



Minutes of the Meeting of the Strategy Committee Held in the Community Office At 8pm on Tuesday 27th March 2018

Present:	
Councillors:	Matt Reid – Chairman Tony Williamson Fergus Lapage Ian Hill (later)
In Attendance:	Andrew McAuley
Officer:	Kristina Tynan
Members of the Public:	1

17/18 Apologies for absence
Tom Bindoff, Rob Smith,

18/18 Minutes of the Strategy Meeting held on 23rd January 2018 which were received by Council on the 13/2/2018 and Minutes of the Special Strategy Meeting held on 20th February which were received by Council on the 13/3/2018 to be signed as a correct record

Resolved: That these minutes were a correct record of this meeting and that they be signed by the Chairman.

19/18 Declaration of Interests
There were none notified.

20/18 Public Questions
There were none notified.

21/18 Matters Arising
1. **Pyrton Lane** – Meeting with OCC, WPC and Residents – Awaiting a date from Steve Harrod for a meeting with WPC and Residents.

TW stated that there is very strong feeling of great concern about the traffic in this location. MR said that looking at the notes from the meeting it seemed that it went well. TW said that there was some discussion on Willow Close and it was made clear to residents that if this was used as an access road then it would scupper development on Site C. There was a lot of talk about the possible Edge Road and TW said he thinks that the whole cost would need to be met by the developers and Homes England (HE), however it would be very difficult to get them to pay for it before the properties are developed. It may be that we should contact John Howell to see if the Government could provide a loan for a few year with the developers paying at the appropriate time. Local Authorities can only do what Parliament has legislated they can do. TW has sent John Howell a letter to which TW read out 'I

know Pyrton Lane and completely agree that it is unsuitable for large volumes of traffic, never mid construction traffic. I am sure that the council appreciates that, other than major infrastructure projects, almost all new roads such as the proposed Watlington Edge Road are funded through development. For Watlington, it seems to me that the most likely funding for the proposed road would come from the proposed development at Chalgrove Airfield. As you know this would be developed by Homes England which as a public body works in a different way to private developers and can bring together different parties to enable infrastructure to be put in place early in a new development. I have long called for infrastructure ahead of or at least in line with development and have discussed this with Homes England.

I met with Homes England again last week, and hence my delay in replying. Following that meeting I am of the understanding that if the proposed development at Chalgrove Airfield goes ahead then money would be available to help improve the local road network – including an edge road around Watlington. Some of the funding for this would rightly come from developer contributions. As Homes England is funded through public finance it would be quite wrong for them to fully fund out of the public purse where private money is available. A key concern is that the road network is improved at the start of work rather than following the build. Homes England is of the view that they could pump prime the road funding if an appropriate agreement could be put in place for repayment as the development comes forward. At present I am waiting to see something in writing on this and can assure you that I will continue to push for this.

I do appreciate that even this is some way off and note calls for alternative Government funding which I am investigating. However the key negotiations for funding for projects within Oxfordshire is done via the County Council, the District Council and the Local Enterprise Partnership. I understand that a meeting is planned in the near future with local councillors and encourage this. It is important that your county and district councillors support your need and ensure that your concerns are reflected in these negotiations.

Let me assure you that I will do what I can to continue my call for infrastructure up front or in line with development. I am in no doubt that we need more housing and fully appreciate that the lack of infrastructure to support this is often a key cause of objection by residents. If we are to develop well then the dots need to be joined to do all we can for good integration with existing communities’.

HE are expecting to spend £4M on the Edge Road subject to Chalgrove going ahead. MR said there would still be a huge funding gap.

MR said that he has read the statement from Martin Baker about their parameters and their managing of safety and which said that there does not seem there would be an appropriate site for them to move to without destroying their economic viability. TW said that he does not think this is the case but is the argument you would expect them to use. They use their site to test explosives and ejector seats. There may also be the possibility that they are holding out for more money. TW stated that the big question is if there is an alternative to compulsory purchase.

MR said that to fund the approximate £8M shortfall for the edge road would mean that Watlington would have to build 800 houses, with £10,000 per house from CIL to be able to fund it. MR said that we need to have accurate figures for the Edge Road.

2. Proposal for on-going monitoring of the Neighbourhood Plan following the Referendum – Meeting to be set up with Strategy and representatives of the NP Co-ordination Group. This has been arranged for Monday 16th April.

The Examiner has made his decision on the WDNP. We are waiting to now hear from SODC.

22/18 Consultations

1. **New Premises Licence Application –The Granary Delicatessen** – End date 18th April 2018. This was discussed and a vote taken: 3 in favour, 1 abstention.
Resolved: That WPC agree to this licence application.

23/18 Discussion Items

Main Discussion Items

1. **Setting up of an Outreach Working Group** – Terms of Reference and Name to be agreed. The terms of reference were discussed and the following was agreed:
RECOMMENDATION TO COUNCIL: That Council agree the Terms of Reference for this group.

The name of the group was not discussed. MR said that he would be happy to be one of the Council's representatives on this group. Full Council to nominate representatives at the April meeting.

24/18 Short Discussion items

There were no short discussion items.

25/18 Update on on-going issues

1. **Speed Surveys** – These have now been done for Howe Hill and Christmas Common – see the analysis which was attached to the agenda. IH said that there were some complaints at the Outreach meeting about using average figures. KT reported that she has spoken to our PCSO about having the speed van at Christmas common and also for him to see if he can get the Speedwatch equipment, Our PCSO has also been up to Christmas Common on 3 occasions and said that the traffic noticeably slows down when they see him.

2. **Car Park** –Update from Car Park group if available- TB and RS – There has not yet been a meeting.

3. **33 High Street and the Charlotte Coxe Charity** – TW said that we have had no communication from OCC and he has sent them a letter today.

TW gave a brief history of what has happened to date on this issue, starting with the OCC offer of transferring the Trust two and half years ago. WPC have agreed to the transfer subject to checking the leases with regard to maintenance issues etc. There is also the issue of 10 Davenport Place which WPC have agreed but FOWL have not and OCC said they will not transfer the land and garages to the Trust if there is any opposition to the granting of access to 10 Davenport Place. TW said that there will be a meeting of the Shadow Body once the QS report has been received.

It was agreed that we need to try and move forward on the transfer of the Trust. It was:

Resolved: That we set up a meeting with Greg Stacey (OCC) and our County Councillor.

TW said that there is also the issue of the question of the Sole Trusteeship as he understands that this body must not report to WPC directly as it would imply that the Parish Council could give instructions but there is some conflicting advice over this and we need to get some fine detail on Charity Law. After discussion it the following was agreed:

RECOMMENDATION TO COUNCIL: That we employ a Charity Lawyer to give us the information we need on Sole Trusteeship.

4. **Air Quality** – We now have the LES report from Ricardo, following our FOI information and the OCC Watlington Traffic Modelling Report. It was agreed that we need to set up a group and arrange a date for a meeting.

5. **Welcome Pack for new residents in Watlington** – TJ is progressing this.

6. **Comet Bus Service** – Setting up a Community Group – IH said that we need to set up a group. He has asked OCC for useage figures as he has not been sent any since September 2017.

7. **Link with Icknield Community College School Council-** MR reported that he has agreed at his place of work to be an Education Ambassador and will have a budget to do some things with ICC. He has not yet had feedback on the Democracy task which was set.

8. **Chalgrove Solar Park** – IH stated that this is stalled with OCC who have to approve the works that need to be done and also they need to take coring samples. **IH/KT will chase up OCC.**

9. **Going Forward Buses** – Correspondence No 59. - It was noted that the current regime of Monday, Wednesday and Friday buses will now only operate on a Friday due to changes in the funding for pensioner tickets by OCC funding.

10. **General Data Protection Regulations** (to be implemented May 2018) - RG/KT are working on this.

26/18 Correspondence

1. **Judicial Review** - Letter from Cllr Liz Harvey (No 49) and response from OALC (No 60) are attached – This was noted. It was stated that it would be prudent for all Councillors to be aware of the dispute process.

2. **Pyrton Lane Traffic** – letter attached from John Howell (No 50)

3. **SODC Local Plan-** Tim Horton has asked that WPC support his proposal for amendment to the District Plans shown below which he sent to SODC in December 2017. He has also asked that further to the review now taking place, it might go to the Inspector at a further stage. He has stated that this is not an issue for the NP Steering Group. This amendment however was discussed at a NP Steering Group meeting.

‘(New) Policy H8 Watlington and Pyrton

Sites for development on the edge of the Watlington have been identified through the neighbourhood planning process or otherwise introduced as development sites within the parishes of Watlington and Pyrton.

All the sites for housing and employment (save ‘windfall sites’) should be fully between the proposed and safeguarded realigned route for the B4009 and the existing built environment. This shall include associated amenity and recreation land.

No building upon identified sites (whether through this plan or the Watlington or Pyrton Neighbourhood Plan) shall commence prior to the full completion of the realigned route for the B4009 (including attendant facility for walking and cycling)’

TH spoke on this issue and stated that only the District Council can have a policy that included both Watlington and Pyrton. There is also a lot of new factors to take into consideration eg OCC comments on the Archstone application. The LP uses the presumption that all people will work in Oxford, TH said that he does not think this is the case, many will use the motorway. The air quality is poor in Watlington and the expansion of numbers will make it worse. He stated that if WPC do not support this amendment then he thinks that when the contributions to the road would be guesswork and it could be a decade before the road is built. This has happened in other areas, the houses are built without infrastructure in place. TH said that he supports Gill Bindoff and others to bring together the developers land and finance but does not think this is enough and that the amendment is needed to ensure that the road is built before housing. It is not just about whether HE money will be given but also to do with land agreements etc. TH stated that he is worried that there will be an outbreak of discontentment unless this matter is wrapped up within the LP.

TH said that he would like to see the success of the WDNP and the edge road and the 3 chosen sites

but people need to be assured that the road will be in place before the new houses are developed otherwise there could be defections from supporting the NP at the Referendum. TH stated that this road issue first surfaced in 2015 as a priority issue for residents and he sees this as a much more important issue than the design of houses.

Due to Standing Order 3(w) and with the time being nearly 10pm it was:

Resolved: That the meeting be allowed to continue until 10.20pm at the latest.

MR said that there could be a problem in that developers are given carte blanche for building to take place to develop the road.

AM stated that how could we ask for this and restrict growth.

TH said that this is the opportunity to try and influence this, the issue of building the road up front should not invalidate anything that would undermine the WDNP. It could also be considered whether the road should be 6.5m.

After discussion it was thought that the recommendation below should be submitted to Full Council.

RECOMMENDATION TO COUNCIL: That Council support the submission of the amendment to the Local Plan as shown below:

(New) Policy H8 Watlington and Pyrton

Sites for development on the edge of the Watlington have been identified through the neighbourhood planning process or otherwise introduced as development sites within the parishes of Watlington and Pyrton.

All the sites for housing and employment (save 'windfall sites') should be fully between the proposed and safeguarded realigned route for the B4009 and the existing built environment. This shall include associated amenity and recreation land.

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27/18 To note items for Future Meetings

There were no items noted.

28/18 Any Other Business to note – Items to be notified to the Clerk in advance of the meeting.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 10.20PM