

WOODCOTE PARISH COUNCIL

MINUTES of a Parish Council meeting held in the Committee Room, Village Hall, Woodcote, 5th March 2008.

PRESENT Chairman Mrs. Fiona Preston
 Mrs Diana Hadaway
 Mr. Ken Ison
 Mr. John Lynch
 Mrs. Marilyn Maddock
 Mr. Robin Peirce (from 8:15 pm)
 Mr Peter Tyler
 Mr. Peter Woods

(1) APOLOGIES

 Vice Chairman Mrs. Karen Woolley
 Mr. Colin Edwards

(2) TO AUTHORISE the Minutes of the Meeting held on 20th February 2008.

IT WAS RESOLVED that these minutes be accepted and signed.

(3) MEMBERS OF THE PUBLIC ADDRESS THE MEETING

Members present to discuss planning applications, minuted below.

(4) CHAIRMAN'S ADDRESS

Mrs. Fiona Preston advised the meeting that the Correspondent distributors were unable to deliver the new Village Directory because of its weight. It was agreed that Mr. Dan Barnard could deliver to the main estates of West Chilter, Wayside Green and Grimmer Way for which the Council would pay £40.00. The Councillors and Clerk would deliver the rest. **CLERK/ALL -
done**

Mrs. Fiona Preston also referred to the SODC's Core Strategy document. The Planning Dept. had responded to the Council's letter listing the retail outlets in Woodcote which justified the classification of Woodcote for development purposes.

(5) PLANNING APPLICATIONS TO BE CONSIDERED

P08/E0193 Woodcote Saw Mill Pot Kiln Lane Goring Heath Replacement Industrial Building.

IT WAS RESOLVED to recommend Refusal with the following comments:

This site is no longer a Timber Yard

The site has planning permission for change of use from a Timber Yard to a Civil Engineering and Public Works Contractors Depot following application P04/E1084. The site is being used for waste processing. Wood and building rubble is delivered to the site every day of the week including Sundays and at all hours of the day and night. The wood, which includes window frames and other painted material, is pulverised on site and removed from the site by lorries. Building rubble is crushed by a special crushing machine and also taken away by lorries. (Photograph attached).

The Parish Council believes that this site is being used by Hazel and Jefferies to service their civil engineering business and therefore the requested change of use has been implemented. The site therefore is no longer a timber yard and saw mill and the conditions imposed by the planning permission apply.

Section 23 of planning application P08/E0193 reinforces this contention by stating “Activities include processing all types of wood and *raw materials*”. The site is already being used for waste processing so the Council doubts the voracity of the indication made in Section 23 that no waste management development is proposed.

Use of the building.

Turning to the use of the building within the context of the planning application. If the building is to be used as a sawmill and for the servicing of transportation then there will be machinery used inside the proposed building for sawing and processing wood. This cannot possibly be the case. Wood dust, including paint and treatment chemicals, is combustible particularly when the application insists that the doors of the building will be closed to avoid noise nuisance.

Para 1.3 of the applicant’s support statement, states that "This application follows.....a similar scheme for a replacement building." However, under those applications there was statement that there was no machinery to be installed.

The current application is on the basis of a replacement sawmill building, like for like use with the existing building, and with the same design as the previous refused applications. Now those applications were not going to have any machinery installed, so were not designed for sawmilling.

Environmental Damage

This site is in an AONB and adjacent to a footpath used by ramblers and others enjoying the countryside. It is also adjacent to a number of residences. The Council wishes to express its serious concern that this proposal would damage the environment and be contrary to Policies G2, G3, G4, EP1, EP2 and EP9. The high levels of noise already inflicted upon the local residents due to Hazel and Jefferies activities on the site will continue. The dust created by the reprocessing of waste is not just a nuisance but it is toxic. Processing of painted and treated wood generates dust that will include dangerous elements such as arsenic. This is extremely dangerous to children playing in the gardens which back onto this site. These polluting emissions will have an adverse affect on the local residents.

Fire Hazard

This dust is also combustible and therefore a serious fire hazard and it is the intention of the Council to bring this to the attention of the Fire department.

Road Safety

It has been reported by the local residents who live in Pot Kiln Lane and Shirvells Hill that lorries carrying waste material travel on these country lanes at all hours of the day and night. These lorries are huge take up the width of these small lanes. They are not only a noise nuisance to all the residents of these two lanes but they are extremely hazardous to local traffic and there will be a serious accident sooner or later.

Not only that, the weight of these huge lorries is damaging the road surfaces and large pot holes are appearing. There is also a sewer pipe running under Pot Kiln Lane laid by Berkeley homes when they built the four new houses in Pot Kiln Lane. This is in danger of being damaged by the heavy traffic caused by Hazel and Jefferies activities.

Unneighbourly and Antisocial development.

All the above lead the Council to claim that this development is already ruining the lives of the neighbours. Reports of noisy machinery being used right up against the fences of the neighbours, lorries stopping and running their engines right outside these residences at 2.45 am, dust from waste processing and smoke from burning materials drifting across their gardens.

P08/E0217 9 Grimmer Way Woodcote 2 storey side and rear extensions with single storey porch to front. Conservatory to rear.

IT WAS RESOLVED to recommend No Strong Views with comment that the development must not damage the TPO'd tree.

(6) PLANNING APPLICATIONS GRANTED, REFUSED AND OTHER PLANNING MATTERS

PLANNING APPLICATIONS ACCEPTED

Parish Council
Recommendation

P07/E1656 2 and 6 Wood Green

Approval

PLANNING APPLICATIONS REFUSED

None

(7) REPORT FROM COUNTY COUNCILLOR

Councillor John Farrow not present..

(8) REPORT FROM DISTRICT COUNCILLOR

Councillor Robin Peirce reported his concern that the proposed budget from SODC may lead to the Wednesday local waste removal lorry service in Woodcote being terminated. There may also be an increase in the cost of the brown bin recycling service.

(9) FINANCE

(i) Payments in March 2008

The following payments were agreed:

2851	Mr. Smallbone	Litter Clearance	125.00
	Albry Printing		
2852	Co.	Village Directory	534.00
2853	SODC	Dog Hygiene	413.86
		Total	£1,072.86

(ii) Receipts in February 2008

27.02.08 Interest - Natwest Treasury A/c 237.14

(iii) **Transfers in December 2007** None

(iv) **Request for Grants** None

(v) **Reserves**

IT WAS RESOLVED to increase the following reserves by the amount of interest accrued in the financial year to end March 2008.

	Current Value
Village Hall Fund	£7,758.63
Land Purchase Fund	£27,604.48
Equipment Fund	£548.15
Traffic Calming	£27,368.56

IT WAS RESOLVED that the Clerk's Gratuity would be increased by 5.5% consistent with Clause 19.2 of the Clerk's contract of employment the Allotment Reserve will be adjusted to the value held by the Council on behalf of the Allotment Charity as at the end of March 2008.

	Current Value
Clerk's Gratuity Contingency	£14,992.47
Allotment Reserve	£2,813.23

(10) DEVELOPMENT AT THE FOLLY

The Council discussed the draft proposals from Jonathan Ede for development of land behind the Folly. It was regarded as rather piecemeal. There needs to be discussions with SOHA to integrate the development with Mowforth House. The Clerk to contact SOHA to suggest a meeting with the Council and Jonathan Ede.

CLERK

(11) REVIEW OF 2008/09 SALARIES

IT WAS RESOLVED to raise the Spinal Point of the Clerk to SP33 as from the 1st April 2008 and pay the appropriate salary recommended by the OALC for that Spinal Point.

IT WAS RESOLVED to increase the salaries of the Facilities Manager and the Caretaker/Manager by 2.475% as from the 1st April 2008.

(12) BUS SHELTER

The Clerk was to request a quotation from the Higley Brothers for repair to the roof of the bus shelter.

CLERK

He was also asked to install another litter bin next to the Bus Shelter.

CLERK

(13) YOUTH MATTERS No Report

(14) CORRESPONDENCE RECEIVED

The following Correspondence was noted except where specifically annotated.

A.

- ORCC County Council Review of primary school provision
- SODC Parish Remuneration Panel Report
- OCC Whitehouse Road Soakaway
- Thank you letter from the Bonners
- OCC Childcare Market Assessment
- OCC - Footpath from Folly Green
- SODC Design Guide Review
- Woodcote Library Closure
- OCC Beech Lane Road Closure
- NATS Proposed Changes to Airspace
- Ruth Hubbard – Allotments

B. For Information, Not Requiring Action

- Standards Committee Minutes 6 Feb 2008
- Open Space Magazine Spring 2008
- SLCC The Clerk March 2008
- Chiltern News March 2008

(14) EMERGENCY QUESTIONS TO THE CHAIRMAN

None.

The meeting closed at 10.30 pm.

..... CHAIRMAN

..... DATE