



Watlington Parish Council

Watlington
Neighbourhood
Development Plan



NEIGHBOURHOOD PLAN ADVISORY BOARD

**MINUTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN ADVISORY BOARD
HELD ON
MONDAY 15th FEBRUARY 2021 AT 8.00p.m. VIA VIDEO CALL.**

Present: Gill Bindoff (GB), Terry Jackson (TJ), Keith Jackson (KJ), Tony Powell (TP), Tim Horton (TH), Andrew McAuley (AM),

Attended by: Ian Hill (IH)

Officer: Rachel Gill

1. Welcome and apologies for absence
None

2. Declarations of Interest
GB is Chair of Trustees at Community First Oxfordshire. CFO have provided a quotation for undertaking a housing needs survey. GB has no financial interests in this matter.

3. Minutes of the meeting held on the 18th January 2021
Resolved: That these minutes are a correct record of the meeting and that they be signed by the Chair.

4. Matters arising from previous minutes:

Briefing Paper on the Edge Road

TP asked about the briefing paper on the Edge Road. In the previous minutes it stated that Matt Reid, Andrew McAuley and Ian Hill would draft this document. TP asked for clarification on whether AM and IH were involved in drafting the document. They both answered that they were not involved in writing the draft document.

NPAB membership:

It was noted that Matt Reid (MR) has resigned from the NPAB committee following an exchange of emails after the Full Council meeting on the 9th February.

It was agreed that his criticisms of the work of the NPAB need to be addressed and some strong views were expressed.

The main criticisms were :

- The Board has a Neo-colonial attitude to development proposals on site PYR 2 in Pyrton Parish.
- The group has 'lost it's way'

- The ‘moral legitimacy’ of the group is in doubt
- The group is ‘non-inclusive’

Following the discussion, it was agreed unanimously that the NPAB does not think that these criticisms of the Board are justified and that the work undertaken by the NPAB is fully in accordance with its Terms of Reference.

There is now a vacancy for a Parish Councillor on the NPAB committee.

Resolved : to refer this to the Clerk to go on the agenda for the next Full Council meeting to see which councillors would be interested.

As agreed at the last meeting, GB has approached several members of the community to establish interest in joining the NPAB. Fiona Danks is interested and will be able to represent the Watlington Climate Action Group/ Green Plan Group. The agreed process for co-option will be followed and members were very pleased to hear that Fiona will be joining the Board.

In the discussion on membership of the NPAB at the last meeting MR suggested that a representative of Pyrton parish should be co-opted. This proposal was reviewed.

Resolved : Not to co-opt a representative of Pyrton parish but to continue to look for additional members from the Watlington community. Members of the public are welcome to attend NPAB meetings and are able to contribute to meetings by registering to speak.

5. Review of the WNDP:

- (i) Update of timeline
An updated version had been circulated and was approved.
- (ii) Conservation Area appraisal – progress
There are currently 2 quotes, the third invitee is unable to quote. The application for Locality funding for this work will be submitted when funds are available for the financial year 2021/22. The consultants who have submitted fee proposals will be notified about the delay to the timescale.
- (iii) Aims and objectives – review and next steps
A draft document has been circulated by TP and comments invited. Further work will be done to complete the first draft. Ideally this should be reviewed by the next NPAB meeting on the 15th March. When the draft is agreed, local residents will be consulted for their views. The form of consultation will depend on the level of restrictions relating to the Covid pandemic.
- (iv) Walking and Cycling Strategy
GB, TJ and Keith Woolfson have had a meeting and KW is working on some maps of routes.
- (v) Housing Needs Survey
It was agreed that the survey will just cover the main questions on housing. An updated quotation has been received.
GB asked for comments. KJ suggested adding an age for the section on family members wanting to return to Watlington. AM felt care should be taken in defining the housing need and trying to ensure we don’t just find out about housing wants, e.g is it vital/preferable/desirable for someone to live in Watlington.
It is important to identify who is eligible for affordable housing.
TP suggested using an extract from the OSCI document as context on affordability.
An updated draft will be circulated.

- (vi) Trees Survey
No update but mapping of trees in and around Watlington is being done by the Green Plan Group.
- (vii) Community Transport Draft Plan
Publication of the questionnaire has been delayed. TJ noted that there is an OCC Rural Transport Consultation out now.

6. Update on development:

- (i) Bloor Homes: progress on site
There have been further reports of construction traffic coming through Watlington. This is not in accordance with the Construction Traffic Management Plan.
Resolved : RG to gather the details and forward to Bloor.
- (ii) Sites B and C: Approval of planning permission
Outline permission has been approved for these sites. All matters, including highway access, will be included in the Reserved Matters application. Comments have been received from OCC on highways questions raised by WPC – these have been circulated by AM for information. Consultation is required on the town centre traffic mitigation measures approved by the Inspector into the Appeal on Site A and also applying to sites B and C. OCC has not published a date for this consultation yet.
- (iii) Site PYR 1: change to the permitted plan. It was noted that the WPC Planning Committee has approved proposals to modify and change the use of the Care Home building to 34 apartments. The apartments will be managed by South Oxfordshire Housing Association for people over 55 years.
- (iv) Update on Edge Road: AECOM report on the route optioneering exercise.
The report from AECOM has not been received but is expected in the next week. An interim email has been received from Andy Higginson (OCC) saying that the report has been reviewed internally. The next step will be sharing the information with stakeholders including local parishes.

Strategy Committee meeting Weds 17th February.

There will be a special meeting of the strategy committee to discuss a Motion proposed by Matt Reid :

1) That WPC express its preference (subject to Full Council approval) for an Edge Road option that passes as closely as feasible to the current ICC boundaries in order to maximise the amenity land on the northern side of the new road with a view to joining Pyrton Parish Council in expressing a shared preference for this outcome as part of the AECOM OAR response, prior to public consultation. (We would of course invite ICC Governors to work with us along with their architects to specify appropriate safety mitigation measures).

TP asked for clarification on the role of NPAB at the meeting. GB is a co-opted member of the Committee. AM confirmed that TP and KJ are invited as non-councillor members of the NPAB and will be able to take a full part in the meeting but, like GB, will not have a vote.

TP was concerned that the motion was Vague. AM said that WPC didn't need a fixed position at present. We need to work out the best route that meets as many requirements as possible.

It was noted that the Chair of the Governors of Icknield Community College has been invited to the meeting in order to give information about the Governors' concerns regarding the route of the edge road.

The Motion was discussed. It was agreed that the NPAB did not need to form a single opinion on the Motion but that members would participate in the discussion covering their particular areas of interest and concern.

KJ had concerns of a disconnect between PYR1 and Watlington if the road went between the site and the town. This may also impact housing density on PYR2 and make it more difficult to avoid areas on the site prone to flooding. There would also be issues with safety for the school pupils crossing the edge road to the new playing fields.

TP suggested that a full sports strategy is needed to plan for sports and recreation facilities, rather than just focusing on football and cricket. This is an NPPF requirement and should come via Strategy. TH supported this view that strategy consider this.

Resolved : Agenda Item for the next NPAB meeting is a Sports Strategy.

7. AOB

None

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