



Gosford and Water Eaton Parish Council

Meeting held at Exeter Hall, Kidlington
on Tuesday 2nd April 2019 at 7.00pm

MINUTES OF THE MEETING

Meeting commenced 19.00

Councillors Present – Cllr M Billington (Chairman), Cllr C Stayt (Vice Chairman), Cllr M Smith, Cllr E Walton, Cllr N Prestidge

Also in Attendance – Clerk to the Council (K East), Barwood Homes developer representatives (x3)

To receive apologies for absence – Cllr S Wilson-Higgins and Cllr C Matheson

19/411 Declarations of interest: - Cllr M Smith declared his interest in the land that we may discuss within planning.

19/412 Barwood Homes Developers – Keith Fenwick with two colleagues from Barwood Homes attended the meeting to discuss the proposed housing developments and how the hearing went.

Issues that came out of the hearing, main principle focuses: whether the right housing need figure had been identified by the council and the second was whether the greenbelt release was the best way to find the land needed, are there special circumstances.

The second week of the hearing discussed the site specifics primarily. Two of the sites had significant objection. The land towards Oxford by the park and ride and PR8 towards Yarnton / Begbroke both reached the strongest objection. The site towards Woodstock also had significant objections.

At the hearing Barwood promoted an inspection to the site for an additional 100 units but the inspector made it clear this was not for him to discuss. The local authority would make this decision if additional housing were required. The inspector was testing for soundness the plan proposed.

There is a joint strategic plan coming for examination in 2022, this plan will identify needs beyond that date but this was debated.

4 hectares of sports provision are required for PR7 including request for funding for provision upgrades as part of the modifications to the plan expected. The council submitted a playing field pitch strategy, which has to be taken in to account by the developers. The footprint on the additional plan proposed would remain unchanged.

Barwood still seek additional houses (additional to the plan) but the inspector is only considering the housing in the original plan. At the moment the additional housing is not in play, it will only come in if the greenbelt analysis is unsound or if the housing needs additional sites. The density promoted is not expected to change.



Questions from Councillors including questions that were also received from Cllr C Matheson via email.

Q. The developers requested that building could start sooner than 2026, is this correct and would completion therefore also be sooner? A. The council requested the 2026 date originally but there is a clause that if the council are falling short of housing delivery the building work could start sooner. There is a strong housing need in the area now hence the discussion of starting sooner. Existing residents as well as new residents would also need the open space need sooner. At the moment the council would not allow a sooner start. If it started sooner it would finish sooner.

Q. Does the infrastructure get put in first and then building houses? A. This would be determined through a reserve matters planning application. One or two house builders only would build on a site of the size Barwood are looking at. The infrastructure would be built as needed but would have to be phased so it supported what's built, as its built.

Q. Where is the building intended to start (Kidlington roundabout or Beagles Close), which developer starts first? A. The policy makes provision for a master plan for the build order, which the local authority is involved in. It's likely to start in a single hit so could start either end. The whole build could take up to 3 years for this site if 2 builders, if 1 builder it could be up to 5 years. The plan has not been considered yet as its too early. It's likely an outline planning application would take approximately 6 months if the inspector findings determine the site will proceed. The local authority may then take a year to approve the plans followed by reserve matters. Building could start in 2-2.5 years once / if the plan is adopted by the inspector.

Q. How do the developers intend to contribute to Water Eaton Lane? A. No access is proposed on to that lane throughout or after the build. It is unlikely to factor in to the build, as there is no issue with accessing at other points.

Q. How will the builders protect the houses right up against the boundary? A. This would be planned at the next phase; there is no desire to put houses right up against the existing houses. There will be a consultation process with the developers throughout the process including full consultation run by the council. There is a small flood zone area, which cannot be built on anyway.

Q. Will pedestrian and cycle access be pushed on to Water Eaton Lane? A. In terms of the master planning the planners would only link to existing footpaths but this has not been explored fully.

Q. Cemetery, there is provision for a 0.7 hectare of the cemetery. This seems a very small amount. A. A calculation was made for this site; this is the council's proposal. The cemetery expansion direction has not been confirmed but the developer needs to look at drainage comprehensively and they are aware that it is a key problem.

Q. Sports pitches, Gosford & Water Eaton are looked at as a joint provision with Kidlington and rural suburbs. These are to address existing deficiency.

Q. Is there provision for a school, doctors? A. There will be a sports provision on site, there will be discussions on additional contributions for schools, doctors etc. There is no requirement for retail



provision on the site, in fact it could be counter productive. The sports provision would have changing room facilities as a minimum. Gosford and Water Eaton PC expressed they would want to hold any sports facility or communal area built and would not like to see this go to Kidlington Parish Council or elsewhere as it is Gosford and Water Eaton Parish Council land.

Q. Oxford & Cambridge expressway, are you aware that it may have any impact on site? A. The project is very short on detail and at the moment but this is not seen as a risk to the developers.

The air quality issue has been noted by the developers and this will be considered, it has to be as this is part of the planning requirements.

Barwood Homes do understand this land does fall within our parish but that it relates to Kidlington as a whole. Both parishes will have views, sometimes the same and sometimes different. Councillors discussed the possibility of having a joint working committee with Kidlington Parish Council following the inspector's findings.

Where we are at now:

Hearings closed 13th February 2019.

Transport infrastructure relating to PR8 – the authority had to provide additional information on this. The assumed densities on the site were also questioned. The authority provided two additional papers for this early March.

The formal consultation for the additional information closes on 4th April.

The next expected information is interim findings from the inspector with initial thoughts on the plan – this may come back quite soon but no date is confirmed. Barwood expect some issues on soundness and suggestions of changes / modifications to be made which will have six week consultation period with the local authority.

A final report will follow after all of these processes.

Barwood predicts that the inspector will come back with decisions in early Autumn.

19/413 To confirm the minutes of the Gosford and Water Eaton Parish Council (GWEPC) meeting held on 5th March 2019: - It was **RESOLVED** that the minutes were signed as a true record.

19/414 Matters Arising from the minutes of 5th March 2019: -

(19/414.01) The clerk has not had time to order the ID cards for Councillors, this will be rolled over to the next meeting. **AP. The clerk**

(19/414/02) Spring Newsletter to be discussed at APM.

19/415 To consider the Clerk's Report and agree actions: - The report was received and discussed by Councillors.

(19/415.01) – The significant note in the report regarding Bramley Close recreational area is confirmation that the repair works have been booked in. This should be carried out before summer school holidays.

(19/415.02) – The electoral papers submission deadline was today. Cllr C Stayt, Cllr M Smith, Cllr E Walton & Cllr N Prestidge confirmed they had submitted papers.

(19/415.03) Cllr M Billington is standing down from GWEPC completely. The clerk and councillors are sad to lose Cllr M Billington expertise and thank him for his many years of service.



19/416 Planning matters: -

(19/406.01) There were no planning applications to receive to discuss.

19/417 Finance: -

(19/417.01) To approve payment of cheques – It was **RESOLVED** to pay the accounts as presented below:

102349 - Legacy Leisure Limited £247.50 (no vat) - swim memberships

102350 - Kidlington Parish Council - SB landscape 10% recharge Oct to Dec 18 - £1961.48 (vat is £326.91)

102351 - Kidlington Parish Council - SB landscape 10% recharge Apr - Sept 18 - £4604.57 (vat 767.43)

102352 – Clerk expenses for March 2019 - £38.02 (home office, printing, stamps / postage and stationary expenses (receipts provided))

102353 – Payroll March 2019 - £329.26

102354 – HMRC paye Mar 19 - £82.20

102355 – Playground supplies Ltd, Bramley Park refurbishment, Invoice 5693 - £6,406.80 (vat 1,067.80)

There were not enough signatories present at the meeting so Cllr M Smith has signed and the clerk will obtain the counter signature from Cllr C Matheson or Cllr S Wilson-Higgins when they return from travel.

(19/417.02) The clerk has completed a grant form for the Councillor priority fund monies requesting £5,635.00 funds towards the Cromwell Way recreational development refurbishment. Cllr M Billington has signed this off and the clerk will return the form to claim the money. **AP. The clerk.**

(19/417.03) The clerk advised there is still no confirmation of signatories being added to the bank mandate. Cllr N Prestidge papers have not been received by Barclays Bank. This is now extremely urgent. Cllr N Prestidge will send paperwork again. **AP. Cllr N Prestidge.**

19/418 To receive reports from Councillors, County and Other contributors representing the Council on outside bodies and meetings: -

(19/418.01) Cllr N Prestidge report indicates there is a feasibility study on the decriminalisation of parking.

Cllr Prestidge is asking what is in the growth provision for hospitals and Oxford to Cambridge expressway.

CDC Landscaping contract is still with Continental and this is going well.

It is noted Kidlington PC has joined the No expressway alliance.

(19/418.02) Cllr M Billington will send a report via email.

(19/418.03) Cllr C Stayt went to a meeting on the Oxford to Cambridge Expressway. No one else this far North attended. The meeting is to primarily to go against the route. The next meeting is on the 10th April in Botley if anyone wishes to attend. Cllr C Stayt will attend. The council has been requested to send a summary on where they sit with regards to the expressway.

Cllr C Stayt will write a summary as a response indicating that we as a parish are actively opposing the expressway as a whole regardless of the chosen route. **AP. Cllr C Stayt to write and submit the summary letter.**

There is a 'no expressway alliance', which we can join. At the moment there is no fee to join it. The parish council resolves to join the 'No Expressway Alliance' group. **AP. Cllr C Stayt will send the group details**



to the clerk who will apply to join the group.

19/419 Annual Parish Meeting:-

(19/419.01) The APM is booked for 15th May 2019 at 7pm (Edward Field). A hand out, newsletter needs to be sent out to residents ahead of the meeting confirming the agenda.

Hand out to include update for the last year from the traveller encampment, update from the hearing, expressway meeting, planning questions, spring clean, financial update, parking update. **AP. The clerk to prepare and circulate to councillors.**

19/420 Any other business: -

(19/420.01) Cllr M Smith reiterated that we still need yellow lines on Water Eaton Lane, the clerk has contacted Highways, Cllr N. Prestidge will speak to Yvonne Constance aswell to see if anything can be overturned in the decision to stop the yellow lines where they are. **AP. Cllr N Prestidge.**

(19/420.3) Cllr C Stayt noted that Building work on Oxford Road, herras fencing has fallen over. The clerk advised this is not something the parish can deal with, this should be reported to CDC planning.

(19/420.03) Cllr M Smith noted that from the north on the Gosford Link Road the main board is totally obscured. **AP. The clerk will report this.**

(19/420.04) Spring clean, thank you to those that attended. Paul Devine (CDC) attended and the parish would like to thank him for this.

The meeting closed at 8.45pm

Action Points summary

<u>Action</u>	<u>Who</u>	<u>By When / Status</u>
Finalise spring newsletter / APM Handout	Clerk will finalise and will circulate ahead of publishing.	By end April
Sign obscured on the Gosford Link Road	Clerk	ASAP
The clerk will obtain noticeboard costs	Clerk	ASAP – rolled over from March meeting
Submit councillor priority grant form	Clerk	Immediate
The clerk will order of identification cards for the councillors.	Clerk	Rolled over from March meeting



Obtain revised Cromwell Way costs	Clerk	Ongoing
Write summary response to Oxford to Cambridge Expressway Group and send the clerk 'No alliance group' information	Cllr C Stayt	ASAP before next meeting
Finalise bank mandate update	Cllr N Prestidge	Urgent - Ongoing