



Watlington Parish Council

**Watlington**  
Neighbourhood  
Development Plan



**NEIGHBOURHOOD PLAN ADVISORY BOARD**

**MINUTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN ADVISORY BOARD  
HELD ON  
MONDAY 19<sup>th</sup> OCTOBER 2020 AT 8.00p.m. VIA VIDEO CALL.**

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**Present:** Gill Bindoff (GB), Terry Jackson (TJ), Keith Jackson (KJ), Tony Powell (TP), Matt Reid (MR), Peter Richardson (PR), Tim Horton (TH)

**Officer:** Rachel Gill

1. Welcome and apologies for absence.

Apologies from Andrew McAuley (AM)

Matt Reid joined the meeting at 8.30p.m.

Nick Hancock joined the meeting by invitation.

2. Declarations of Interest

None

3. Minutes of the meeting held on the 14<sup>th</sup> September 2020.

TH asked that his suggestion of reviewing Watlington Neighbourhood Plan in connection with Pyrton Parish Council be added to the minutes. This was agreed.

**Resolved: That with the above correction these minutes are a correct record of the meeting and that they be signed by the Chair.**

4. Matters arising from previous minutes:

Transport Group. There has been no meeting and the questionnaire has not been sent. The questionnaire was originally planned to be delivered door to door but this has not been possible. PR felt that the whole Parish should be consulted. RG will look at reproducing the survey in Survey Monkey once she has received the final version of the document. TH was unsure about Survey Monkey as it may rule out people with no internet access. GB suggested that the survey be sent around various groups/societies to reach a good cross section of people. TH pushed for investigation of setting up an umbrella organisation to run community transport schemes and getting a solicitor to draft something. This idea had been put on hold by Full Council pending the results of the survey and a detailed proposal.

Renewable Energy – TJ had circulated the completed document to be sent to Providence Land. TP felt some further changes were needed. Document to be tweaked before sending.

Air Quality – AM/GB/Ian Hill had a remote meeting with the SODC Air Quality Team on 23<sup>rd</sup> September 2020. Notes of the meeting had been circulated. The distance between the air intake and the measuring equipment of the permanent analyser at the Town Hall has been checked by SODC and is working within a normal range. TH proposed that the location of the

equipment be reviewed as it is very heavy and the location in the roof space is a concern for the Town Hall Trustees.

TH also proposed that WPC ask for Particulate Monitoring. This is now in place in Henley. GB will contact the key people in Henley and bring further information to the next NPAB meeting.

## 5. Review of the WNDP .

- (i) Conservation Area appraisal – verbal report of the meeting of 07.10.20 attended by TH, TJ and GB.

This was a useful meeting. GB will send out the notes.

- (ii) Aims and objectives – review by Nick Hancock

NH has circulated his document. He made two general points on the document:

1. Desktop research had been of very limited value – most neighbourhood plans used a template for objectives.
2. There is a huge variety of opinion in the town. NH had discussed the NP with a number of residents and local groups – including the Watlington Climate Action Group and the Oxfordshire CPRE.

He went on to say that more work is needed to remove inconsistencies and duplication in the document. He felt that the Aims and Objectives should just become Objectives to make the document clearer and simpler. Finally the recent Locality newsletter about 'Beefing up your Neighbourhood Plan' had not been taken into account.

TP felt that including specific standards which are not mandatory would not add weight. He also advised that it may be best not to include densities as there may be a case for lower densities on the margins of rural type environments.

PR felt that redevelopment needed to be addressed as there are many cases where a small house is knocked down and replaced with something much larger.

PR added that more NPs are insisting on settlement boundaries.

TH felt that the heavy emphasis on climate and house building should be balanced with Sports and Recreation, young people, art and economic development as in the existing WNDP.

**Resolved :**

**TP/NH to review the document ready for the next meeting. It will then be discussed with other groups by the end of this year.**

- (iii) Timeline

GB circulated this again. TJ added in a review for the Design Guide.

**Resolved : To work to this timeline at present.**

## 6. Development Sites

- (i) Site A: discharge of conditions 23 and 24 for landscaping P20/S3446/DIS  
Comments on this need to go this week. GB has formulated a list of points in consultation with others and will circulate them for comment. The agreed response will be sent to SODC later in the week.

KT has informed planning that we will be sending comments.

- (ii) Amended plans for Sites B and C: P19/S1927/O and P19/S1928/O

These outline applications were approved by the WPC planning committee on 06.10.20. Highways proposals are not finalised and cannot be decided by SODC at this stage.

There have been a lot of online comments about route B for the edge road (via the existing roundabout on Cuxham Road and Willow Close). TH expressed the need for early resolution on this matter.

- (iii) Notes of meeting with Emma Bowerman 29.09.20 AM and GB had a 'catch up' meeting via Teams to review the current status of the development sites in Watlington. Verbal feedback was given by GB and notes of the meeting will be circulated when they have been agreed with EB.
- (iv) Edge Road: OCC meetings. AM had attended an online meeting arranged by Steve Harrod on 29.09.20. The meeting had been also been attended by representatives of Pyrton Parish Council and the Pyrton Alliance. A follow up meeting may be held. AM is chasing up a meeting for Watlington with AECOM (the consultant appointed by OCC to carry out survey work on the edge road). This meeting had been promised by OCC and the six month period expected to be taken by AECOM to undertake the work is nearing its end. It is essential that Watlington has an opportunity to feed in local information before the consultant's reports are finalised.
- (v) PYR 2: use of part of the site for recreation  
MR reported that there has been no further progress on this matter.

#### 7. SODC Local Plan – consultation on main modifications

GB was unsure whether WPC needs to respond to this as the safeguarded land for the Edge Road is not being consulted on.

**It was noted that MR/IH will write a short piece on this.**

#### 8. MHCLG Planning for the Future Consultation Response

TP/GB have compiled a document on this. TP felt that zoning was a dangerous aspect for Neighbourhood Plans and objections for that should be strengthened. GB had circulated draft responses to the questions in the consultation document for comment. The response will be sent to MHCLG by the deadline of 29.10.20.

#### 9. AOB

There was some discussion on the implications of a planning application at Marlbrook (P20/S3489/FUL) regarding the withdrawal of permitted development rights. The possibility of limiting permitted development might be considered for sites B and C.

**This planning application will be added to the next planning agenda**

There was a question about opportunities for purchasing affordable homes owned by housing associations. Providers may limit these opportunities if the stock of affordable homes in an area is diminishing below a certain level.

**Resolved : Ask SODC about rules / limits on purchasing housing association houses.**

PR said that a round table discussion between the Oxfordshire Neighbourhood Plans Alliance (ONPA) and the Ministry about the planning White Paper was taking place. The recent ONPA Webinar is now available on the website. He added that he would be moving away from Watlington but would attend the next meeting. He was thanked for all the work done on the WNDP.

The next meeting is scheduled for 16<sup>th</sup> November.

**THERE BEING NO OTHER INFORMATION THE MEETING CLOSED AT 10:00 PM**