



Watlington Parish Council

**Watlington**  
Neighbourhood  
Development Plan



## **NEIGHBOURHOOD PLAN ADVISORY BOARD**

### **MINUTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN ADVISORY BOARD HELD ON MONDAY 20<sup>th</sup> MARCH 2023 AT 7.00p.m. VIA ZOOM**

**Present:** Gill Bindoff (GB), Keith Jackson (KJ), Andrew McAuley (AM), Terry Jackson (TJ)

1. Welcome and apologies for absence:  
Fiona Danks (FD), Tony Powell (TP)
2. Declarations of Interest  
There were none.
3. Minutes of the meeting of 20<sup>th</sup> February 2023:  
The minutes were agreed as a correct record of the meeting and will be signed by the Chair (GB)  
There were no matters arising.
4. NPAB report for the Annual Parish Meeting  
GB has written a report and will send to KT this week.
5. Review of the WNDP:
  - a) Update on presentation of aims/objectives and policies  
No update – waiting on TP housing policy update but TP has covid.
  - b) Report on the meeting with representatives of local businesses on 03.03.23  
The meeting was very focused on the issue of loss of passing trade for the High Street shops and parking provision. There is more work to do on looking at how improvements to the ambience of the High Street would encourage shoppers. More data is needed on customers and the proportion who drive down the High Street or decide to stop when passing through, and how many are returners or first time visitors. The shops should also benefit from the population of Watlington increasing as new homes are built. The concerns of traders need to be included in the wording of the policies. It is crucial that walking and cycling links to the town centre are effective.
  - c) Review of the Sustainability Appraisal  
FD has updated the objectives.

d) SODC guidance

GB has been in contact with the SODC Neighbourhood Planning Officer to discuss what needs updating when we review the plan. The basic conditions need to be met which potentially means updating all the additional documents (Sustainability Appraisal, Environment Assessment etc). GB is waiting for clarification for this.

GB suggested that if this level of review is required the option on getting a quotation for assistance and apply for locality funding should be considered. Resolved : that if a high level of updating is required we obtain 3 quotes for assistance.

6. Locality funded projects: updates:

(i) High Streets and Social Infrastructure:

i. Meeting with the Friends of Watlington Library 02.03.23 and public consultation

There was a productive meeting with FOWL. Rhian Woods talked through the plans. The plans are for making 33 High Street a 3 bed cottage for let and having a small community building in the garden at the rear while maintaining a small courtyard garden for residents of 33. There will be a consultation in the Library in the first 2 weeks of April. There are structural issues to sort out but there is now a Buildings Condition Survey to help with this.

ii. Planning application

The planning application is ready to go once the trust is transferred as has been submitted to SODC.

(ii) Design Guide: publication.

Design guide to be added to to WPC website

(iii) Treescape Appraisal: follow up presentation with Martin Gammie on 06.03.23

The meeting was very well attended – about 50 people. GB suggested a small working group be set up to go through the recommendations – particularly getting some additional TPOs in place. AM suggested that WEG or WCAG should lead on this.

7. Update on development:

a) Site A Red Kite View

No update from the site manager on the wildlife issues. FD is talking to Emma Bowerman about these issues. There is concern over the tree planting too.

b) Sites B and C: amended Reserved Matters planning applications P23/S0432/RM and P23/S0433/RM

There will be a special planning meeting on the 27<sup>th</sup> March at 7:30pm for these applications. There have been improvements to these applications. GB was concerned on the 'stone' finish for the flats. There is some conflict between design guides. Agreement with WPC is

is still needed for the land to link with Willow Close. Comments should be sent to GB or AM.

- c) Edge Road: OCC consultation. Feedback and matters arising from the consultation event at the Watlington Club on 09.03.23.  
Overall the consultation was positive, WBA approved in principal with some concerns. GB was concerned over the land take for OCC potentially only being the carriageway and not the trees and hedges either side. OCC are however happy to do the planting. It was suggested an interface meeting with Pyrton be held to help write a joint response. OCC have completed an environmental impact scoping report and SODC have registered a planning application. GB to check on the registration number and check whether WPC will be listed as a stakeholder. This will be added to the April planning agenda.

8. Cuxham Conservation Area consultation.

This has now closed but is an interesting read as it is the next stage on from where Watlington are.

9. Other matters and date of next meeting

There was no other business.

The next meeting will be on the 17<sup>th</sup> April

There being no other business the meeting closed at 8:10pm