

WOODCOTE PARISH COUNCIL

MINUTES of the Meeting of the Parish Council held in the Committee Room, Village Hall, Woodcote 19th December 2007.

PRESENT

Chairman	Mrs. Fiona Preston
Vice Chairman	Mrs. Karen Woolley
	Mr. John Lynch
	Mrs. Diana Hadaway
	Mr. Ken Ison
	Mrs. Marilyn Maddock
	Mr. Robin Peirce
	Mr. Peter Tyler

(1) APOLOGIES

Mr. Colin Edwards
Mr. Peter Woods

(2) TO AUTHORISE the Minutes of the Parish Council meeting held on 5th December 2007. **IT WAS RESOLVED** that the minutes be accepted and signed.

(3) REVIEW OF ACTIONS

See Appendix.

(4) TO ADJOURN THE MEETING

(5) CHAIRMAN'S ADDRESS

Mrs. Fiona Preston asked the meeting for comments on the Chiltern Management Plan. There were none. Mr. John Lynch offered to attend the Community Safety Strategy Meeting in January.

(6) PLANNING APPLICATIONS TO BE CONSIDERED

P07/E1374/RET Deer House, Beech Lane, Woodcote Erection of timber cabin & retrospective permission for shed. (as amended by Letter and drawings received from the Applicant dated 3rd December 2007).

IT WAS RESOLVED to recommend Refusal for the following reasons: Siting near to highway on a narrow lane close to the woods in a very pleasant part of the village in an AONB. The development is outside the building line and will set a precedent for other development in Beech Lane. The building is not drawn to scale in the plan, The hedge does not provide sufficient screening.

P07/E1405 The Dell and Taharoa 60 Whitehouse Road Woodcote Demolition of the existing two properties & the erection of 6 dwellings with revised vehicular access and landscaping.

IT WAS RESOLVED to recommend Refusal for the following reasons:

The plan has no merit at all.

The proposals are not consistent with the Building Design Guide being three storeys high. The Parish Council fully endorse the objections of Mr. Colin White, Planning Officer of the Chilterns Conservation Board.

Overbearing Effect on rear of adjacent gardens. Feeling of enclosure. Unneighbourly. Overdevelopment of site. Application has taken no account of affordable housing (Woodcote has about 2500 residents). Houses of this size will attract at least 16 cars which will put pressure on parking in Whitehouse Road, which is narrow and which already has to take buses and large delivery lorries.

The access to the site is very narrow, there is not enough room for two cars to pass and there is poor visibility. The trees are important to the street scene and need protection. Hedges at Taharoa are mature and worth keeping. Building houses close to mature trees may cause danger (re: Walker Close). The site has an amenity value in the village as it provides an area on the edge of the village with a rural outlook and supports some level of wild life. The three storey houses will tower over adjacent properties which currently have a pleasant outlook. The proposed design and density of the site is out of keeping with the area.

P07/E1415 Oriel Beech Lane Woodcote First Floor Extension above garage.

IT WAS RESOLVED to recommend Refusal for the following reasons: The total appearance of the building is massive and is an over-development of the site. The building footprint is more than double the size of the original property. The extension proposed overhangs the boundary to next door. The drawings are not accurate. There is an existing downstairs room which is not shown on the plan and may not have planning permission. The Parish Council find it hard to consider plans which are not a proper representation of the existing building. Overbearing on the street scene and the neighbouring properties.

(7) **PLANNING APPLICATIONS GRANTED, REFUSED AND OTHER PLANNING MATTERS**

PLANNING APPLICATIONS GRANTED

		Parish Council Recommendation
P07/E1358	67 Whitehouse Road	Approval
P07/E1393/RET	31 Croft Way	Approval
P07/E1408	St Elmo South Stoke Road	Approval

PLANNING APPLICATIONS REFUSED None

A letter needs to be written to Mr. Adrian Duffield, head of Planning at SODC, pointing out that the recent plans for Summit House seem to be acceptable to the planning department despite the builds being at variance with the Building Design Guide.

CLERK

(8) **FINANCE**

(i) **Payments in December 2007**

The following Payments were agreed:

2823	WPCC	Donation	800.00
2824	Woodcote Volunteers	Donation	150.00
2825	Parish Plan	Donation	500.00
2826	Mr. Giles	Dec '07 Pay	416.11
2827	Mrs. Preston	Chairmans Expenses	30.00
2828	Valuation Office Agency	Valuation 16 Gap Way	517.00
2829	SODC	Election Charge	727.00
2830	HM Revenue		298.94
DD	BT Direct Debit	Telephone Charge	22.00
DD	Thames Water		19.00
DD	AOL		17.99
SO	Mr. Jordan	Dec '07 Pay	664.25
SO	Mr. Fordham	Dec '07 Pay	601.52

Total £4,763.81

(iii) **2008/09 Budget**

A small reduction of £250 was made to the Equipment Inspection budget. The final budget and precept to be agreed at the next meeting following financial estimates from the grass cutting contractor.

(9) **REPORTS FROM COMMITTEES**

(i) Village Hall Management Committee

Mr. Ken Ison reported that the members of the Village Hall Committee were the current Management Trustees of the Village Hall Charity and may be liable for any costs that might be incurred as a result of the legal action being taken by Mr. Goodwin should these costs exceed the capacity of the Village Charity funds. The next court hearing would take place on January 4th 2008 when witness statements would be exchanged.

Mrs. Karen Woolley requested that a proper agreement between the Parish Council and the Village Hall Committee needs to be written to set down the responsibilities of the parties with regard to the cleaning and caretaking of the Village Hall. **CLERK**

(ii) Parish Plan No Report

(iii) Village Green Committee No Report

(10) CRIME REDUCTION WORKING GROUP No report

(11) EVALUATION OF LAND AT 16 GAP WAY

The report from the Valuation Office recommended a sale price of £20,000. Put on the agenda for resolution at the next meeting. **CLERK - done**

(11) CORRESPONDENCE RECEIVED

The following Correspondence was noted except where specifically annotated.

A.

- SODC Consultation on Planning Procedures
It was agreed to respond that the Council disagreed with the proposals. **CLERK - done**

- SODC 4 Wayside Green
- OCC Review of external transport posts
- SODC Tree Preservation Orders
- Thank you from CAB
- SODC Tree Preservation Order
- SO CSF Community Safety Strategy

B. For Information, Not Requiring Action

- CPRE Fieldwork December 2007
- Standards Committee Minutes
- Oxfordshire NHS Primary Care Trust

(15) EMERGENCY QUESTIONS TO THE CHAIRMAN

None

The meeting closed at 9.55 pm.

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CHAIRMAN

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DATE

OUTSTANDING ACTION LIST – 21st November 2007

Allotments – Page 46/47

12. Grass Cutting

The Clerk reported that he was investigating the apparent failure of Berinsfield Community Business to cut the allotment grass twice a month. Mrs. Cork and Mr. Peirce agreed to prepare a plan showing which areas of grass including paths should be cut in future.

FC/RP

Ongoing. John Lynch has agreed to do.

JL

Reports from Committees – Page 77

Mr. Peirce agreed to complete the Strategic Objective questionnaire on behalf of the Council following any comments from the other councillors to be provided within a week.

RP

Ongoing

Questions to the Chairman – Page 105

Mrs. Cork asked about the lighting in the new Oratory School car park on the old golf driving range field adjacent to Greenmore and Reading Road. The lights are on throughout the night and are clearly visible across the field from Greenmore and Reading Road. Also, the Parish Council had requested footfall lighting in its response to the planning application for the car park, but some lights are about 6ft above ground. It was agreed to write to SODC enforcement seeking clarification of what type of lighting had been approved and to draw their attention to the lighting being on all night. She also raised the issue of the new Oratory School sign that had appeared at the entrance to the school in Reading Road. Clerk to inform the Planning Department.

CLERK

Letter written to SODC Enforcement. Acknowledged. Remove action.

Chairmans Address – Page 109

The Clerk was asked to arrange for replacement bollards to be installed next to the bottle bank.

CLERK

Quote requested from Higleys. Bollards replacement now dependent on resurfacing of car park. Tender under preparation. Remove Action.

Chairmans Address – Page 122

Mrs. Preston told the meeting of the profitable meeting they had had with SOHA on the future of Mowforth House. A follow up meeting was required in about six months time.

CLERK

Reply received

The Clerk was asked to obtain quotations to relay the Reading Road car park.

CLERK

Now dependant on underground bottle bank. Sent chasing email to Fred Thompson-Brown in September 2007. Reply received. Tender under preparation. Remove action.

Questions to the Chairman – Page 147

Mrs. Woolley asked for the Folly Orchard Road sign to be repaired.

CLERK

Email request sent to SODC. Remove action.

Wayside House was too brightly lit up at night. The Clerk was asked to contact Planning.

CLERK

Remove action.

Correspondence Received – Page 18

- Builders Ede Ltd.

Invite Ede Ltd. To come and talk to the Council about future development at the Folly, South Stoke Road.

CLERK

Letter sent. Telephone call - Jonathan Ede will let us know in advance when he proposes to attend. Reminder sent in September 2007. Another reminder sent in October 2007.

Chairmans Address – Page 56

The trees in Red Lane need cutting back. Clerk to contact OCC.

CLERK

Ongoing

X39 Bus Route – Page 58

Mr. Robin Peirce recommended that the X39 bus service which runs between Oxford and Reading along the A4074 could assist Woodcote residents by being routed through Woodcote and be interspersed with the existing X40 bus service.

Clerk to write to Thames Travel.

CLERK

Letter Written. No reply.

Correspondence Received – Page 59

- Proposal from Mrs. Jill Sugar on Wayside Green

It was agreed that the tress in the centre of Wayside Green should have their lower branches removed and the other overgrowing vegetation should be cut back. Also potholes and bad paths should be reported to the OCC for repair.

CLERK

Letter written to Mrs. Sugar. Tom Cottrell contacted. No reply.

- Email Berinfield on clearing rubble.

Clerk to obtain a quotation.

CLERK

Berinsfield contacted awaiting quotation. Quotation sent but need further information.

Grass Cutting of the Recreation Ground. – Page 63

Mr. Ken Ison and Mr. Peter Tyler presented the latest draft of the amended grass cutting contract. **IT WAS RESOLVED** to accept these proposed terms and the Clerk was asked to take them forward for renegotiation with Berinsfield Community Business. Mrs. Fiona Preston thanked them both for their work on the contract.

CLERK

Draft Contract sent to Berinsfield for costing. Rough estimate already sent.

Correspondence Received– Page 64

- Rick Holroyd - Langtree School Fencing

The Clerk was also asked to draft a reply for consideration by the councillors.

CLERK

Complete. Remove action.

Car Park Refurbishment – Page 70

It was agreed hat the Clerk should send out tenders for the refurbishment of the car park requesting separate quotations for the installation of bollards and the resurfacing of the area currently hosting the bottle and clothes banks. This work to be scheduled for the School Easter holiday in 2008.

CLERK

Tender Document Ready awaiting advice on lining. Remove action.