



DRAYTON PARISH COUNCIL

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Drayton2020
OUR CHANCE TO PLAN OUR OWN FUTURE

<http://www.drayton-near-abingdon.org/drayton2020/>

Minutes of the Drayton 2020 NDP Implementation Committee Meeting held at 7pm on Friday 20th May 2016 in St Peter's Church Hall, Church Lane

Present: Tom Shebbeare (Chairman); Andrew Bax (Vice Chairman); Pat Athawes; Janet Manning; Richard Wade; Christine West Richard Williams. **In attendance:** David Perrow (Clerk)

Not Present: Rob Drury- Dryden; Nigel Porter

Public Present: 6 people – including Colin Arnold; Daniel Scarf; Mr Patel & son; Mr & Mrs Barlow

Minutes

2016/038 Apologies for Absence. Rob Drury- Dryden; Nigel Porter. Richard Seamark (Football Club) also sent his apologies

2016/039 Declarations of Interest –None

Dispensations – It was noted that both Andrew Bax and Richard Wade were residents neighbouring the CALA Homes/Manor farm site. They were also members of the s106/Developer Liaison Working Group meeting with CALA Homes (as neighbours of the sites at South of High Street & Barrow Road had been previously involved). They were granted a dispensation (until such time as this was amended or withdrawn) to speak on matters relating to the Manor Farm site at the Committee and in the Working Group.

Clerk's Note: Most residents in the village own properties which might have their values impacted by housing developments (positively or negatively) and it is impractical to exclude anyone **without a more direct fiduciary benefit** (such as a land holding or directorship/shareholding in a company benefited by the development) from discussion and debate. There is great value in neighbours of sites expressing their local views, provided that (a) they did not have disproportionate or undue influence on the development to the detriment of the community or other neighbours and (b) that they did not **vote** on matters relating to any particular development. The Implementation Committee is not a decision making body on planning matters, and can only make recommendations to the Council. The VWHDC Planning Committee is the ultimate decision making body on planning matters.

2016/040 Minutes of the Last Meeting. These were accepted without need of any substantive amendment.

2016/041 Action Point Review

The Actions from the list – previously circulated – were reviewed

- (a) The Clerk had contacted the Oxfordshire Sports advisory body and had detailed of their services and charges
- (b) Greggs grant application – awaiting costings on the pavilion etc.

2016/042 Update Report on the three proposed housing development sites

- (a) *Barrow Road.*
 - i. The Committee **agreed** to recommend to the Council that White Horse Contractors of Abingdon be engaged at a contract cost of £2.500 (to be paid from DCT funds held for the sports facilities) to advise on drainage and layout of the sports pitches
 - ii. Peter Emptage was working on a pavilion design and costing and a further meeting with him to discuss the preliminary designs was expected to be held shortly . a DRFAFT architect's brief would need to be finalised in due course

- iii. The drainage of the other open green areas to be passed to the ownership of the Parish Council was raised. This matter would be referred to Nigel Porter to advise
- (b) *South of High Street*. No further information as yet.
- (c) *Manor Farm*. Tom Shebbeare, Andrew Bax and Richard Wade (forming the current D2020/Developer Liaison Sub Committee) had met with Simon Joyce (Spatial Planning, Strutt & Parker LLP) to discuss plans for the Manor Farm development. An exhibition of their current plans will be held in the Village Hall on Tuesday 7th June. A planning application is expected to be made later in June, perhaps as early as 17th June. Three main issues are outstanding:
 - i. *Housing numbers/Conservation Area*. The CALA plan is for 58 units. The NDP allows for around 50 (in an agreed range of 45-55). The Conservation Area status will determine the type and density of housing, as judged by VWHDC. There is a requirement in law to 'protect or enhance' a conservation area.
 - ii. *Traffic junction*. The design now is for a staggered junction to the north of Hilliat Fields/south of Henley's Lane. The alternatives are either a junction directly opposite Hilliat Fields – which will involve either a roundabout (definitely not desirable) or a 'table' – or a staggered junction south of Hilliat Fields, which CALA have ruled out. The traffic calming scheme associated with that area of Abingdon Road will be crucial so that traffic is slowed and space negotiable so that vehicles can enter and leave the side roads.
 - iii. *Detailed design*. The former terrace design fronting the development has been replaced by a more conventional housing layout. This may have a positive effect on parking habits, but is thought not to be quite as attractive and less in keeping with the setting. More information is needed on the actual designs to determine the look and impact.

2016/043 Project Group Updates:

- (a) *Barrow Road Recreational Facilities*.
Questionnaire. The Clerk was preparing this and would test it out with DAMASCUS
Barrow Road Recreational Land. See above for information relating to White Horse Contractors
- (b) *Pre-School*. Janet Manning reported that the project was paused pending recruitment of a new Pre-School treasurer and a meeting with the School/OCC/Pre School to agree next steps. Three architects had been selected to bid (at no cost). A £5k grant for the selected architect to draw up the designs for costing/contractors/grants/planning permission had been submitted to the Parish Council and agreed. Though the OCC lease on the current site ends in Dec 2016, OC have indicated that they will agree a 25 year rolling lease on a the existing or new site in the school grounds. The Pre-School Committee meets next in July, and it was **agreed** that the Clerk and Janet Manning will work up a project timeline/cash flow schema by then. The new pre-school would ideally open by summer 2018. Pat Athawes would raise the pre-school issue at the next School Governors meeting which is in a week's time.
- (c) *Shop Fronts*.
 - i. The Post Office had been ram-raided and its frontage was being replaced.
 - ii. Tom Shebbeare had had some discussions with the owner of the Mace Shop, with NISA (a retail group) and with CALA Homes, and a project plan to improve the shop and parking was being devised.
- (d) *Tree Planting*. CALA Homes have hired Mike Habermehl as their landscape adviser and it is hoped they will include the Hilliat Field planting in their designs

2016/044 Drayton School Fete. This will be held on Sunday 12th June 10am-2pm. Drayton Pc/D2020 will have a stall to publicise the Sports Pavilion/Facilities plan and questionnaire and to answer any questions from the public on the NDP, traffic calming etc.

2016/045 Date of the next Meeting was agreed for Friday 24th June 2016

The meeting concluded at 8.35pm

Signed:

Tom Shebbeare (Chairman), 24th June 2016

ACTION CHECKLIST- DRAYTON2020 NDP COMMITTEE MEETING –20th May 2016

Who	Action Point	Report back on Action
Andrew Bax	Andrew Bax to submit an application for a grant from Greggs	Awaiting costing and plans
Nigel Porter	Advise on drainage for other green spaces outside the sports pitch area	
Nigel Porter	Clerk and Nigel Porter (Implementation Director) to work on a Project Plan with critical path based on s106 triggers etc.	Underway
Tom Shebbeare	Mace shop project plan to progress	
Clerk	Work with Janet Manning on a timeline/cash flow budget for the Pre-School	
Clerk	Publish and promote the Sports Questionnaire	
Clerk	Ask Parish Council to hire White Horse Contractors	Done and agreed