

CURBRIDGE AND LEW PARISH COUNCIL

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2nd Meeting Curbridge Triangle Working Party Monday 13 November 2017 - Notes

Present: Glenn Gannon (Chair), Sue Richman, John Courtney, Tony Wilson, Mark Wilson, Ed Stuart, Val Pole, Richard Smith, Phil Boddington, Nigel Parker (Scribe).

Apologies: Bob Knight, Roger Smith.

Dominic Lawson Bespoke Partnership Exhibition

The general feelings were, as best I can condense them:

- It was manned by all manner of people but there was little in the way of detail
- They did not seem to be very well informed about the Village
- They said that they had been approached by Andrew Parker as he wanted developers who would treat the site sympathetically
- There would be access from the A4095, Well Lane and Main Road, the latter servicing a small group of houses north of the brook, independent of the other houses
- They came across as credible, but what guarantee is there that their 'sympathetic' plans would not be overturned by the builders?
- They said that they had been very busy and that people were buying into their plans

Matters arising last meeting

Everything detailed for Action had either been done or was near completion. Many thanks everybody.

Results had been circulated, with the exceptions of:

- Robert Courts MP written to; reply sympathetic but not of much use. Note: Mr Courts is meeting the PC at the Lord Kitchener Friday 12 January 5.45pm
- No knowledge of Ecology Survey at either AbbeyMill or Southampton University

Draft Objection Letter

- Would be greatly enhanced on receipt of Val's objections/planning guidelines cross referencing. **Val, Nigel.**
- Ecology section beefed up and appendix on wildlife added. **Glenn** offered to help track down mystery AbbeyMill survey.

- Flooding section needs completing. Photos are available. **John** to add to this section. **Glenn** to speak to Isabelle Gunasekera.
- Richard had done some work on house building density, concluding that the average for the Village was 3.691 to the acre; 100 houses on the Triangle would constitute 10 to the acre. To incorporate into the Objections letter **Nigel**.

Wish List

The feeling of the Group was moving in the direction that building was almost inevitable, especially given the lack of a WODC Local Plan, sign-off date still anyone's guess.

It made it all the more important, therefore, to work with the Developers to get what the Village wants both in terms of S106 money and design and content of the Development, while, at the same time, continuing to prepare to oppose any Application.

Would it be possible to get the Developers to sign a "Covenant on Contract" with the Builders, to ensure that agreed designs were implemented?

Richard spoke of a "Village Design Statement", to substitute for the lack of a Neighbourhood Plan. This would state how the Village might be developed and might have some influence over the Development. He offered to write a draft document **Richard**.

Richard said that Jane Norris (document circulated) would be happy to meet up with us - cost unknown. Agreed it would be useful at a later date.

There was some discussion about the bus service and whether we might lose the S1 to Downs Road, East and West. If so, another 'lack of local facility' objection.

Glenn to contact OCC Highways to establish procedure for S106 money for non WODC things, such as a cycle path into Witney and various road safety measures.

Glenn and **Group** to continue to progress ideas around a new Parish Hall with car park and a new playground. **Glenn** was obtaining a valuation for the Hall.

Arising PC meeting earlier that evening

D. Cllr. Ben Woodruff said that he had been in touch with the Developers who had given him to understand that they had held a pre-application meeting with WODC; he also learned that the developers would be carrying out an ecology survey in the fields in the Spring.

Next Meeting: 6.00pm Monday 4 December, Parish Hall.

Nigel
16 November 2017