



WATERPERRY with THOMLEY PARISH COUNCIL

July 2016

Minutes of Waterperry with Thomley Parish Council meeting held on Wednesday
6th July in the Lecture Room, Waterperry Gardens

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MINUTES

Present: Sue Parker, Daryl Atkinson, Lawrence Wootten, Royston Davis
Apologies: Dean Fonge
Also Present: None

Actions

1) There were no declarations of interest for the meeting.

2) Public Open Session:
None.

3) Planning Applications:

[P16/S1876/FUL](#) – Spinney Cottages 4 Waterperry House Waterperry Oxfordshire OX33 1JZ – Conversion of "No. 4 Spinney Cottages" from a 3-bedroom family unit into two self-contained 1-bedroom flats.

After discussion, Waterperry Parish Council agreed its response to this application was No Strong Opinion.

However, the Parish Council would also like the planning officers to note its concern that this prospective development should be very much borne in mind when considering the second planning application P16/S1878/FUL at the adjacent site. It was felt that the combined increased residential density caused by both prospective developments together could have detrimental effects on the local services and traffic. Please see the Parish Council's comments on P16/S1878/FUL

[P16/S1878/FUL](#) – Land to the North of No's 1 & 2 Spinney Cottages Waterperry Estate Waterperry OX33 1JZ – Conversion of proposed new 5-bedroom detached house into two 3-bedroom semi-detached houses. (Planning permission P15/S4315/FUL was granted for the construction of a new detached house).

After discussion, Waterperry Parish Council considered that this application should be refused for the following reasons.

Permission has already been granted for a single 5-bed dwelling, therefore the Parish Council agreed it could have no further comment about the size or location of the new building. However, it was agreed that there are significant concerns about the implications of the extra dwellings created by the conversion of the existing No 2 Spinney Cottages into two 1-bed flats; combined with the proposed conversion of the as yet unbuilt No 4 Spinney Cottages into two 1-bed flats; and this proposal to convert the also as yet unbuilt 5-bed house into two 3-bed houses. This would increase the density at this location from TWO 3-bed homes to potentially FOUR 3-bed homes, plus FOUR 1-bed flats.

The Parish Council's main concerns are:

1. Increased strain on existing services. Parts of the village already experience problems with sewers and drainage, which are currently being investigated. The main sewer for the village is many decades old. There have been problems during recent Art in Action shows that have necessitated the emergency pumping of the manhole immediately in front of these properties.
2. Increased traffic. The village road is narrow, without pavements. At this immediate vicinity of the village, the road is only 4.5 metres wide, restricting passing opportunity for anything more than two small cars. Although during the daytime the main entrance to Waterperry Gardens is supposed to be used by one-way traffic only, in practice many vehicles also exit via the entrance, especially commercial vehicles, particularly coaches and 40 delivery lorries that are too large to negotiate the public exit gate further down

the road. This proposed development would increase 2-way traffic at this point by 4 or more cars entering and exiting the new houses.

3. Parking. The Planning Portal recommends that a new 3-bed semi-detached house with in-curtilage parking should have provision for 2.5 cars. This appears to presume an adjacent carriageway width of 5.5metres to allow for parking by casual callers.

The revised plans for two houses instead of a single house have not provided any more parking spaces, giving each house only 2 in-curtilage spaces. These days it is quite reasonable to presume that a 3-bed family home could have 3 or even 4 family cars. As stated above, the carriageway at this point measures approximately 4.5metres and is further restricted by existing neighbouring driveways as well as by the existing pedestrian and traffic gates at the entrance to the Waterperry Estate. Currently, if cars occasionally park on the road at this point, they severely limit the space for large vehicles to pass. This has already resulted in damage to parked vehicles and the erosion of the grass verges. The village verges have been identified as of importance to all villagers and at the recent Annual Parish Meeting, the Parish Council was mandated to pursue measures to protect them from erosion.

Generally, village residents do not park on the road and to allow a development that would be likely to encourage on-road parking would be detrimental to the street scene as well as to the road amenity.

The Parish Council would like to see the house(s) positioned on the site in a way that would allow ample in-curtilage parking for a property/properties of this size.

Once the above complete wording had been agreed by email, the chairman will enter details on the SODC planning website.

SP

4) Finance:

A cheque to reimburse the clerk for drinks and nibbles at the APM (£24.74) and stamps (£6.60) was signed.

A cheque for £47.22 to reimburse the chairman for food at the Queen's 90th Birthday BBQ was signed.

A cheque for £374.40 to Windmill Landscapes for grass cutting was also signed ready for the clerk to send.

Clerk

The following accounts/receipts were previously approved, or approved at this meeting, and paid:

Lloyds Tree Services (Pear Trees)	£474.00	(cheque 100168 12/15)
The Print Shop (Rec Ground Sign)	£34.80	(cheque 100169 12/15)
OALC (Membership)	£133.07	(cheque 100170 5/16)
Windmill Landscapes (Grass Cutting)	£172.80	(cheque 100171 5/16)
Waterperry PCC (Clerk's Charity Donation)	£50.00	(cheque 100172 5/16)
S Parker (Rec Ground Furniture Oil)	£12.78	(petty cash 06/16)
Arrow Accounting (Internal Auditor)	£180.50	(cheque 100173 6/16)
A Cave (APM and Stamps)	£31.34	(cheque 100174)
Windmill Landscapes (Grass Cutting)	£374.40	(cheque 100175)
S Parker (Food for Queen's 90 th Birthday BBQ)	£47.22	(cheque 100176)

Clerk
to make
payments and
bank money
as required

The following items were received since the previous meeting:

SODC Grant for Queen's 90 th Birthday	£100.00	(direct to bank account)
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- 5) The date of the next meeting, as previously arranged, will be on Wednesday 27th July 2016 in the Lecture Room, Waterperry Gardens at 7.30pm.

Meeting closed at 8:25pm