

## Minutes of the meeting of the Lower Heyford Parish Council held on

Thursday 21<sup>st</sup> April 2016 at 7.00 pm in the Church

Present: - Mr Macnamara (JJ) (Chair), Mrs. Ball (DB) (Vice Chair), Mr Mortimore (CM) , Mr Eggeling (BE) , Mr. Thompson (LT), Mrs Turner (PT)

Members of the public:

In attendance: Cathy Fleet, Clerk

**01.04.16 Apologies:** Apologies had been received from Mr Dare [family commitments]

**02.04.16 Declarations of Interest:** there were no declarations of interest

**03.04.16 Minutes** of the last meeting held 17<sup>th</sup> March 2016 on were read and it was **RESOLVED** to accept these as a true record of the meeting and they were signed by the Chair.

**04.04.16 Presentation by Bonnar Allen and the Bursar of Corpus Christi regarding the proposed development of Lower Heyford for the creation of a new town**

John Harrison, Bursar of Corpus Christi explained that they had been approached by Bonnar Allen, "a new and different kind of benign developer", with a proposal that would respond to the College's needs and Oxford's needs for affordable housing. They had to submit their proposal earlier than they would have wished to meet CDC's deadline on the call for sites on the Oxford overspill consultation. This will enable their ideas to be considered by the Inspector who examines the joint proposals of the Oxfordshire District Councils in the summer of 2017. Were their proposals to be thrown out by both CDC and the Inspector at that stage, Corpus Christi would not wish to proceed any further, as they had no wish to squabble. They were aware that their proposal was going to be controversial, but had formulated a scheme that would respond to the College's financial, staff retention, and affordable housing problems.

Nigel Rankine, the MD of the developer explained that they had looked at Tackley and Kings Sutton and rejected them before deciding that Lower Heyford was "ideal".

They were determined, in their plans to build 5000 houses, that no damage would be done to the existing village, or to the protected views from Rousham's garden. They proposed a major new countryside park in place of the farmland between Rousham and their development, with walking routes through it to the station. They were going to have discussions with Network Rail and GWR about improving the service into Oxford - a lynchpin of their thinking, because they contend that the intention is not to add significantly to traffic flows in the area (there was laughter around the church at this - 5,000 houses = 10,000 new cars). There will be a large new car park near the Jehovah's Witnesses hall, from which a shuttle bus to the station will operate, for those not walking to the station. This car park is adjacent to a new research and development centre for the College, along with other employment uses. The proposal is for up to 5000 houses (no flats), 35% of which must be affordable housing, shops, doctor, dentist, new parish hall, schools, commercial buildings and a canal-side park.

They will hold a consultation meeting in September to show a more detailed scheme.

Barry Wood (Leader of CDC) was at the meeting, and in the public question time was asked how worried people should be. 9 on a scale of 10 he said; this was a serious proposal, and of course once CC obtained planning permission they could sell the land to others with less interest in community involvement, he said. Martin Lipson mentioned MCNP and the likely opposition of the 11 parishes. There were numerous public comments about the value we all put on our rural setting, how Oxford's problem was not our problem, how "you are not wanted here".

The developers produced a brochure on the scheme and on their philosophy and track record. The map in it shows the L-shaped development running along Port Way (Caulcott) and back down towards Northbrook, enclosing their new country park.

**05.04.16 Public participation**

There were in excess of 100 members of the public present, whose names, addresses and email addresses were recorded and who participated in the above Item. Questions from the parish councillors and members of the public to both John Harrison and Nigel Rankine included:

- *How will the road infrastructure cope with the increase in traffic?*
- *Where will all the traffic go - what about Caulcott? How will that be affected?*
- *How will traffic get to the motorway?*
- *What about light pollution?*
- *What about existing properties which may be in the way of the development?*
- *Why did Bonnar Allen's surveyors trespass on residents' properties during initial surveys?*
- *How will 5000 new houses enhance Lower Heyford as Bonnar Allen are claiming?*
- *What about the conservation area?*
- *What about the bridge which is already being damaged by heavy lorries?*
- *Has Corpus Christi considered building on their playing fields in Oxford?*

There were many more questions and the meeting became quite heated. After the speakers had left the meeting the parish council discussed the matter and it was decided that PT would collate the attendance list. An Action Group will be formed.

**06.04.16 Clerk's Report and actions from previous meeting**

NO	ACTION	To be Actioned by :
04.03.16	Clerk to write to Inspectorate in support of Mr Hendry's opposition to the appeal of Planning Application 15/01967/F	CF
05.03.16	CM to chase Graham Mortimore regarding seat in Market Square	CM
07.03.16	BE to identify Highways consultant	BE
	BE to obtain quota from A Clear Sign	BE

	BE to obtain quote for installing pole for SID	BE
	Clerk to obtain further quote from Mark Probbits re grass-cutting	CF

**07.04.16 Review of Risk Assessment**

The Risk Assessment had been circulated prior to the meeting for approval. Whilst the content was deemed satisfactory BE and LT were not happy with the layout. It was therefore **RESOLVED** to agree and approve the content, with LT transferring the content to an updated Excel spreadsheet to be presented at the next meeting.

**08.04.16 Highways/Footpaths  
Grass cutting**

Mark Probbitts has agreed to hold the price of £285 per cut for 3 cuts for this year only. He has pointed out that with weeks between cuts there is likely to be a considerable amount of grass cutting laying after each cut which he will not be able to clear up.

**ACTION: Clerk to ask Mark Probbitts to cut the grass as soon as possible**

**Weed spraying**

Clerk had received a quote from Bob Bickley, which was a little difficult to understand. Clerk to ask Bob to clarify, but in the meantime ask him to carry out spraying of Station Road just once and not 3 times per annum as quoted.

**ACTION: Clerk to contact Bob Bickley and ask him to weed spray and clarify quote**

**Clear Sign**

BE had contacted a fledgling company called Clear Sign who clean road signs in villages. The owner of the company had been away, and in the meantime BE and Eric Ball had cleaned road-signs around the villages and estimated that it would take 4-5 hours annually. Clear sign are approaching CDC to see if any funding is available.

**Pole for SID**

The supplier identified by BE has gone on holiday so no progress will be made for a couple of weeks.

The road sign on South Street is broken and requires replacing.

**ACTION: Clerk to contact Highways**

JJ had written to David Nimmo-Smith with a response deadline of 21<sup>st</sup> April. No response has been received.

**ACTION : JJ to chase David Nimmo-Smith for a response**

**09.04.16 Traffic calming.**

The quote received by BE from the Highways Consultant includes costs relating to traffic surveys. Data has been received from a speed survey carried out in Caulcott which can be used and it is hoped that information can be downloaded from the existing SIDs and that this information will enable the consultant to prepare a technical note for submission to OCC Highways. If the data is not sufficient then for £120 Highways can provide a device to monitor traffic in both directions for a week, thereby making a saving of some £1200.

**ACTION: BE to obtain 2 further quotes.**

**10.04.16 Meetings**

LT reported that the NAG has been disbanded. In Lower Heyford recently there has been an attempted break-in, an arson attack and damage to the bus shelter.

**ACTION: Clerk to invite police to the next meeting to discuss these crimes.**

**11.04.16 Planning**

No new planning applications had been received :

**MCNP**

There will be a stand at the forthcoming May Fete where the MCNP will be publicized. It is hoped that following tonight's presentation by Bonner Allen there will be considerable interest in the Neighbourhood Plan. BE has arranged that a gazebo can be borrowed from Steeple Aston for the day and is trying to arrange for councillors to man the stand in shifts from 1pm-6pm on 7<sup>th</sup> May.

CM to confirm with Terry Hawkins that there is a suitable space for the gazebo to be erected and BE to liaise with Martin Lipson regarding literature to be handed out and with CF for collection of the gazebo.

With regard to public engagement meetings, Lower Heyford have been invited to join with Steeple Aston who are holding meetings on 14<sup>th</sup> and 18<sup>th</sup> June. It was suggested that the village be leafleted as soon as possible to inform residents of the meetings. Clerk to confirm Lower Heyford's willingness to join with Steeple Aston.

**ACTION: Clerk to contact Martin Lipson to confirm that Lower Heyford will join with Steeple's meetings.**

**11.15.13 Finance** - The following accounts were approved for payment

Payee	Detail	Amount	Cheque No
AON	Insurance	485.48	500352
Cathy Fleet	Clerk expenses	45.52	500353

Date of next meeting : 16<sup>th</sup> May 2016

The PC meeting will be preceded by the Annual Parish meeting and the Annual Meeting of the Parish Council

Signed ..... **Mr JJ Macnamara** Date .....

**ACTION LIST SUMMARY**

NO	ACTION	To be Actioned by :
05.04.16	PT to collate attendance list.	PT
08.04.16	Clerk to ask Mark Probbitts to cut the grass as soon as possible	CF

	Clerk to contact Bob Bickley and ask him to weed spray and clarify quote	CF
	Clerk to contact Highways re broken sign on south Street	CF
	JJ to chase David Nimmo-Smith for a response	JJ
09.04.16	BE to obtain 2 further quotes from Highways Consultants	BE
10.04.16	Clerk to invite TVP to next PC meeting	
11.04.16	Clerk to contact Martin Lipson to confirm that Lower Heyford will join with Steeple's meetings	CF

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