



Minutes of the Meeting of the Strategy Committee Held in the Community Office At 8.08pm on Tuesday 19th September 2017

Present:

Councillors:

Matt Reid (MR) - Chairman
Ian Hill (IH)
Tony Williamson (TW)
Rob Smith (RS)
Terry Jackson (TJ)

Officer:

Kristina Tynan (KT)

Members of the Public: 1

57/17 Apologies for absence

Tom Bindoff, Fergus Lapage, Stephanie van de Pette

58/17 Election of Vice-Chairman

Rob Smith proposed Terry Jackson and this was seconded by Tony Williamson, There were no other nominations.

Resolved: That Terry Jackson be unanimously elected at Vice-Chairman.

59/17 Chairman's Remarks

There were no Chairman's remarks.

60/17 Minutes of the Strategy Meeting held on 25th July 2017 which were received by Council on the 12th September 2017, to be signed as a correct record

TJ said that she had mentioned that Masons Wood be registered as a Community Asset of Value as well as some other potential areas. The Clerk referred to her notes of this meeting and it was agreed that the following be added to the minutes of the 25th July 2017. ‘

TJ suggested that we look into registering this wood as a Community Asset of Value as well as other areas and after a vote it was agreed to wait until the outcome of the meeting with the Masons’.

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

61/17 Declaration of Interests

Masons Wood – It was noted that no members had a pecuniary interest in this item but for transparency it was noted that TW is not a member of the PCC and had no involvement with the Church Hall land application and TJ and TW had attended one meeting of the ‘Watlington Church Hall Concern Group’.

62/17 Matters Arising

There were none other than agenda items.

63/17 Consultations

There were no Consultations to comment on.

64/17 Update on on-going issues

1. **33 High Street** – TW reported that he has met with Mike Young and he has commented on the state of the bin area by the Library the car park area and behind the garages. We are waiting for our Solicitor to come back to us on where we are with the negotiations for the Transfer of the Charlotte Coxe Trust to the WPC. The OCC Solicitor has not yet been instructed to go ahead with the Transfer. There is a meeting of the Shadow Group scheduled for the 2/10/2017 and DP Architects will be reporting on plans and costs for 33 High Street so possible ways of renovating this building can be looked at. We can then move forward with this as soon as the Transfer is done. The wall still needs to be repaired and TW will chase this up with OCC. There has now been a survey done on this property. It was noted that the hedge alongside belongs to OCC. TW will also find out the costs of OCC legal fees to date and if these are being taken out of the Trust's fund. TW said that there will be no charge on the Parish Council for taking over this property.

MR asked that we keep a close eye on our legal costs.

2. **Air Quality** – IH said that following the meeting with SODC on this issue a note had been prepared by us on the meeting and was sent to Claire Spendley for agreement. However they have reversed what we thought was agreed at the meeting which is very unhelpful and totally the opposite of what we want. They are still saying that the urban clearway approach is the best way but they are not taking on board the total disaster this would be for pedestrians. Their view is that they have done modelling which proves this but they could not show us these results and we do not know if the pinch point by the Town Hall was included. They are suggesting removing some of the parking on Couching Street. IH stated that until we see the report there is not much we can do. The report is awaiting approval by the County and/or District Councils before it can be released to us.

3. **Chalgrove Solar Park**- IH has spoken to Black Rock who have sent someone out to inspect the sinking on Brook Street and Spring Lane, and they are waiting for his report. IH will chase this up. OCC will take some bore samples to see what can be done to rectify this.

4. **Welcome Pack for new residents in Watlington** – TJ and SvP were working on this but SvP is not able to continue with this at the moment. JW will work on this with TJ.

5. **Comet Bus Service** – Setting up a Community Group – IH said that there is to be a 5 Parishes Bus meeting soon and he will discuss this issue with them. IH said that we have also contacted our MP John Howell regarding the nature of restrictions on Parish Councils regarding running a bus service.

6. **Link with Icknield Community College School Council**- MR said that he and Fiona Paterson will be having a meeting with them soon. TJ said that the children from ICC are looking so much smarter in their school uniform and asked MR to pass this onto the Headteacher.

65/17 Discussion Items

Main Discussion Items

1. **WPC Strategic Plan** – IH, TB and TJ have met to discuss this. A paper will be drafted for the next meeting.

2. **Access to 10 Davenport Place through County owned car park behind the library** – paper on this was attached to the agenda.

We had received an email from Greg Stacy stating that the resident of this property has requested

OCC that he be allowed to expand the standard rights under the 50 year lease of the parking space to enable him to use it as a vehicular access onto his adjoining property. He also wants to use it on a temporary basis as a construction access into his property for building works that he needs to undertake to his house and to build a garage within his garden. His need to carry out repair works to his house are increasingly urgent.

The terms to be agreed will need to set clear constraints on the number of cars that can use the route into his garden and that the access would be restricted to his house –i.e. not be allowed to serve a further house on his property if he were ever to obtain planning permission for such development. The construction access would probably be in the form of a separate temporary licence. An additional receipt from the resident for the additional rights would be shared a between OCC and the Charlotte Coxe Charity as was the case when the garages and parking spaces were originally sold in 2012. He has asked if the Parish Council has any particular concerns with this proposal before he finalises terms and instructs OCC's solicitor.

TW said that in the past the Parish Council was not in favour of having a vehicular access into this garden when there was discussion on building one or two houses on this site. MR stated that with the lack of parking in the town that maybe we should explore the issue of having some of the garden for residents parking who live nearby. It was thought that this could be a good idea and that the NP Infrastructure Group to also be involved in this issue. TW will contact Greg Stacy asking for a site meeting with him and the resident on this.

66/17 Short Discussion items

1. **Car Park** –There was a meeting to discuss this issue on the 24th August 2017. No notes available as yet but KT will ask TB for them. A number of issues were discussed which included doing a survey of the businesses in the town about their staff parking somewhere other than in the Hill Road car park, use of a disc system for parking in the short term bays of the car park and making the car park into a charity, being some of them.

Making the Car Park into a Charity – TW was charged with looking into this issue and he said that he has looked at 3 issues:

1. Is there an existing Charity for general purposes to which the Car Park could be added. He said that the Town Hall Charity is a charity with the purpose being 'for the benefit of the residents of Watlington' but it is run by a Charity Trust Body and we would have to ask for their comments if it is thought this may be appropriate.
2. To set up a new Charity but what would be its purpose and TW said that he needs to do some more research on this.
3. There is also the question of whether SODC would change the ownership from the WPC to a Charity Trust Body and TW has asked SODC this question and is awaiting their reply.

Survey of Businesses – Peter Richardson has drafted a survey. It was noted that this needs to be on WPC letterhead not NP. This would be to see if staff would park elsewhere rather than in the Hill Road Car Park and needs to be worded to emphasize that this would not entail further costs on the businesses.

Increasing the number of two hour spaces – There has been a suggestion of doing this.

Resolved: That all the above issues be further discussed at the next Strategy Meeting and that a paper be prepared by TJ/TB for discussion on all issues raised at the meeting of the 24th August 2017 and that no action be taken for the moment.

67/17 **Extension of time for this meeting**

Due to Standing Order 3(w) and with the time being nearly 10.08pm it was:

Resolved: That the meeting be allowed to continue until 10.50pm at the latest.

68/17 **Resolved:** That in view of the confidential and financial nature of the two issues below, it is

proposed that in the public interest, it is advisable that the public be temporarily excluded and they are instructed to withdraw in accordance with Public Bodies (Admission to Meetings) Act 1960 s. 1, and Local Government Act 1972 s.100.

69/17.1 **Request from resident to purchase the triangle on Cuxham Road** – A financial offer had been received for this land.

Resolved: That this offer be deferred to the next meeting to allow the Operations Committee to send through their idea of making this area into a community space. A paper will be needed for the Strategy Meeting which will be produced by the Operations Committee.

69/17.2 **Masons Wood (Little Orchard)** – The note which was circulated at the meeting, on the meeting held with the Masons, was discussed which gave possible options on this land (approx. 0.3 hectare). This information is now on the public record, as shown below. Obviously any financial discussion and negotiation in the future will need to be taken in confidential session.

At the meeting with the Masons they had come up with the first two options below, however after discussion with the Parish Council options 3 and 4 were suggested:

1. Leave the current metal fence in place and keep residents out of the area.
2. Sell the land at the current market rate to a developer.
- 3 To lease the Orchard to the Parish Council who would then take over liability and maintenance of the site.
4. That the site be offered to the community at the market rate, and that a community trust or body be established to manage the site. (The Masons will seek a valuation for this land).

The Strategy Committee discussed options 3 and 4 above and also the motion proposed by TJ about registering this land as a Community Asset. IH stated that he has spoken informally with an SODC Officer about this and as it is undeveloped land it would be very unlikely that SODC would register it as a Community Asset.

After further discussion the following was agreed:

RECOMMENDATION TO COUNCIL:

1. That WPC ask the Masons at their Board meeting on the 13th October to agree to enter into discussion and negotiation on options 3 and 4.
2. That WPC do not register this land as a Community Asset at this time.

***NB:** There is no confidential note on this item.*

70/17 Correspondence

1. **Going Forward Buses – proposed change to service to Wallingford.** All bus users will be asked for their comments on the proposed change from a Tuesday service to services on Monday, Wednesdays and Fridays with an extra bus back to Watlington.

2. **Peter Logan – asking for questions to Councillors to be answered on Mason’s Wood (Little Orchard)** – The Clerk was delegated to respond to him.

71/17 To note items for Future Meetings

There were no items suggested.

72/17 Any Other Business to note

T1 Bus Service – IH reported that they are looking into the option of changing the hourly service to Oxford from Chalgrove to a two hourly service from Watlington. Obviously this would be better for Watlington but not for Chalgrove.

THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 10.45PM

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