

**MINUTES OF THE MEETING OF  
THE WOODSTOCK TOWN COUNCIL  
HELD AT 7.30PM ON TUESDAY 17<sup>TH</sup> FEBRUARY 2015  
IN THE TOWN HALL, WOODSTOCK**

**PRESENT:**

Cllr J Cooper (Mayor)

Cllr B Yoxall

Cllr S Parnes

Cllr Mrs E Jay

Cllr M Robertson (Deputy Mayor)

Cllr Mrs E Stokes

Cllr P Jay

Cllr T Wray

**ALSO IN ATTENDANCE:** Five members of the public.

**WTC/245/14**     **APOLOGIES FOR ABSENCE:** Apologies were received from Cllrs Carritt, Poskitt and Rasch.

**WTC/246/14**     **DECLARATIONS OF INTEREST:**  
Cllr Cooper declared a general interest in Agenda item (6) – Draft Response from Kemp and Kemp to Planning Application number 14/02004/HYBRID/OUTLINE – on the grounds that he was a member of West Oxfordshire District Council.

**WTC/247/14**     **PUBLIC PARTICIPATION**  
There was no participation from members of the public

**WTC/248/14**     **QUESTIONS**  
There were no questions

**WTC/249/14**     **MOTIONS GIVEN TO COUNCIL**  
There were no motions given under notice to Council

**WTC/250/14**     **TO CONSIDER THE DRAFT RESPONSE FROM KEMP AND KEMP**  
**Proposal: 14/02004/HYBRID/OUTLINE:- Up to 1500 dwellings, including affordable housing and up to a 150 unit care village (C2) with associated facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1,B2,B8) including link and ride; site for a football association step 5 football facility with publically accessible ancillary facilities; public open space, associated infrastructure, engineering and ancillary works (all matters reserved except for means of access to the development);and Full Planning: - Development of Phase 1 at the south-western corner of the site for the erection of 29 residential dwellings (29 or the 1500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44) / Land south of Perdiswell Farm, Shipton Road, Shipton on Cherwell.**

The Council welcomed Jon Waite from Kemp and Kemp, who was in attendance to introduce the proposed response from Woodstock Town Council (previously circulated). Mr Waite presented the letter to the Council, highlighting the key points raised within it, and making the following suggestions:-

- An additional paragraph should be added to the letter by Kemp and Kemp, quoting planning acts and stressing that applications need to be judged in line with local plans;
- Natural England has objected to the proposed site and the application made for it – Kemp and Kemp proposed to add this to the letter.

The Council then discussed the issue and asked that the following comments be incorporated into it:-

- West Oxfordshire District Council now states that it has a Five Year Land and Housing Supply Policy – should reference be made to this in the letter? *Kemp and Kemp to add it.*
- Is it possible to name the “other party” that previously objected to development on that site? *Kemp and Kemp will check.*
- The current proposal is almost 10 times larger than that proposed previously- is it possible to add that in and therefore be more specific about the growth? *Kemp and Kemp to add this.*
- It should also be made clear the proposed developments at and around Witney will also have an impact on surrounding roads and transport;
- A previous planning inspector dismissed this site from consideration for any residential development - can a suitable quotation from the Inspector be added to the letter? *Kemp and Kemp will add this.*
- Reference should be made in the letter to the fact that a recent Town Poll revealed that people overwhelmingly objected to development at this site. The result of this poll can be sent to Kemp and Kemp for inclusion in the letter. *Kemp and Kemp to add this, and quote also from the Localism Act.*
- A cycle path at the Bladon roundabout is not a good idea – *Kemp and Kemp to add this;*
- Neighbouring Parish Councils (with one exception) have all objected to this proposal – *Kemp and Kemp will make reference to this in the letter:*
- A proposed residential development at Long Hanborough will also impact on the road system;
- It was noted that Oxfordshire County Council had previously stated that it would not allow access to this site from Shipton Road. The Town Council should support OCC and reference to this should be made in the letter. *Cllr Parnes will email details to Kemp and Kemp for inclusion:*
- Cllr Yoxall proposed, and Cllr Peter Jay seconded, that the paragraph in the letter (under the Transport category) starting “WTC would add that the “link and ride proposals are too vague” be amended to incorporate the following:-
  - What infrastructure in waiting facilities will be provided?
  - Will there be security measures?
  - Will there be a charge for car parking?
  - How much extra time will be built into bus schedules for passenger travel to and from Woodstock Town Centre and the north thereof, as a result of the need to divert via the park and ride facility?
  - How much extra time will be built into the bus schedules to take account of the exacerbation of the bottle neck problem at the Bladon roundabout, as a result of inappropriate siting of the link and ride facilities on the A4095?
- Cllr Yoxall also proposed, and Cllr Peter Jay seconded, that the following be inserted in the letter as part of the summary and conclusions:-
  - The applicants have based their arguments on sustainability factors, but have failed to take account of the negative impact on sustainability revealed in the foregoing paragraphs on the environment, economic and social grounds.

#### **RESOLVED TO:-**

- (1) Thank Kemp and Kemp for all their hard work on this issue and to note that they had done an exceptionally good job;

- (2) Approve the proposed letter for sending by Kemp and Kemp, with the inclusion of the comments and amendments noted above; and delegate to Kemp and Kemp authority to file the submission on behalf of Woodstock Town Council

**WTC/251/14 GRANVILLE TRANSPORT REPORT**

The Council noted that the above report had been delayed, pending receipt of submissions from Cherwell District Council and Oxfordshire County Council. An email response from the latter, giving an interim response, had been received and circulated by the Town Clerk prior to the meeting.

**RESOLVED:** That this issue should be an agenda item for the March meeting of the Town Council

**WTC/252/14 UNESCO RESPONSE TO THE WOODSTOCK TOWN COUNCIL LETTER & WTC/253/14 ENGLISH HERITAGE RESPONSE TO THE WOODSTOCK TOWN COUNCIL LETTER**

**(The above items were considered together)**

Cllr Mrs Jay introduced this item and provided some background and context to it. Copies of letters from English Heritage and ICOMOS (International Council on Monuments and Sites) had been circulated prior to the meeting.

Cllr Mrs Jay made the following observations:-

- It was noted that English Heritage was concerned about the Roman Villa;
- WTC should seek clarity from the Blenheim Estate concerning the need for the investment sought from this development;
- The letter from ICOMOS was useful and it made several very strong comments concerning the impact on the setting of this World Heritage Site;
- It would be useful to add these letters as an appendix to the submission made by Kemp and Kemp on behalf of WTC.

**RESOLVED:** That the letters from English Heritage and ICOMOS would be added as an appendix to the response letter from Kemp and Kemp on behalf of WTC

(For the avoidance of doubt, it was also **noted** that WTC had reserved the right to comment further on transport issues, and reference was made to this in the letter from Kemp and Kemp. Kemp and Kemp would strengthen this explanation.)

**WTC/254/14 VISION FOR THE FUTURE OF WOODSTOCK**

Cllr Yoxall introduced his paper entitled "A Vision for the future of Woodstock" (previously circulated). He explained that he had received further comments from other members of the Council, and that he would incorporate them into a revised draft of his paper. He was also happy to present this at the Annual Town Meeting in March.

Cllr Yoxall proposed, and Cllr Mr Jay seconded, that this paper be adopted by the Town Council and presented at the Annual Town Meeting. In seconding the motion, Cllr Mrs Jay thanked Cllr Yoxall for all his hard work on this issue, and for the production of a useful document.

Cllr Parnes demurred. He felt that the document needed further discussion before adoption, and that therefore he could not support it at this stage. Cllr Robertson agreed. Although it raised many useful issues, there was a need for further work on it. It could perhaps be presented to the Annual Town Meeting as a *discussion* document, following which further work on it could be carried out.

Cllr Yoxall noted the comments, and explained that he felt that it was important for the Town Council to be seen to be taking a positive approach to development in the town, and his paper was an attempt to approach issues constructively. His paper was very much a “work in progress”. He was happy to amend the first summary point at the end of his paper to remove the words “moral high ground”, and to treat it as a discussion document.

Cllr Yoxall therefore moved, and Cllr Peter Jay seconded, that the paper be amended to remove the words “moral high ground” and that it be presented as a discussion document at the Annual Town Meeting.

**RESOLVED:** That the above motion be agreed, and that the paper be amended and presented as a discussion document as outlined above.

(At the request of Cllr Parnes, a named voted was taken on this motion.

FOR the motion: Cllrs Yoxall, Mrs Stokes, Peter Jay, Emma Jay.

AGAINST the motion: Cllrs Parnes and J Cooper

ABSTENTIONS: Cllrs Robertson and Wray)

The meeting started at 7.30pm and ended at 8.42 pm

TOWN MAYOR