

Title	Decisions made under delegated powers between 6 th May 2021-25 th June 2021
Authors	Clerk & RFO
Meeting	South Stoke Parish Council – 30 th June 2021

Decisions pertaining to Planning Consultations.

The following submissions were made, after consultation with not less than 4 councillors.

P21/S2264/HH; 8 Glebe Cottages Wallingford Road South Stoke RG8 0JA

Construction of a new, pitched roof, dormer window at first floor level on the main front roof slope to provide improved headroom to the bathroom

Submitted Response: No Objections

P21/S2137/HH; Lindon Cross Keys Road South Stoke RG8 0JT

First floor extension

Submitted Response: No objections, subject to the Planning Officer's satisfaction the ridge height would be fitting/not higher than the neighbouring property 'Little Haffets'

P21/S2001/HH; Ashmount House Ferry Road South Stoke RG8 0JL

Single storey rear extension, front infill and side infill extensions, side extension, alterations to existing fenestration and white rendered finish to all external walls, replacement roof tiles. Construction of 3 bay garage with pitched roof, together with installation of Solar PV array & Ground Source Heat Pump (GSHP)

Submitted Response: SSPC, have no objections to any of the items already approved under [P20/S2506/HH](#) and [P20/S4566/HH](#).

With regard to the new items on this application, being the GSHP field and PV array SSPC has no objections subject to the following conditions being applied:

GSHP Field: the GSHP field extends through a drainage channel that is important for village drainage. SSPC asks for a condition that the drainage channel is maintained and any pipework is beneath the base of this important channel.

PV Panels: This property sits within the Chilterns Area of Outstanding Natural Beauty, the PV Array may be visible from the River Thames and other elevated aspects on the Western side of the River Thames. SSPC asks for a condition to be put on the permission that low level hedging be installed to mitigate any visual impact.

P20/S4706/FUL; Land to the west of Wallingford Road, Adjacent to Sewage Works between Goring and South Stoke RG8 0JA

Development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access (2021-03-02 Amended Plans to extend red line, include additional landscaping and landscape details and temporary construction compound, and additional landscape and air quality details submitted 20/04/21 and 21/05/21).

Third Consultation response on P20/S4706/FUL

Development and operation of a Transitional Hybrid Energy Project on Land to the west of Wallingford Road Adjacent to Sewage Works between Goring and South Stoke RG8 0JA

This is a joint response from both South Stoke and Goring-on-Thames Parish Councils.

Firstly, we would highlight the previous submissions made. The subsequent amendments by the applicant do not adequately address the concerns of both Parish Councils. The detail and the rationale for objections to the proposal is still part of the Councils' consultation response.

As explained in the initial submissions, this proposal should be rejected because of national policies (NPPF, NPS-EN1 and the Government's Energy White Paper of Dec 2020), SODC Local Plan policies (especially DES9) and Goring Neighbourhood Plan (Policies 11, 12, 14 & 16) as well as Court precedent (R [Heath and Hampstead Society] v. Camden LBC [2007] EWHC 977 (Admin); [2007] 2 P&CR 19, [37]).

In this submission, we would highlight further issues (from the amended reports/submissions), though also reiterate some major points.

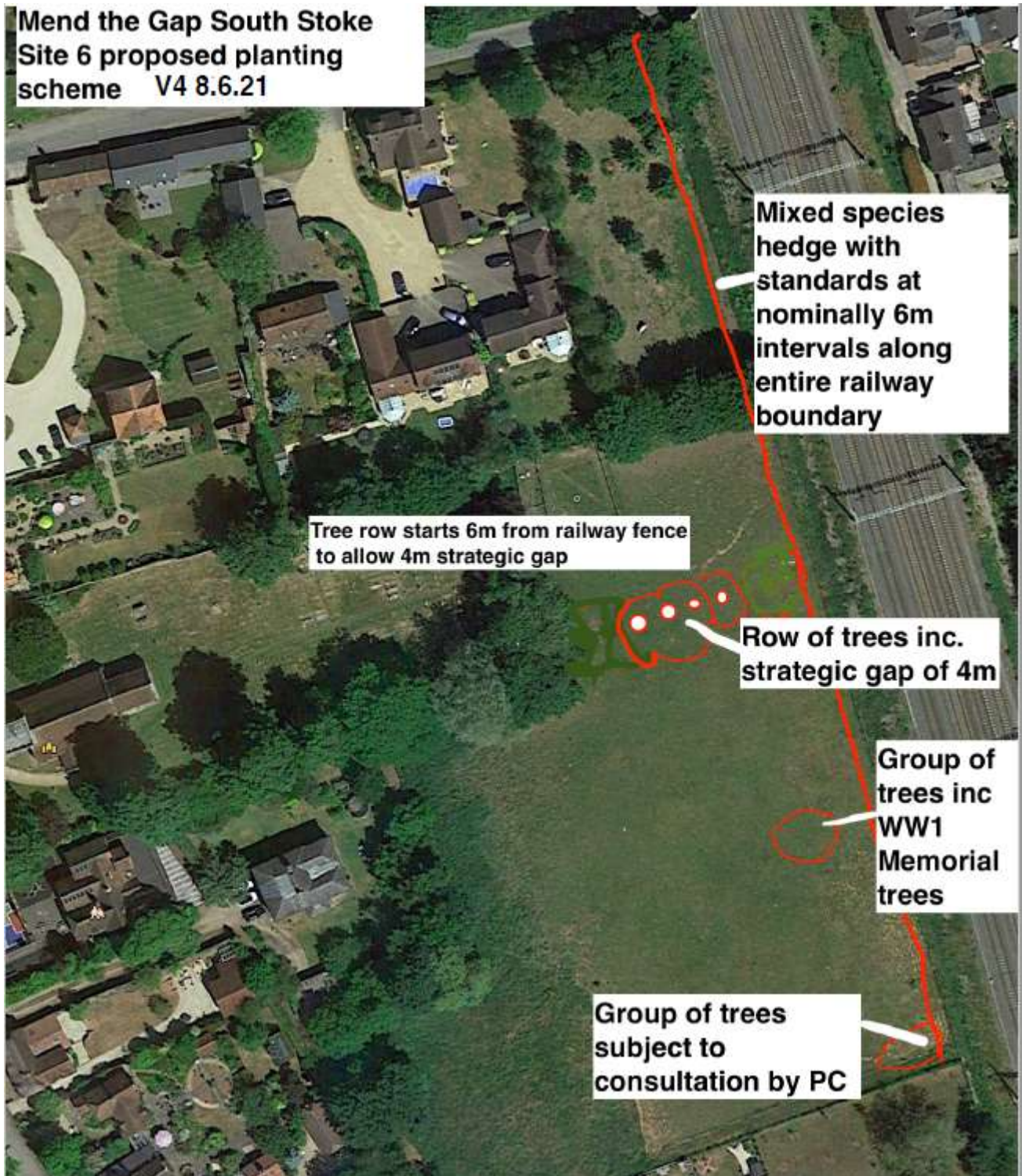
- This is a proposal for a fossil-fuel powered electricity generation plant. It is not low carbon as the applicant suggests. It is only 'lower carbon' because of its size compared to a larger plant. Any premise that this is a 'green', 'environmentally friendly' or in any way a 'beneficial' plant is untrue. Technology has advanced significantly since the National Policy Statement for Energy (EN1) though may still have weight in planning, but is far outdated. The country – and indeed the world – is moving to reduce and disallow fossil-fuels including natural gas.
 - OCC's Climate Emergency Lead Officers point out that this proposal does not align with the Council's low carbon strategy and that the applicant has given no evidence that the gas plant is needed.
- The proposed development is out of character in the rural landscape and should not be located within the AONB.
 - The landscape/visual impact issues are significant, and the proposed mitigation would only be obscured after 15 years (assuming all plantings grow to the positive estimations). This application is for a temporary plant of 25 yrs, so more than half of the lifetime of the proposed plant, it would be inappropriately visible. It is a blight on the landscape.
 - To use the sewage plant or the railway stanchions as an argument to allow this is not accepted in planning terms, but also case law highlighting that a cumulative detrimental effect must be avoided.
- 'Need' has not been proven, particularly local need, and importantly, there is no need that the power plant be located at the proposed site. There are numerous other locations that could be used, and importantly, locations that would not increase fossil-fuel usage. For example, with current battery technology, the current Didcot power station during low/nonpeak use could store on-site and excess power generated, using this reserve to 'top up' as needed during peak periods. This would also have the benefit of being in the vicinity of the power plant to avoid energy loss over distances.
- We would reiterate Paul Jenkins email of 14/6/2021 in which he highlights discrepancies in the newly submitted Air Quality Assessment. It is recommended that the Countryside Officer review the AQA with consideration of Mr Jenkins' submission.
 - We would particularly highlight: "The conclusions of the report are in some cases contrary to the content of the report. For example, Para 5.5 states the air quality effects will be 'not significant' whereas in para 4.17 they state 'the potential for significant effects cannot be discounted without the advice of an ecologist'. The conclusions suggest that the ecologist does indeed discount the potential for significant effects, but the identity and references of this ecologist are not revealed, other than that he or she is an employee of the applicant, and is hence not independent."
 - When considering Enid Worsley's submission of 13 June, and notably the 6 paragraphs about the Air Quality revised submission, this provides further strong rationale for refusal.
 - We have a duty (NPPF) to protect and enhance the AONB, and even the revised AQA highlights that there is potential detriment is, in itself, a strong reason for refusal.
- Additionally, Ms Worsley's 4 paragraphs about Soils is poignant and relevant.
- At the end of the 25 period, the site – currently high quality agricultural land – would then become a brownfield site. During the Goring Neighbourhood Plan process, the landowner put forward the adjacent land for development. It was rejected by independent consultants as inappropriate for development. By creating a

'brownfield' site, with enhanced road access, the potential to further develop against Neighbourhood Plan policies is heightened.

Again, we refer you to the detail of our previous submissions for the full consultation response from South Stoke Parish Council and Goring-on-Thames Parish Council.

[NOTE names of the members of public detailed here were publicly available on the SODC website at the time this response was submitted, and were used to highlight specific parts of responses to support the argument]

Title	Suggested Planting Scheme for The Park
Authors	Mend The Gap
Meeting	South Stoke Parish Council – 30 th June 2021



There is still some discussion going on as to the exact selection of species, but I hope that this sketch and the table below, from which the actual species will be chosen, will suffice at this stage.

Situations	Species Options and Combinations
Specimen trees throughout	<p><i>Signature Trees:</i></p> <ul style="list-style-type: none"> · Black Poplar · Lombardy Poplar · Wild Pear · White Elm or native Smooth leaved Elm <p><i>Other species:</i> Pedunculate oak, Maple, Crab apple, Hornbeam, Aspen, White poplar, Sallow, Wild cherry, Wild service tree, Holly.</p> <p><i>Other non-natives to consider:</i></p> <ul style="list-style-type: none"> · Norway Maple. · Manna Ash. · Walnut.
Hedgerows: Standard trees	<p><i>Signature Trees:</i></p> <ul style="list-style-type: none"> · Black Poplar · Lombardy Poplar · Wild Pear · White Elm or native Smooth leaved Elm <p><i>Other species:</i> Oak, Maple, Crab Apple, Hornbeam, Aspen, White Poplar, Sallow Wild cherry, Wild Service tree, Holly.</p> <p><i>Other non-natives to consider:</i></p> <ul style="list-style-type: none"> · Norway Maple · Manna Ash · Walnut
Hedgerow species for new hedges or restored stretches	<p><i>Hedgerow Species:</i></p> <p>Hawthorn, Blackthorn, Field Maple, Hazel, Smooth leaved elms.</p> <p><i>+ shrubs:</i></p> <p>Wayfaring Tree, Spindle Tree.</p>

Title	Finance to June 206
Authors	RFO
Meeting	South Stoke Parish Council – 30 th June 2021

Payments to June 26th 2021 – Current Account

Date Paid	Payee Name	Reference	Amount Paid	Authorized Ref	Transaction Detail
30/04/2021	Reserve Account	TRANS_007	£ 4,875.81		Transfer CIL To EMR
30/04/2021	Laura White	BAC_21_006	£ 543.35	Minute 21.01.13.1	April Salary
10/05/2021	Jane Olds - Internal Auditor	BAC_21_010	£ 130.00	PC.20.09.12.6	Internal Audit Costs 2020-2021
10/05/2021	Graham Ambler	BAC_21_011	£ 90.00	20.01.8.2	Grass Cutting April 2021
10/05/2021	Prettys	BAC_21_012	£ 2,649.60	PC.20.13.17	Newtwn Cottages RoW Charges
10/05/2021	Prettys	BAC_21_013	£ 626.40	To Seek Refund	The Park Sub-Lease Costs
10/05/2021	Goring Press	BAC_21_014	£ 280.00	21.01.13.1	March Newsletter
10/05/2021	Giff Gaff	BAC_21_015	£ 8.00		April Phone - Refund L White
10/05/2021	South Oxfordshire Distrct Coun	BAC_21_016	£ 53.82		Dog Waste Jan-Mar 2021
10/05/2021	Niche Locks	BAC_21_017	£ 21.60	Clerk - EmergRepair	NoticeboardLock - Refund White
26/05/2021	Castle Water	BAC_21_018	£ 24.80	21.01.13.1	Water - The Park
31/05/2021	Laura White	BAC_21_019	£ 543.35	21.01.13.1	May Salary
31/05/2021	Giff Gaff	BAC_21_020	£ 8.00		May Phone - Refund LWhite
31/05/2021	Goring Press	BAC_21_021	£ 560.00	21.01.13.1	May Newsletter + Reprint
31/05/2021	SS Parochial Church Council	BAC_21_022	£ 425.00	21.01.13.1	Grass Cutting
07/06/2021	PORTALPLANQUEST LIMITED	BAC_21_024	£ 1,183.00	PC.20.15.9.1	Community Building Planning Ap
26/06/2021	Laura White	BAC_21_027	£ 543.35	21.01.13.1	June Salary
26/06/2021	Giff Gaff	BAC_21_028	£ 8.00		Phone June - Refund LWhite
		Total Payments	£ 12,574.08		

Payments to June 26th 2021 – Reserve Account

Date Paid	Payee Name	Reference	Amount Paid	Authorized Ref	Transaction Detail
07/06/2021	Current Bank A/c	TRANS_025	1178.33		Transfer Planning Fees LessVAT
		Total Payments	1178.33		

Receipts to June 26th 2021 – Current Account

Date	Cash Received from	Receipt No	Receipt Description	Receipt Total
12/04/2021	Beacon Flooring	R_21_002	1/4 Page Advert Inv 170	£ 60.00
20/04/2021	Perch House - Chickens	R_21_004	Chickens - April 2021	£ 20.00
16/06/2021	Perch House - Chickens	R_21_026	May & June Chickens Inv0178	£ 40.00
07/06/2021	Reserve Account	TRANS_025	Transfer Planning Fees LessVAT	£ 1,178.33
08/04/2021	SODC	R_21_001	Precept 1of2 2021-2022	£ 12,273.50
30/04/2021	SODC	R_21_005	CIL April 2021 P19/S2865/RM	£ 4,875.81
19/04/2021	Sue Allen	R_21_003	Grazing April 2021 Inv173	£ 20.00
05/05/2021	The Cabin Pre-School CIO	R_21_009	1/8 Page Advert 6 editions	£ 32.50
			Total Receipts	£ 18,500.14

Receipts to June 26th 2021 – Reserve Account

Date	Cash Received from	Receipt No	Receipt Description	Receipt Total
30/04/2021	Current Bank A/c	TRANS_007	Transfer CIL To EMR	£ 4,875.81
10/04/2021	TSB Bank	Int_APR	April 2021 Interest	£ 11.61
10/05/2021	TSB Bank	Int_MAY	Interest May 2021	£ 12.78
10/06/2021	TSB Bank	Int_JUN	Interest June 2021	£ 14.00
			Total Receipts	£ 4,914.20

Bank Reconciliation to 26th June 2021 – Current Account

Bank Statement Account Name (s)	Statement Date	Page No		Balances
Current Account	26/06/2021	0		6363.24
				6363.24
Unpresented Cheques (Minus)				0
				6363.24
Receipts not Banked/Cleared (Plus)				0
				6363.24
			Balance per Cash Book is :-	6363.24
			Difference is :-	0

Bank Reconciliation to 26th June 2021 – Reserve Account

Bank Statement Account Name (s)	Statement Date	Page No		Balances
Reserve Account	26/06/2021	0		53966
				53966
Unpresented Cheques (Minus)				0
				53966
Receipts not Banked/Cleared (Plus)				0
				53966
			Balance per Cash Book is :-	53966
			Difference is :-	0

Quarterly Budget Review

BUDGET

		2021/2022		
		Agreed	EMR	Actual YTD
100 Income				
1000	Newsletter Advertising	£ 1,200.00	£ -	£ 93-
1005	The Park	£ 480.00	£ -	£ 80
1015	CIL Receipts	£ -	£ -	£ 4876
1020	Contribution, Donation & Grant	£ -	£ 3,500.00	£ -
1021	Amenities Charity Contribution	£ 520.00	£ -	£ -
1022	Ammenities Charity, Village Ha	£ -	£ -	£ -
1025	Insurance Claim	£ -	£ -	£ -
1076	Precept	£ 24,547.00	£ -	£ 12274
1080	Insurance Contribution	£ -	£ -	£ -
1090	Bank Interest	£ 180.00	£ -	£ 38
	Total Income	£ 26,927.00	£ 3,500.00	£ 17360
200 Administration				
4000	Clerk Salary	£ 7,028.00	£ -	£ 1630
4001	Village Hall Cleaning	£ -	£ -	£ -
4005	Clerk Allowance & Expenses	£ 240.00	£ -	£ 20
4010	Office supplies	£ 200.00	£ -	£ -
4050	Clerk's Training	£ 400.00	£ -	£ -
4055	Councillor's Allowance & Exp	£ 200.00	£ -	£ -
4060	Councillor Training	£ 600.00	£ -	£ -
4065	Audit Costs	£ 444.00	£ -	£ 130
4070	Insurance	£ 850.00	£ -	£ -
4071	Insurance Claims	£ -	£ -	£ -
4075	Web Hosting Costs áé	£ 150.00	£ -	£ -
4076	IT and software	£ 275.00	£ -	£ -
4080	Printing Inc newsletter	£ 3,500.00	£ -	£ 840
4085	Legal Fees	£ 1,000.00	£ -	£ 522
4100	Utilities	£ -	£ -	£ 21
4105	Election	£ -	£ -	£ -
4110	Annual Parish Meeting	£ 200.00	£ -	£ -
4115	Freedom of the Parish	£ -	£ 1,000.00	£ -
	Overhead Expenditure	£ 15,087.00	£ 1,000.00	£ 3163
250 Membership, Rents & Licences				
4250	Membership	£ 275.00	£ -	£ -
4255	Bus Shelter Land Rental	£ 10.00	£ -	£ -
4260	Slipway Licence	£ 80.00	£ -	£ -
4265	Village Hall Use	£ 400.00	£ -	£ -
	Overhead Expenditure	£ 765.00	£ -	£ -

300 Regular Maintenance				
4300	General clearing & grass cuts	£ 1,500.00	£ -	£ 90
4305	General Repairs	£ 300.00	£ -	£ 18
4310	Dog Waste Bins	£ 360.00	£ -	£ 45
4315	Salt Bins	£ 100.00	£ -	£ -
	Overhead Expenditure	£ 2,260.00	£ -	£ 153
350 Community Activities				
4352	Churchyard / PCC	£ 850.00	£ -	£ 425
4355	Section 137	£ 500.00	£ -	£ -
4360	Community Support	£ -	£ 3,000.00	£ -
4365	COVID19 Community Support	£ -	£ -	£ -
	Overhead Expenditure	£ 1,350.00	£ 3,000.00	£ 425
400 Additional Items				
4405	Shop / Hall project	£ -	£ 6,000.00	£ 1178
4406	Other Projects	£ 1,000.00	£ -	£ -
4407	Phonebox	£ -	£ -	£ -
4408	Speed Sign	£ 465.00	£ -	£ -
4409	CIL Projects	£ -	£ -	£ -
4410	Village Hall Maintenance	£ -	£ -	£ -
4412	RoW Route 4 Costs	£ 3,000.00	£ 9,000.00	£ 2208
4413	Slipway Renovations	£ 3,000.00	£ -	£ -
	Overhead Expenditure	£ 7,465.00	£ 15,000.00	£ 3386
999 VAT Data				
115	VAT on Receipts	£ -	£ -	£ -
	Total Income	£ -	£ -	£ -
515	VAT on Payments	£ -	£ -	£ 571
	Overhead Expenditure	£ -	£ -	£ -
	Movement to/(from) Gen Reserve	£ -		
Total Budget Income		£ 26,927.00	£ 3,500.00	£ 17360
Expenditure		£ 26,927.00	£ 19,000.00	£ 7698
Net Income over Expenditure		£ -	-£ 15,500.00	£ 9662