



# Watlington Parish Council

Parish Clerk: Kristina Tynan  
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## Minutes of the Meeting of the Strategy Committee held at 7pm on Tuesday 22<sup>nd</sup> February 2022 via Zoom This was a 'B' Meeting

### Present:

#### Strategy Members:

Andrew McAuley (AM) - Chairman  
Matt Reid (MR) – Vice-Chair (left meeting at 8.15pm)  
Ian Hill (IH)  
Terry Jackson (TJ)  
Roger Beattie (RB)  
Steve Bolingbroke (SB)  
Tim Horton (TH)  
Margaret Noon (MN)

#### Co-opted

Gill Bindoff (GB)

#### Officer:

Kristina Tynan (KT)

#### Members of the Public:

2 – Ian Crew and Stephen (Agenda Item 7)

#### 11/22 Apologies for Absence

To receive any apologies for absence.

#### 12/22 Minutes

**Minute 03/22** refers, 2<sup>nd</sup>line, it was agreed to remove the word 'and'.

**Minute 07/22** refers, first sentence, agreed to add an 's' to the word 'paper'.

**Resolved:** That with two amendments agreed above, that the minutes of the Strategy Meeting held on 25<sup>th</sup> January 2022 which were received by Council on the 8<sup>th</sup> February 2022 to be signed as a correct record.

#### 13/22 Matters Arising

**CIL Drawdown** (Minute 06/22 refers) – SB said that we need to agree whether to draw down CIL money from SODC by 31/3/2022 and that he will be putting a motion to FC. However, it was agreed that a special meeting be held prior to FC to discuss this.

**Bidding into SODC CIL money** (Minute 06/22 refers) AM reported that he has spoken with SODC officers and there is no mechanism that we bid directly into their funds. The only means we have is to try and influence the departments at SODC and engage with the leisure department which SB and Anna Badcock to arrange a meeting with them and to ask that items on our list to be on theirs. The next financial year we can bid into would be 2023/24.

**Sports and Recreation Strategy** – SB reported that this was agreed at the last Full Council and he and Anna Badcock will be having a meeting with SODC officers.

TH stated that he has written a letter to Icknield Community College regarding Rugby.

#### 14/22 Declaration of Interests

To receive any declarations on interest from Councillor's relating to items to be considered at the meeting, in accordance with the provisions of the Councils Local Code of Conduct.

15/22 Recreation Ground Master Plan Scope

Proposer SB, Seconder AM

It was noted that there is £4500 available. After discussion the following was agreed:

**RESOLVED:** That we appoint a planner or architect as envisaged in the original business case to develop two options for the use of the site. Both options will include:

- MUGA with the size and location that has planning approval
- Skatebowl / Pump Track as envisaged by Pump Track project
- Children's Playground and Pavilion as current
- Peripheral walking route for dog exercise
- Routing of footpath / cycleway from new housing if required
- Removal of septic tank and replacement with mains drainage
- Maximising the car parking space
- Carrying out a topographical survey of the northwest corner and a survey of services across the site

Two options will be considered for the Youth Club:

- A. A stand-alone building of 120 m<sup>2</sup>
- B. An extension to the Pavilion to add external toilets, a café / servery and 20m<sup>2</sup> of storage space

That the Strategy Committee authorises Steve Bolingbroke to amend the original brief in line with this and work with the Clerk to conduct a tendering exercise with the aim of delivering it within the agreed budget. The decision on who to appoint to be made by Finance Committee.

It was noted that SB had sent though information about the septic tank issue but that this issue does not need discussion at this stage.

16/22 Red Team Review – EV Charging Project – The EV Strategy, Business Case and Financial Summary was attached to the agenda.

It was noted that Red Team Review is to check that all issues have been considered and to see if any additional information is needed.

SB stated that the aim would be to install 10 (5 double sided) EV charging points in the Hill Road Car Park and said that there would be Government Funding for 75% of the total cost. He reported that we have now had a response from NALC and Parish Council do have the power to install charging points on their own land but not roads but are not allowed to charge for the electricity. However, we could subcontract to a Charge Point Operator (CPO).

The Financial summary states that £18,100 would come from WPC CIL and £6,000 from the Car Park reserves. The rest of the costs would be met by a grant. Since preparing the papers for this meeting we had received new quotes for the electricity supply from SSE which were significantly higher than in the paper.

TH said that he had a concern about taking reserves from the Car Park fund and suggested that the finances be looked at in the March Finance meeting. He also said that at some point the car park will need to be resurfaced and some substantial money will be needed for that, and the drainage problem also needs to be looked at.

GB asked if the electricity supply would be sufficient if more units were added in the future. SB said that the units will be 'overpowered' so that the potential to this is there.

SB said that there would be questions on how the spaces will be governed and that there is a range of options including CCTV, ANPR, Fines, By-laws etc and there are rules on how they can be regulated. There are 97 spaces in the car park.

SB will revise the costs and powers in the document and will take the Business Case to March Full Council.

17/22 Red Team Review – Pump Track Project renamed 'Flow Track' – this was attached to the agenda

SB stated that this proposal has been worked up by a group of skateboarders in the town and two representatives of the group have attended tonight to address any questions of the scheme. Ian Crew (present) wrote most of the proposal. SB reported that Nicky Smallbone has joined this team to help with fundraising.

The proposal is for all wheeled sports, boarders, skaters, BMX, and is for varying ages and all skill sets. A child could use their scooter on it. It is for all ages and genders. The cost of this scheme is £500K and SB suggested that £100K of CIL could be used for this project. It would be located in the NW corner of the rec and would incorporate the Bowl. There is the issue of the septic tank which is being investigated at the moment. A specialist company would need to be appointed and some will design the project at their own cost which means that there would be no risk to WPC if the money was not raised. As part of the Rec Masterplan a topographical survey would need to be done at a cost of about £3K. There would be three tenders sought for this work. This process is approved by Skateboard GB. SB has spoken to Henley Town Council about their skatepark and who employed Maverick to build theirs. The proposal for Watlington would be much larger than the one in Henley. Maverick have built over 100 Skateparks in the UK

### Questions

**AM** asked what warranty is given on the surface, drainage etc – Ian Crew (IC) said that free aftercare is offered but this could be drawn up in the tender document. He said that the scheme would be very robust and should last for a lifetime with minimal maintenance. Soakaways would probably be built in, and this is why a topographical survey is needed.

**TJ** said that would it is a very ambitious scheme and would one be needed in Watlington if there is one in Henley. IC said that this would be something very unique as it will incorporate the Bowl which is the only one of its kind in the UK and attracts many skateboarders. It would also be much larger and would be suitable for all wheeled sports which the one in Henley is not.

**TJ** asked if Hempcrete could be used – SB suggested that this may not be suitable as it is an insulation material but he had contacted the supplier to investigate. There is no eco-friendly option at the moment but there may be in a years' time and the materials would be looked at nearer the construction stage.

**MN** said that it looked a great state of the art facility but asked if there would be sufficient parking. IC stated that there is one in Oxford with no parking but if there were events put on, they would be scheduled not to clash with other users and would consult with other users of the Rec mainly Football and Cricket. There have been annual skateboarding events which have had caused no issues with regarding parking. Parking would be looked at.

**RB** mentioned that there are no toilet facilities and asked if planning permission was needed. It is thought it could be done under permitted development rights.

**GB** asked what the likely numbers of users would be from the town, the local area and more widely. IC confirmed that a survey of current and likely users would be carried out during the design.

**TH** stated that access is needed for the mowers and also large vehicles transporting wood chip for the zip wire and that there would need to be at least a 5m access strip. MR said that he thought 3,75m would be sufficient.

It was noted that there could be access from the Pyrton Site direct to town and would come into this NW corner. **TH** said that the physical constraints will need to be addressed within a design.

SB will now reflect the issues raised in the Business Case and this will be on the FC March agenda.

18/22 Major Project Status

a. **A1 – Performance Space** (TH) – No update.

c. **S1 – Sports Ground**- SB reported that Beechwood had a meeting last week and we are waiting to hear back from them.

d. **Y1 – MUGA** – RB stated that a grant application has been sent to SODC for £75K and there should be a decision on this on the 7<sup>th</sup> March, this would set the scale for funding. AM also approached Sport England, but they have no funding at the moment and the scheme does not qualify for the major lottery schemes. AM reported that we may also need to get an extension for the planning approval. A business case is being worked on.

e. **Y2 – Youth Club** – RB reported that he and MN are working on this and had a meeting today.

19/20 SODC Consultations

1. **Draft Community Infrastructure Levy (CIL) Charging Schedule** – It was agreed that this be discussed at the Special Finance Meeting in March.

2. **Draft Developer Contributions Supplementary Planning Document (SPD)**

The Consultations run from **Tuesday 15 February until 11.59pm on Tuesday 22 March 2022.**

All the consultation material can be viewed via the respective [CIL Charging Schedule](#) and [Developer Contributions SPD](#) planning policy consultation pages on the SODC website.

AM said he had looked at these and did not think there was anything WPC needed to comment on.

20/20 Any Other Business

**Under 5 Provision** - MN said that she had got this project in motion and has had a good response from all providers, First Hubs, Rainbow Nursery, and the Primary School. They have been very positive and glad to be having links with WPC. The Primary School term six will be devoted to Climate Change and how they can get involved. Rainbow are teaching the children on how to dispose of rubbish. The Forest School (part of the Primary School) would like to link and work on projects that we are working on such as the verges project and they could have a learning experience on this and give them the knowledge and experience about things in their community. MN stated that she will also be working with parents on the under 5's. AM applauded MN for establishing strong links.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 8.43PM**