



## Minutes of the Meeting of Full Council held in the Community Office Held at 8.00pm on Tuesday 14<sup>th</sup> November 2017

**Present:**

**Councillors:**

Ian Hill – Chairman (IH)  
Matt Reid – Vice-Chairman (MR)  
Nicky Smallbone (NS)  
Roger Beattie (RB)  
Terry Jackson (TJ)  
Bob West (BW)  
Tom Bindoff (TB)  
Rachel Huckvale (RH)  
Tony Williamson (TW)  
Rob Smith (RS)  
Fergus Lapage (FL)  
Fiona Butler (FB)

**Officer:**

Kristina Tynan (KT)

**County Councillor:**

Steve Harrod

**District Councillor:**

Anna Badcock

**In Attendance:**

Gill Bindoff– NP Forum

146/17 Apologies for absence  
Jeremy Bell.

147/17 Chairman's Remarks  
There were no Chairman's remarks.

148/17 To receive Declarations of Interest  
**West Room Thursday Club and Watlington Age Concern (Agenda Item 5)** – Tony Williamson said that he is the Chairman of this but has no financial interest

149/17 Minutes of the Full Council Meetings held on 10<sup>th</sup> October 2017 to be signed as a correct record  
**Resolved:** That these minutes are a correct record of this meeting and that they be signed by the Chairman.

150/17 Matters arising from the Minutes  
**West Room and Thursday Club (Minute 142/17 page 44 refers)** – TW said that he was grateful to JB and BW for their comments on a new door to the West Room. The best way forward would be to put in an air screen. He has put this forward to Age Concern and they would like to go ahead on this door proposal. TW will send the new design to SOHA and ask them to redesign it. BW said that this would be the best solution.

**Tim Horton has asked for answers to the following 10 questions to be given at the meeting.**

**The following response was given to him.**

	<b>Question</b>	<b>WNDP Response</b>	<b>WPC response</b>
1	Will the Council note that, despite the work of the Neighbourhood Plan Steering Group and The Neighbourhood Forum, there is no agreement between would-be developers and land holders towards the construction of a realigned route for the B4009 that would take traffic travelling to and from the motorway and Junction 6 (involving Chalgrove (B420) and Benson) and away from existing and planned homes in the Town?	The WNDP team are endeavouring to keep the NDP website up to date and if asked will update any individual on the very latest in a fairly fast moving scenario. Meetings are ongoing with developers, Pyrton, OCC, SODC, Icknield College and the HCA.	There have been lengthy discussions with HCA and all the developers concerned, as well as SODC and OCC about this. A joint meeting of all relevant parties will take place later this month to clarify positions on the route, and the funding needs.
2	Will the Council agree that the construction of hundreds of homes through the Neighbourhood Plan and emerging Local Plan of the South Oxfordshire before 2033 will involve an immense import of materials and a large export of contaminated soil for which the existing road system in and about the Town is wholly unsuited?	This is a point raised by our District Councillor Anna Badcock and a key consideration and we expect this to be discussed fully on November 28th at a key meeting with stakeholders organised by the HCA.	This has been a requirement of our discussions with SODC and it is recognised that transport routes for constructions materials and waste have to be agreed as part of the approval for any development plans.
3	Will the Council agree that only a full, re-aligned route such as that proposed in the draft SODC plan will therefore be a necessary precursor to the commencement of the building of homes on the scale predicted through the Archstone and Providence Land approaches, now actively in planning?	This is a key objective of WPC and the WNDP team which is why so much time and effort is being put into achieving it. It is also a widely held view by residents but decisions are based on funding and OCC acceptance.	This would indeed be desirable but construction of the full route before any housing is completed will be difficult to achieve. The HCA is unlikely to have money available for its contribution for a number of years until it is closer to starting operations at the airfield site. Under the current emerging SODC local plan, construction over the next few years will be concentrated on the larger villages of which Watlington is one, and SODC will be very keen to ensure these targets are met. Should SODC not meet its housing targets, it is very possible that central government will take over planning in South Oxfordshire and presumption in favour of sustainable development will apply (effectively giving free rein to developers).
4	Will the Council as the principal body of representation for the whole community of Watlington convey the view (in 3. above) to The Acting Head of the District Council and the Head of the SODC Planning Service, the Leader of SODC and the Chairman of the SODC Planning Committee?	<i>Joint response</i>  All officers at SODC are aware of the strategic importance of the re-alignment of the B4009 and the NDP team confirm that the Watlington Edge Street (HCA terminology) is fully endorsed in LP 2033. The WPC Chairman had a long discussion with a senior officer of SODC Planning on just this topic at the annual Town and Parish Forum earlier this month.	

5	Will the Council seek an early meeting with SODC to find agreement between the Councils such that home building (as in 3. above) is deferred until such time as a realigned route is in position?	SODC do not have a 5 year housing land supply and have to deal with planning applications as they are made. SODC and OCC have indicated a preference for considering co-ordinated schemes which in the case of the B4009 alternative route involves three Sites A, B and C in Watlington and two sites in Pyrton. The sequence is beyond the control of the NDP or Parish Council but we are endeavouring to get the HCA to take a lead in establishing the best form of co-ordinated approach.	See answers to 1 and 3 above.  Meetings with SODC are ongoing. Timescales are expected to become much clearer by the end of next year once a decision on Chalgrove Airfield has been made and SODC has got their Local Plan 2033 completed and approved.
6	Will the Council also seek a meeting with appropriate Cabinet members of the County Council and senior officers with a view to establishing the B420 and B4009 as 'strategic routes' within the County given the anticipated growth levels in traffic?	The NDP team have met with Yvonne Constance (OCC Cabinet member for Environment - including Highways), Steve Harrod and Jason Sherwood,(OCC Locality, Infrastructure and Road Agreements Manager) in respect of the NDP and the importance of the B4009 –the B480 (not B420) is in our area but was not discussed. There are no proposals by SODC or OCC to upgrade the B4009 to a strategic route.	The last thing we want is for the B4009 to become a county strategic route. The B480 and B4009 are currently classified as "local access routes" and that is what we would want them to remain. Perhaps you are confusing them with SODC's recent decision to include the re-aligned B4009 in its list of safeguarded land for strategic transport schemes.
7	Will the Council meet with the Rt.Hon. John Howell, M.P. for Henley seeking his active intervention in preventing his constituents facing the consequences of yet further HGVs and rat-running traffic in the locality?	Members of the NDP team have briefed John Howell (through Angie Paterson) and a further meeting will be arranged following publication of the Watlington Transport Management Plan which should be in the public domain after November 15th.	WPC agrees that we need to get our MP more directly involved in Watlington's traffic problems.
8	Will the Council urge that the Member of Parliament acts within Westminster and Whitehall to ensure that funding is made available (via the HCA and in other ways) that FULLY guarantees contribution for the route that is needed at an early stage?	It is expected that our MP will provide whatever support he can or as requested.	WPC agrees that any contribution our MP can make towards securing central government funding to support the re-aligned B4009 would be helpful, and that he should be approached following the 28 <sup>th</sup> November meeting.
9	Will the Council agree that only a well-funded scheme (either from the County Council or developer contribution or both) that fully accords with 3. above should be an acceptable matter to place before the community in a Neighbourhood Plan referendum?	No.  The B4009 re-alignment is a fundamental and pivotal element of the NDP – it can be only be funded through developer contributions and local authority sources but the Chalgrove Airfield project has provided the opportunity for the HCA to addition resources and deal with potential "gaps".	Our ability to secure funding for the re-aligned B4009 would be greatly enhanced by the presence of a made NP. However, as explained in the response to 3 above, the HCA is not likely to be able guarantee funding in the short term, and deferring the referendum until that is the case would lose us significant weight in responding to any further planning applications. Not having a NP with designated development sites would open us to the risk of speculative applications for any site in the parish. WPC believes that deferring the referendum any longer than we have to would be extremely foolhardy.

10	Will the Council agree that piecemeal construction such as set out in commercially-driven plan documents is unacceptable whether or not 'memoranda of understanding' are offered by any party to the development?	Despite the impression that "pieces in the puzzle" are isolated, this is not the case. It is clearly understood and stated in NDP documentation and has formed the basis of discussions with SODC, OCC and the HCA.	WPC does not have the resources to create for itself a unified development plan for the sites around town that could deliver the benefits we want. For this reason we have no option other than to work with developers to promote the essential cooperation between them that will deliver a viable plan. This may not result in all our wishes being met, but is the best we can hope for. WPC believes that the NP Forum has done an excellent job in getting this coordination in place, and we have every expectation that this approach will eventually deliver growth of the town that provides an acceptable level of cohesion between the separate sites.
----	---	---	--

Tim Horton had asked another two questions and it was agreed that it would be more relevant to take these under the Planning Item.

152/17 County Councillors Report - Cllr Stephen Harrod

SH stated that all Councillor have received his monthly report. He gave the following report on issues local to Watlington.

**Britwell Road** – The Traffic Calming proposal will not work. Highways originally wanted to progress it but they have been deterred by Air Quality Management issues.

Regarding the Planning Application for the Land at Britwell Road there is absolutely no question that the road would come through to Cuxham Road. If this ever where to happen it would be in conjunction with other applications. Until this happened there will be no through road. As regards the junction to Britwell Road, this would be a controlled entrance and would be the only entrance until anything happens on the other side. Regarding a build out between the corner and The Goggs which would bring it to a single line in the same way as the entrance to Benson, this would be a win for Highways.

RH said did this mean that the chicane would work with the development but not without it. SH said he would take this up with Highways.

TW stated that the official OCC response to this application is not yet up on the SODC website. SH said that an OCC single response will be sent to SODC and he has asked OCC Officers when this is being sent to SODC. IH thanked SH for his efforts on this.

**SODC Local Plan** - OCC do not yet have a formal response to SODC's Local Plan Consultation as yet and there is concern about the edge of the proposed road.

**Chalgrove Proposal** - OCC and SODC are discussing this issue and seeking some sort of guarantee of mitigation for Watlington and Chalgrove. OCC will hear all representations at the meeting with HCA on the 28<sup>th</sup> November.

**33 High Street and Charlotte Coxo Trust** – IH asked if there has been any progress on the transfer of the lease. As regards the issue of the wall, OCC Officers has said it has to be rebuilt and cannot just be repaired. TW said that OCC have agreed in principle to let WPC order and pay for the work and then be reimbursed from the Trust. WPC have sought quotes. It was noted that the work would not be able to be done until January 2018.

SH said he would speak with the legal team on the transfer issue.

IH thanked SH for coming to the meeting.

153/17 District Councillors Report - Cllr Anna Badcock

**Christmas Parking** – There will be free parking in the towns on various days. Look at the SODC website for more information.

**Fuel Poverty** – SODC through its health and homeless obligations deals with this issue. If you know of someone who could benefit from a grant tell them to get in touch with SODC. Watlington has one of the worst areas for fuel poverty. The grant information is on the SODC website. TW asked who has calculated this, AB said that OCC has done this but she is not sure of the calculation they use. It was agreed that we see if we can find out the formula used by OCC.

**Henley Leisure Centre** – This is having a refurbishment.

**Shiplake Farm Planning Application** – This is having a judicial review.

**Planning Enforcement** – There has been a successful enforcement in Crays Pond on a person who was living in a pub as a house without the relevant permission.

**SODC Website** – AB said that any feedback on the website would be much appreciated. IH said that it can be very difficult to find out about SODC's meetings. AB said that there is also a Facebook page being set up to access District Councillors.

**Air Quality** – AB said she has fought for 18 months on the theory of removing parking in Watlington in order to ease air quality. She has asked them to be open about the model used and OCC have said that the modelling system used is good and has been proven to be accurate. The pinch point at the Town Hall has been taken into consideration. Officers have to look at the current situation and cannot look at the proposed edge route. AB said she has also brought up enforcement on the parking issue. OCC would have to fund the exploratory work at this stage. TW said that if the proposal is agreed by the SODC Committee is the next step for OCC to alter the parking arrangements. AB stated that OCC would be required to organise a trial of this. IH said he would try to attend the SODC Licensing Meeting at which this issue will be discussed. It was agreed that we ask OCC to monitor traffic speeds if and when this trial is decided on.

**Unitary Council** – This is still being discussed by SODC and OCC.

IH thanked AB for attending this meeting.

154/17 To receive the Balance of Accounts and approve the list of Payments

TW read out the Balance of Accounts and proposed that the list of payments be settled as per the prescribed process. JB said that as regards the invoice to Midland Surveys he knows of other companies that provide a cheaper service. TW said that we have now received the second instalment of the Precept.

**Resolved:** That the Balances of Accounts and the list of payments be settled and that they be signed by the Chairman and the Chairman of Finance.

155/17 Committees:

**A: FINANCE** – 10/10/2017 – Tony Williamson

**Resolved:** That Council accept these Minutes

**New Assistant Clerk** – IH reported that Rachel Gill has now been appointed and will take up this position in January 2017. He said that the calibre of applicants was excellent.

**Charlotte Coxe Charity** – TW stated that The Shadow Body have minuted the great concern of the Parish Council to avoid being committed to what could be a large expenditure with regard to the transfer from OCC and the future of 33 High Street. Any financial expenditure would have to come to Full Council for approval.

**Churchyard Grant** – TB said that he thought that this grant would now need to be reconsidered in the light of the Church Hall land being now given permission for development. It was agreed that this be taken into consideration at the next Finance meeting.

**B: PLANNING – 7/11/2017- Bob West**

**Resolved:** That Council accept these Minutes

BW said that this was a well-attended meeting as the Land at Britwell Road application was considered. The vote taken was 3 in favour and 5 against so the Planning Committee put in a number of objections to this application.

TW said that this is a significant development in the WDNP and that there will need to be a Structure Plan Committee to work on strategies for development areas which would be completely separate to the Planning Committee.

IH stated that this will be looked at when we review Committee Structures at the next Strategy Committee meeting.

***IH said that we will now take the further to questions from Tim Horton***

1. TH said that there were at least 20 people from Pyrton Lane at this planning meeting who found this Planning Committee meeting very difficult and confusing with hearing representation from the NP Forum asking for approval with a set of conditions to be given for this application. The residents were confused also by the nature of the debate as conditions cannot be given if the committee recommend approval. He congratulated the 5 Planning Members who voted against this application.

He said that how the Council felt about giving his objections to this application to the Planning Committee prior to this meeting?

After discussion TH said that he would write to the Planning Committee direct on this question.

2. TH asked that how Council perceived the Planning Committee in not objecting to the number of 183 and should an extra response on this point be added?

After discussion it was agreed to ask the Planning Committee to re-look at question 2 at the next Planning meeting.

**C: STRATEGY-** There has been no meeting.

**D. OPERATIONS –18/10/2017 – Bob West**

**Resolved:** That Council accept these Minutes

BW said that the Committee have now had the outside of the Pavilion painted and the half pipe welded down so it is now much safer. He has also asked someone to provide a design for the performance space.

**Possible Mobile Mast in Recreation Ground**

After discussion and a vote – 11 in favour, 1 abstention.

**Resolved:** That Council agree in principle to the erection of a mobile mast in the recreation car park area if we receive another offer.

**E. ALLOTMENTS – Nicky Smallbone**

NS said that the water has now been turned off for the winter which stops the pipes from freezing. There is only 1 plot available.

**F. PAVILION AND SPORTS FIELD – 23/10/2017- Nicky Smallbone**

The Committee thanked the Operations Committee for arranging painting of the outside woodwork which looks much better now. The Pavilion has had nothing done to it since it was first built and the committee is trying to raise funds to decorate and improve the inside which should hopefully lead to more lettings.

**G. NEIGHBOURHOOD PLAN STEERING COMMITTEE – 2/10/2017 and 6/11/2017 – Matt Reid**

**Resolved:** That Council accept these Minutes.

MR stated that the Traffic Report issue took up most of the meeting.

GB stated that the SODC Habitat Report is what is holding up us submitting our WDNP as we

cannot send this until SODC have completed this which could take until next year. As regards our 6 week consultation we have no control when this happens. The Referendum has now been pushed back later and later into next year.

**Vote:** 11 in favour, 1 abstention

**Resolved:** That Council approve the Traffic Management Plan and include it in the WNP documents and be made public.

156/17 Parking Enforcement in Watlington – to approve the draft letter to be sent to John Cotton, Leader of SODC (This was attached to agenda)

**Resolved:** That this letter be sent to John Cotton.

157/18 Correspondence for Information - List Attached to Agenda

**Letter No 184** –OCC access to 10 Davenport Place – This will on the next Strategy Committee Agenda.

**Resolved:** To delegate the Strategy Committee to make a decision on this issue.

158/17 Reports from Organisations and Representation on other bodies

Icknield Community College – MR said that he and FB had a meeting with them recently and the School desperately want the school to stay in Watlington. It is planning to be a 1500 pupil school, there are currently 600 on roll. They are interested in knowing what comes out of the HCA meeting.

159/17 Other Matters for Discussion at the discretion of Chair

*To note any other matters raised by Members of the Council*

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.50PM**