaminated and run into Greenmore Ponds.

Mr. Ballanger also endorsed this concern.

The Chairman summed up by stating that the PC will respond to SODC endorsing the points raised by the design officer but wish not to constrain imaginative design features such as round windows. Also that the PC support the Pump House demolition. The PC regret that there had been not pre application discussions as recommended and that they wish to attend another meeting with SODC planning offer Tom Wyatt to review the suggested amendments when a revised plan is received.

6.1 Applications Granted by SODC

P15/S2714/HH :Garage conversion to create a new kitchen, a new link between the garage conversion and the existing house, internal alterations at ground floor level.

First floor side extension and an extension to the rear. Location :Kate's Cottage South Stoke Road Woodcote RG8 0PL.

P15/S2645/HH Demolition of existing conservatory/extension and erection of replacement conservatory/extension (retrospective). Site Location :46 Bridle Path Woodcote RG8 0SE.

6.2 Applications Refused by SODC

P15/S1919/FUL: Reposition existing access and erection of a 3-bed detached house. Site Location :Little Acre Beech Lane Woodcote RG8 0PY.

6.3 Other Planning Matters

The Clerk had circulated several emails about the paddock in Beech Lane where trees were being felled. The residents opposite had raised their concerns. SODC Tree Officer had been advised and he felt that the trees where of low importance. However since he had visited the site SODC have issued Tree Protection Orders for two of the Oak trees on the land that were going to be felled.

7. Finance

7.1 Quotations / Grants received for review/approval.

Date Paid	Payee Name	Reference	Amount Paid	Transaction Detail
05/10/2015	HMRC	SO	£239.00	September Tax
07/10/2015	W.J. Hatt Ltd	485	£348.36	Repair to Manhole outside VH
07/10/2015	Higley Brothers	486	£60.00	Repair and re install litter bin
07/10/2015	SwiftClik	487	£118.68	Stationery/Diaries/Ink Cart
07/10/2015	ABA Construction Ltd	488	£240.00	Wet pour repairs
07/10/2015	SG Creative Solutions Ltd	489	£84.00	Web Mntnc 1 July - 30 Sept
Total			£1,090.04	

Approved.

None.

Details awaited for the quote for fencing to rear of allotments that the VGC are obtaining.

8. Other Committee Reports

Village Hall Management Committee

Next Meeting Monday 12 October.

Village Green

No new report.

Sustainability Group

Since Woodcote Conservation Group have taken this on for the PC they have arranged a meeting on 12 October with an expert from Oxford Brooks University.

Traffic Group

Next Meeting Thursday 22nd October.

Youth Club

Next meeting 12 November.

Police

Cllr Williams advised as yet there is no new PCSO.

Cllr. Smith asked him if he could obtain details regarding the recent two traffic accidents in Woodcote, this will be useful for the Traffic Group.

Cllr. Williams will coordinate a list of the Neighbourhood Watch responders in the village.

9. Other Matters for the Chairman

The Clerk advised that the License for woodland owned by Thames Water surrounding Greenmore Ponds had been received back from the solicitors and it was now endorsed. Conservation Group now need to produce the woodland management plan.

Cllr. Crockett advised that Mark Lillywhite had concerns about the placing of the 4th high speed broadband box in Wayside Green. The PC had received several emails in this regard, it is unclear who owns the land where they wish to site it. Mr. Lillywhite is meeting with BT Open Reach, the PC await to hear the outcome, however they wish for the box to be installed as currently Wayside Green do not yet have the HS Broadband.

The Chairman advised the PC that he will be away out of the country from 12th October for 1 week. Vice Chairman Cllr. Botting is also away in Australia, so the Chairman has asked Cllr. Lewin to be point of contact for the Clerk and Councillors for emergency business.

10. Correspondence

None.

11. To note date of next Parish Council Meeting : Wednesday 21st October 2015.

Meeting closed at 9.35pm

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