

Minutes of the Drayton 2020 Steering Group Meeting held at 7pm on Friday 2nd May 2014 in the Caudwell Day Centre, Gravel Lane, Drayton, OX14 4HY

Present: Andrew Bax (Chairman); Pat Athawes; Janet Manning; David Mercer; Pervin Shahin; John Scott; Tom Shebbeare (Vice Chairman); Richard Williams

Not Present: Diane Dunsdon; Richard Webber

In Attendance: David Perrow (Parish Clerk)

Minutes

2014/078 Public Participation 5 members of the public were present, representing interests in both the South of High Street site and the Barrow Road site.

Jane Castle expressed reservations about the Barrow Road site and the discussions with developers to date, drawing attention specifically to the problems of capacity with the sewerage system in that area of the village. Se also expressed support for a skatepark, and enhanced facilities for young people, somewhere in the village.

2014/079 Apologies – Diane Dunsdon; Richard Webber

2014/080 Declarations of Interest. No declarations of interest. Paul Caudwell, a member of the public present, declared an interest as a Drayton landowner, and owner of the Barrow Road site.

2014/081 The Minutes of Previous Meeting held on 4th April 2014 were approved without need of any amendment.

2014/082 Matters Arising/Report Back on Actions

Action points other than those detailed below were dealt with in a report which was taken as read.

- a) **A34 flyover planting (Clerk).** The Clerk had submitted some designs to the Highways Agency for their consideration: their response was awaited.
- b) **Pegasus Design** – Plans for the Drayton Design Code document. It was agreed that the Clerk would contact Pegasus to obtain clean copies of the plans
ACTION: Clerk to ask Savills/Pegasus to remove their identification from the area plans
- c) **Design Code photos** – Janet Manning will take these on a fine day

2014/083 Feasibility Group Report Back

- (a) **Manor Farm site. South of High Street Site.** Tom Shebbeare updated the public on the progress to date in discussions with the Earl of Plymouth Estates/DPDS. It was pointed out that the Manor Farm site already had planning permission extant for 16 houses, with access via Gravel Lane. Their present plans were for more houses to ‘build out’ the site completely, using the former ‘private open space’ left vacant in the previous plans. The remaining open space would now be all public space,

probably to be laid out as an ‘Amphitheatre’ and communal play area. It had been decided that due to parking problems there would now be no community building on the Manor Farm site. The current position was that E of Plymouth Estates was finalising their Design Brief, for consideration by VWHDC and Drayton2020, and to present this at the June 27th/28th Drayton public exhibition.

- (b) **Barrow Road Site** – A meeting with residents and the developers would be arranged as soon as possible to discuss layout and other issues. Paul Caudwell spoke about the design of the Pavilion and the need to avoid a design which would lead to vandalism being attracted. Designs like that at Standlake or Hampton Norris looked good: Sutton Courtenay’s was the kind of design to avoid. The Pavilion should look ‘really nice’. The positioning of the Pavilion would also be important - that it is overlooked so as to be supervised. The TV police had an adviser on housing development design who could help with design to minimize crime.
- (c) **South of High Street Site.** A meeting would be held in a week’s time to look at a revised design of the ‘built out’ site, taking into account comments from residents about the previous design, which had been judged to be poor, and a step back in the design process following the debacle resulting from the VWDC’s designation of this as a ‘strategic’ housing site capable of accommodating 200 houses – which was now agreed by all (including VWHDC) not to be feasible.
- (d) **Exhibition – Fri 27th/Sat 28th June.** The Village Hall was booked both days, and the Clerk would order in display panels and lighting. All three proposed developers had agreed to take part and to share the costs between them. Savills/Bloors and WYG had confirmed that they would await the conclusion of the Drayton2020 Neighbourhood Plan in the Referendum before applying for planning permission, provided that no one developer tried to go ahead sooner, and that the current October date for the Referendum was not further delayed to any considerable extent. Similar confirmation was awaited from the Earl of Plymouth Estates.
ACTION: Clerk to book exhibition screens and lighting for the Exhibition on 27th/28th June
- (e) **Transport issues.** A transport adviser with WYG was leading a discussion of all three developers with Oxfordshire County Council’s Highways Dept., and a report back on the OCC’s response to the proposed traffic calming measures was awaited.

2014/084 Community Benefits

- a) **Existing Village Hall.** It was **agreed** that the Clerk would contact a second architects firm to arrange a site visit to look again at feasibility/design/cost, now that it was proposed that there was to be no community building on the Manor Farm site, and that the Pre-School might be located to the Village Hall site
ACTION: Clerk to contact a second set of architects for a feasibility study of the Village Hall
- b) **School/Pre-School.** A meeting had been held between Drayton2020/The School Governors & a Pre-School representative, and a relocation to the Village Hall site was now the preferred option
- c) **Drayton Football Club.** Another meeting had been held between Andrew Bax and four members of the Football Club organising committee. The need was for two pitches, one with floodlights and possibly all weather, and it was suggested that cricket and tennis facilities be added for use in summer. Parking on match days might involve need to accommodate circa 40 cars.
- d) **S106 schedule.** The Clerk tabled a draft layout/methodology which would be refined with advice from VWHDC and OCC.

2014/085 Pre-Submission Copy of the Neighbourhood Plan

- a) **VWHDC advice; and revision of Consultation Copy.** David Mercer expressed concern about the radical re-wording and redesign required of the DRAFT Consultation copy and the Sustainability Appraisal, but he had now started work on this and would report back in more detail at the next meeting.

- b) **Design Code.** Janet Manning has been in touch with Katherine Pearce at VWHDC again and she had confirmed that once photos had been added and the plans tweaked, the Drayton Design Guide would be an acceptable part of the Drayton NDP
ACTION: Janet to identify/take photos to illustrate the character areas

2014/086 Finances and Fundraising

- (a) **Finances.** The Clerk tabled the latest financial report. Now that the 2014-15 financial year had begun, a further tranche of funding (£3,000) for secretarial support had been triggered from the Parish Council, and an extra £3,000 had also been made available from the PC for feasibility work.
- (b) **Fundraising.** A fundraising strategy was implicit in the s106 table provided by the Clerk, but detailed sources of grant funding etc. were still to be determined, once the Referendum was passed

2014/087 Any Other Business.

- (a) **Lyford Close.** In response to a question the Clerk reported that the VWHDC had yet to respond to a query from the Parish Council about the possible future uses of the Council's play area at Lyford Close

2014/087 The dates and time of Future Meetings were noted: All at 7pm at the Caudwell Day Centre.

- **Friday 16th May 2014**
- **Friday 30th May 2014**

The meeting concluded at 8.50 pm

Signed:

Andrew Bax (Chairman), 16th May 2014

ACTION CHECKLIST- DRAYTON2020 MEETING – 2nd May 2014

Who	Action Point	Report back on Action
Janet Manning	Janet to identify/take photos to illustrate the character areas	Done
Clerk	Clerk to book exhibition screens and lighting for the Exhibition on 27th/28 th June	Awaiting quotation
Clerk	Clerk to ask Savills/Pegasus to remove their identification from the area plans	Done
Clerk	Clerk to contact a second set of architects for a feasibility study of the Village Hall	