

<b>Wheatley Neighbourhood Plan (Wheatley NP/WNP) Committee</b>	
<b>Meeting number:</b>	11
<b>Date</b>	Wednesday 27 <sup>th</sup> October 2016
<b>Venue/Time</b>	7.30 p.m. Wheatley Park School 6th Form Centre
<b>Present</b>	Audrey Parsons Chris Hallsworth David Harverson David Mancey John Fox Mark Davies Michael Vaughton Roy Gordon Rachel Newman Toby Newman
<b>Apologies</b>	Andrew Johnson Cyril Newton Ellie Freeman Kevin Heritage Lucy Thomas Rebecca Beadman Roger Farrow Simon Shew

<b>Item</b>	<b>Description</b>	<b>Action</b>	
		<b>Who</b>	<b>Date by</b>
<b>1</b>	<b>Apologies</b>		
1.1	As noted above.		
	JF reported Doug Lamont's decision to resign from the WNP and to note in the minutes that JF to write to DL to give his thanks and confirm understand his feelings of local and National policy issues. Note: DL praised the work the WNP group were doing.  JF reported he would come to Alan's letter in the meeting.		
<b>2</b>	<b>Minutes of meeting on 7<sup>th</sup> September 2016 – all agreed and no matters arising.</b>		
<b>3</b>	<b>Housing needs CFO report and matters arising from it</b>		
3.1	SS asked for it to be pointed out by MV that the report does not describe what WNP should be doing – but as WNP agreed, the report just shows the analysis of findings and it is the WNP that decide on "what type of housing and where and assess what the housing mix would be from the results of the findings, ie affordable and starter homes (2 beds) and it is important we define what is meant by a starter home or affordable		

	homes in planning terms. It is very important that we detail our preferred options. The report highlights that affordable homes are top of the list of requirements and starter home are 2 <sup>nd</sup> highest.		
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3.2	<p>WNP survey results and also the local plan – don't want to build in the green belt. Residents in The Avenue do not want any building in Mrs Tom's field. Littleworth – industrial area = brown field site and those who work there would like to move.</p> <p>Note have to weigh up the benefits for building in green belt and the housing needs – has to be exception circumstances to be taken out of green belt.</p>		
<p><b>3.3</b></p> <p>3.3.1</p> <p>3.3.2</p> <p>3.3.3</p> <p>3.3.4</p> <p>3.3.5</p> <p>3.3.6</p> <p>3.3.7</p> <p>3.3.8</p>	<p><b>Survey results</b></p> <p>RG thanked those who help update spread sheets and went through results (slide presentation). 80% of residents happy with the village. Biggest exception is traffic ie volume, speed, parking, safety etc. How do we publicise this to the village? Agreed images and a summary (RG to summarise slides for this) to be put on website. Link to .pdf version of slides and CFO report? MD and TN to look into this</p> <p><b>Parking</b></p> <p>DH is looking at parking issue (note: High Street group divided ref parking) - ?? to start whilst DH away – to be confirmed. Noted during week days cars parked on roads, at weekends no many. Households have average of two cars. Some convert front garden to accommodate off road parking.</p> <p>Some housing design policy states cannot convert garage without planning permission. Some developments have open front and rear sided garage /car port style and remove the permitted development right to stop conversions so people do use designated area for parking.</p> <p><b>Oxford Brookes (OB)</b></p> <p>Building to be on existing built up area only. Those who did not comment deemed as have no objection to housing on OB site. Opinion also 300 houses OK but would not want 600 which has been mentioned. Note: some people don't know what 300 houses actually means and how many people this could mean.</p> <p>Other facilities at OB site; shops, play and community areas. Questions: What type of shops? Could OB site be seen as a separate "village" if has a retail area? Is this what WNP want?</p> <p>OB site could be more isolated due to A40 divide</p> <p>Number of houses may mean developer contributes to say a classroom for existing school (say 300 houses), rather than new school being built (600 houses). All hypothetical at the moment as no one knows how many houses the site can take and indeed eventually will take. WNP can define what type of shop should be built at OB site by developer.</p> <p><b>Concerns with village</b></p> <ul style="list-style-type: none"> <li>• Ugly village centre</li> <li>• shops</li> <li>• congestion on Church Road</li> <li>• pubs closing and no decent restaurant</li> <li>• adequate bus service for OB site</li> <li>• Littleworth – need for improvement.</li> </ul>	<p>MD/ TN</p> <p>JF?</p>	

<p>3.4</p> <p>3.5</p>	<p><b>WI meeting</b></p> <ul style="list-style-type: none"> <li>• Need for village centre refurb</li> <li>• toilets needed or open Merry Bells</li> <li>• better community asset</li> <li>• better use of the Merry bells, not adequate for purposes – however, many people don't know that the Merry Bells is a private building</li> <li>• design of parking arrangements at primary school</li> <li>• Limit parking to 1 hour in High Street and Church Road, residents parking only</li> </ul> <p>Groups spoken to:</p> <ul style="list-style-type: none"> <li>• WI</li> <li>• Wheatley Society</li> <li>• Area Churches</li> <li>• Brookes Town planning students – suggested A40 tunnel and build on top and join OB site and Wheatley</li> <li>• Brightwell</li> <li>• Primary Academy – SS and DM due to meet Diocese to discuss future of the school incl crossing by school and station Road/Ladder Hill; will new school at Barton development have any affect? Note: decline in numbers at school so possibly no affect. New community facility within school (or OB site)?</li> </ul> <p>JF request others to volunteer to talk to other groups not yet spoken to.</p>	<p>SS/ DM</p> <p>JF</p>	
<p>4</p>	<p><b>Brookes meeting</b></p>		
<p>4.1</p> <p>4.2</p>	<p>Meeting notes have been circulated – RG and MV attended. No one sure if any due diligence has been done on site. Will know more in new year. OB trying to sell with planning for houses in place – application most likely in March 2017.</p> <p>SODC can, if they wish, take OB out of green belt as part of local plan, but this is not in place until March 2017. Ares only taken out of green belt under exceptional circumstances.</p>		
<p>5</p>	<p><b>Housing group</b></p>		
<p>5.1</p>	<p>Various sites have been reviewed (24 in total), ie brown field sites, land around village. Dismissed 9 already as unsuitable, owner does not want to develop it.</p> <p>Before can review further sites need to understand criteria required.</p>		
<p>6</p>	<p><b>Community and Business and Infrastructure</b></p>		
<p>6.1</p> <p>6.2</p> <p>6.2.1</p> <p>6.2.2</p>	<p>DM requested someone to help with infrastructure now the DL has resigned as DM not as knowledgeable in this subject.</p> <p>Without a clear "<b>vision</b>" it is hard to move forward. Clarity is needed.</p> <p>Workshops to be held in November should help with "vision" and clarity of it. From this can start writing a draft version of the NP document detailing site selection, evidence of what the village wants etc.</p> <p>Roadmap – needs adjusting with slight delay in CFO report and meetings being delayed. Need to "get it right" even if it is late!</p>		

