

**MINUTES OF THE EXTRAORDINARY MEETING OF THE  
WOODSTOCK TOWN COUNCIL  
HELD AT 7.30 PM ON THURSDAY 17 JULY 2008  
IN THE ASSEMBLY ROOM, WOODSTOCK TOWN HALL**

**PRESENT:**

Cllr P Jay (Town Mayor)	
Cllr T Gardiner (Deputy Mayor)	
Cllr T Airey	Cllr C Carritt
Cllr A Glees	Cllr Mrs A Grant
Cllr Mrs E Jay	Cllr P Redpath
Cllr Mrs T Redpath	Cllr Mrs P Richardson
Cllr Mrs E Stokes	Cllr B Yoxall

**ALSO IN ATTENDANCE:**

District Cllr Mrs J Dunsmore, Honorary Townsman J Banbury and approximately 130 members of the public.

**WTC/126/08 APOLOGIES**

Apologies for absence were received from Cllr J Cooper.

**WTC/127/08 DECLARATIONS OF INTEREST**

None.

**WTC/128/08 PUBLIC PARTICIPATION SESSION WITH RESPECT TO ITEMS ON THE AGENDA**

The meeting of the Town Council was attended by approximately 130 members of the public who were interested in the applications for planning permission for the Youngs Garage site. Some of those present had previously registered their interest in speaking and the Town Mayor used his discretion under Standing Order 82 to allow additional people to speak.

Dr D Becker of the Woodstock Surgery advised the meeting of the opposition of the local Doctors to the proposed Health Centre which formed part of the proposed development. The car parking arrangements were inadequate for staff and patients; the elderly and infirm were often dropped off at the door of the Surgery and this would not be possible unless it took place in New Road; ambulance access would be required and this would have to take place via New Road which was very congested and not appropriate; there was no room on the site to expand; in summary the proposal was not workable unless there was a severe re-design.

Mr D Allen of the Old School House made clear his wish for the retention of the former GWR station buildings and expressed his disappointment that the Town Council had not already made formal application for this. He was intending to object regarding the issue of windows and the high wall around his property which had been erected at the request of the Planning Department. He was passionate about the need for low cost housing. He supported Dr Becker's points regarding lack of car parking and the inadequacy of New Road for the traffic which would resort to the proposed Health Centre.

Mr R Philpott objected to the lack of affordable housing, the inadequacy of the car parking arrangements for the Health Centre; the inadequacy of New Road for increased traffic and large vehicles; the urgent need for the listing of the former railway station building.

Ms G Cameron reminded the meeting that New Road was a designated cycle route and therefore unsuitable for increased traffic. The Masonic hall and the community centre in New Road attracted visitors when events were held there.

Hon Townsman J Banbury read out a letter of objection that he had already sent to the Planning Department.

Mr S Vickers and other members of the public advised the meeting of their opposition to the proposals.

In response to a question from Mr J Begley, the Town Mayor advised the meeting that the Town Council could only comment on the applications before it but that it might be possible to hold a public meeting to consider wider issues such as other proposed developments in the town.

District Cllr Mrs J Dunsmore advised the meeting that she could not comment on the planning applications as she was a member of the District Council's Planning Committee and might be involved in the ultimate determination of the applications. She advised the meeting that the Planning Officers were giving serious consideration to the views that had already been lodged by the Town Council. She advised the meeting that the District Council had employed independent financial consultants to look at the issue of affordable housing on the site.

Ms G Mosley of Ashley House, consultants acting for the Woodstock Surgery, advised the meeting of the likely outcome if planning permission was granted and the Doctors declined to move in.

A member of the public asked that a public meeting be arranged regarding the development of this site and another person suggested that Berkeley Homes be recommended to house the Health Centre in the former station buildings with additional extensions.

The need for a shopping element in the development was queried.

Dr Van Oss of the Woodstock Surgery thanked the meeting for its support. She confirmed that the Doctors wished to see a new health centre located on this site and wanted to retain the existing links with the chemists in the town. However, the current proposal was not satisfactory.

In response to questions from the Town Mayor, the meeting declared its unanimous opposition to the proposals and overwhelming support for the listing of the former GWR station building.

#### ***WTC/129/08 PLANNING APPLICATIONS***

(a) 08/1059/P/FP

Demolition of Youngs Garage, erection of thirty dwellings, health centre and retail unit. Associated parking, roads and footpaths. Alterations to 6, 8, 10 Oxford Street and 6 Hensington Road.

4 Oxford Street

Berkeley Homes (Oxford and Chilterns) Ltd.

(b) 08/1060/P/LB

Alterations to 6, 8, 10 Oxford Street and 6 Hensington Road.

4 Oxford Street

Berkeley Homes (Oxford and Chilterns) Ltd.

(c) 08/1061/P/DCA

Demolition of Youngs Garage and related outbuildings

4 Oxford Street

Berkeley Homes (Oxford and Chilterns) Ltd.

Members confirmed their opposition to these applications and agreed that the letter previously sent to the District Council should form the basis of the Town Council's formal comments. The addition of further reasons was agreed as set out below.

**RESOLVED**

- (a) that the District Council be informed that the Town Council objects to the foregoing applications for planning permission for the reasons set out in the attached letter previously sent to the District Council, with the addition of extra reasons regarding the lack of road safety measures on the A44, the need for further public consultation, and the fact that New Road is a designated cycle track;
- (b) that the District Council be further advised that at this meeting of the Town Council, when approximately 130 members of the public participated to make representations on this subject, there was unanimous support for the proposition that the Council should oppose the development in its present form;
- (c) that the District Council be advised that the Town Council intends to arrange additional public consideration of this application and related matters;
- (d) that the Town Council's letter dated 17 June 2008 to the District Council and the formal letter of objection be placed on the Town Council's website at the earliest opportunity;
- (e) that the Town Council takes all available steps to seek the listing of the former GWR station as a building of special architectural or historic interest;
- (f) that the Town Council calls for a Town Meeting to be arranged soon after 1 September 2008 to consider all aspects of planning developments in Woodstock, inviting contributions from all concerned parties;
- (g) that the Town Clerk explores with the Planning Department whether an appropriate Planning Officer can be present at the Town Meeting to explain the Local Plan background.

The meeting rose at 9.15p.m.

Signed..... Date.....