



Minutes of the meeting of the WNDP Advisory Board held at the West Room on Monday 17th September at 7.30p.m.

Present: Gill Bindoff (GB), Matt Reid (MR) (from 7.55p.m.), Andrew McCauley (AM), Tony Powell (TP), Terry Jackson (TJ), Peter Richardson (PR), Keith Jackson (KJ)

In Attendance: Anna Badcock to observe only (20 minutes only)

1. Apologies for absence

None

2. Declarations of Interest

None

3. Status of the NP Advisory Board

(i) Membership

As discussed at previous meeting, confirmed as:

David Cotterell has resigned because of business commitments.

Parish Council members: Matt Reid, Terry Jackson, Andrew McCauley (confirmed by Full Council on 11th September 2018)

WNDP Members: Gill Bindoff, Tony Powell, Keith Jackson, Peter Richardson

(ii) Terms of Reference

As discussed at the previous meeting and confirmed by the WPC Planning Committee on 4th September 2018. These will be put on the WNDP website.

(III) Structure

As discussed at previous meeting the following members have been co-opted as follows:

WPC Planning Committee: PR, TP

WPC Strategy Committee: KJ, GB

(iv) Chair: GB. Proposed by PR, seconded by TJ - Unanimous

Vice-Chair: TP, Proposed by GB, seconded by AM – Unanimous

4. Acceptance of the minutes of the meeting held on 13th August 2018

Resolved to accept them – unanimous

Matters Arising:

GB proposed that the minutes should be published on the WNDP and WPC website.

Agreed - Unanimous

Item 3 Actions for GB not yet carried out.

5. Update on WNDP

(i) Adoption by SODC. The plan was adopted by SODC on 23rd August

(ii) Publication of final 'made' version: SODC had asked WPC to check the final version of the Plan to ensure that any corrections required were made before publication. Some minor errors were corrected, and formatting changes made.

There were no material changes.

Action: GB to check with Ricardo about any changes to the Plan proposed by SODC and any changes to supporting documents which may be needed.

6. Discussion about CIL

(i) Community Infrastructure Levy (CIL): details of how SODC will pay the levy to WPC were discussed. It was confirmed that the parish is eligible for 25% of the levy from the date of the Referendum. Payments will be made twice a year in relation to payments received by SODC in the previous calendar year. Payments are made to SODC when development begins rather than from the date when planning permission is granted. WPC will keep a record of payments due in relation to planning permissions granted in the parish.

7. Delivery of WNDP – progress

(i) Report of meeting at SODC on 4.09.18. Report attached

(ii) Update on delivery / funding of the edge road

Aron Wisdom (OCC Principal Infrastructure Planner) sent an email following the meeting at SODC. He has started working on a business plan for making an application to the Growth Board for funding and says 'I believe the case for funding is getting stronger. It now seems that we are getting closer to an agreed strategy for delivery.'

TP: Thinks that full advance funding is very unlikely

AM: Was concerned about funds being available as it is vital to avoid the worst possible situation where housing development proceeded without the road being fully in place. It was important to keep public confidence in the Plan.

Action: PR to check with Aron Wisdom that it is fine to publish his email on the WNDP website.

(iii) Site A – Planning Application

The NPAB assessed the application against the WNDP Watlington Housing Policy Site A. This information would be required by the Planning Committee in order to make a decision on the application. TP queried if it was in order to talk about the application before it goes to planning committee. AM/GB assured members that there was no question about pre-determination because the NPAB was not reaching any decisions, just providing information for the Planning Committee on compliance of the application with the WNDP.

GB had compiled a draft assessment as a basis for discussion and the meeting went through it point by point. Each criterion in the Policy was discussed and the assessment agreed- (Copy Attached to minutes)

There was some discussion about the number of houses in the application. WNDP has 140 as an indicative, but not a maximum number, but 183 has been agreed with SODC. TJ was

concerned that this may set a precedent for the other sites. However, the number had been agreed because SODC had asked for more 2/3 bed homes and smaller numbers of 4 bed homes, so more houses needed to be built to maintain profit on site. Any concerns that the road would not be built before the other sites were started could be addressed by attaching a 'Grampian condition' to a relevant planning consent, which MR explained could stipulate that only some houses may be built before the road is constructed. TP suggested we ask for this to be attached as a condition to any planning approval.

. Aron Wisdom has confirmed that this procedure could be used by OCC in combination with the legal agreements using S106.

Resolved: That we should recommend that Grampian Conditions should be considered to ensure delivery of the road.

MR: there is some concern about waste/ hazardous material on the industrial estate being near to social housing.

Action: GB to check

Action: GB to amend the assessment as agreed and circulate to the members of the Planning Committee.

(iv) Masterplan for sites B and C

Awaiting information and planning application from Providence Land.

Action: PR to check progress with Robert Wickham

(v) Sites in Pyrton – PYR 1 and PYR 2

SODC decisions are unlikely until there is more information about the delivery of the proposed edge road.

(vi) Action on other matters

a) Additional provision for pre-school children - a meeting will be arranged with OCC for an update on requirements and how they can be met.

b) Provision for possible expansion of primary and secondary Schools – MR and GB will follow up with Barbara Chillman (OCC) and both the schools for an update on their requirements

c) Provision for additional facilities for sport and recreation – a meeting will be arranged with the recreation officer at SODC

d) Clinical commissioning Group – provision for health facilities. AM said that there were additional CIL monies which go direct to the CCG, so may be less needs to come out of our share of CIL. An update meeting will be arranged with Anne Lankester.

8. **Community Infrastructure Levy:**

Identification/preparation of schemes in advance of CIL receipts

Action: Deferred to next meeting

9. **Examination of Pyrton Neighbourhood Plan**

A new examiner, Timothy Jones, a barrister, has been appointed.

Action: WPC will write to him as soon as he has officially started the examination to inform him that the WNDP is now a 'made' Plan and that there has been significant progress towards the funding and delivery of the edge road.

10. Other Business

GB: NPAB to approve putting notes on meeting with Providence Land in August on the WNDP website.

Resolved: Agreed unanimously

Action: PR to action

GB read out an email sent to Kristina from Anna Badcock, who has asked for information on any one to one meetings between representatives of WPC and developers.

GB responded that no one to one meetings would have been authorised. All meetings with developers had been notated and the notes added to the WNDP website.

Resolved: To send this response. Unanimous

11. Date of next meeting

TBC

The meeting closed at 10pm.