

## **WNF Annual General Meeting**

### **Wednesday 10<sup>th</sup> October 2018**

### **Wolvercote Village Hall**

#### **Present:**

Steering Committee members: John Bleach, Mary Brown, Cllr Paul Buckley, Cllr Steve Goddard, Christopher Hardman (Chairman), Sadie Paige (Secretary), David Stone.

Guest: Vikki Roe (Cala Homes).

35 members of the public.

**Apologies:** Christopher Gowers, Richard Lawrence-Wilson (Treasurer), Allie Noel, Judith Secker.

Christopher Hardman opened the meeting at 7.30pm with the sad news of the death of Cllr Angie Goff (the WNF's former Vice Chair) and called for a minute's silence.

#### **1. Chairman's Welcome**

Christopher Hardman welcomed attendees to the fifth AGM and welcomed Vikki Roe, Planning Manager, Cala Homes.

#### **2. Minutes of the fourth AGM - Tuesday 31st October 2017**

Approval of the minutes of the last AGM was proposed by Mary Brown and seconded by Suzanne McIvor.

#### **3. Matters arising not elsewhere on the agenda.** None.

#### **4. Chairman's Report including Neighbourhood Plan Update and Local Developments**

- The Neighbourhood Forum's Draft Plan will be out for public consultation 9/10/18 to 20/11/18. This is being organised by Oxford City Council through their website and paper copies will be available at St Aldate's Chambers, Summertown Library and The White Hart, Wolvercote. The Examiner will be appointed in November and this work should be completed by March 2019, with the referendum in May/June 2019. Although it only requires a simple majority we hope for a good turnout.
- The Oxford Neighbourhood Planning Alliance (of Headington, Summertown and Wolvercote Neighbour Forums) has been set up to share learning and experiences, and to negotiate with the City Council on common areas of concern such as the management of the Community Infrastructure Levy.

#### **Wolvercote Paper Mill.**

Vikki Roe addressed questions from the audience related to this development. Key themes:

- Issues and communication during construction. The concern about noise and vibration around Rowland Close will be passed on to the site manager. Progress reports will be published every two months on [www.calahomes.co.uk/wolvercote](http://www.calahomes.co.uk/wolvercote). Site manager will be on site after demolition

work has been completed and will post weekly update on a (physical) site notice board. There has been an increase in the sighting of vermin, probably as a result of demolition work; pest control officer is scheduled to visit the site.

- Cars. Increase in amount of traffic, support for car-free households (bus route into the site, support for car club), reduced provision of carparking and spill-over effect.
- Project is expected to take three years. Flood risk to site has been mitigated by work on waterways that is currently underway.
- Community building was included in the Outline Planning application. Consultation on use of the space at Fun on the Green event did not generate any dominant suggestions. Future management of the space will need to be agreed. There will be a 12-year warranty on the building. Concern about size of the space and provision of toilets.
- 50% of the housing will be “affordable” and a proportion will be shared housing. Any questions should be addressed to the City Council’s Affordable Housing Officer.

### **Oxford North (formerly Northern Gateway)**

Members of the Steering Committee have read most of the many documents related to the planning application and we have been granted an extension to the comments deadline. Our response will be informed by the policies in our draft Neighbourhood Plan; the Area Action Plan; and comments already posted on the City Council’s website. Prominent features of our response include:

- Affordable Housing. The developer’s aspiration (based on potentially flawed viability calculations) is for 25% affordable housing, if any (compared to 50% required by the AAP).
- Traffic. The proposals are likely to increase congestion, particularly the additional car traffic to/from the site. Thomas White’s own evidence indicates that there will be long queues on A40. We are concerned that the proposed road through the site will not be fit for purpose. Without a link road to the A44 at the northern edge of the site, as required by the AAP, HGVs will still need to use Wolvercote roundabout.
- Pollution. We find the forecast for pollution levels unconvincing. Neither houses nor offices should be built where there are dangerous levels of pollution. We are also concerned about noise pollution.
- Other concerns include provision for cyclists to/from the site; the height and design of buildings – especially the ugly Red Hall; and the provision of schools and medical facilities.

In short, this planning application should be refused as it is because there are too many problems.

### **Cherwell Local Plan 2011-2031 Partial Review**

- Although not part of the Neighbourhood Plan Area, there will be very serious consequences for Wolvercote of any large-scale development, such as the sites between Wolvercote and Oxford Parkway station. Issues include increased traffic and the likelihood that developments close to the train station will provide housing for commuters, not for Oxford’s present unmet housing need.
- Limited resources mean that we could not attend the examination, but we did respond in great detail to the original sites offered for development and have responded in writing to the inspector reaffirming our concerns; we know that residents living around Cutteslowe Park are active in addressing these plans.

- Members of Steering Committee were thanked for all their hard work, including Sadie Paige for “keeping us in order”.

#### 5. **The Treasurer’s Report and Accounts 2017 – 2018.**

- Christopher presented the Treasurer’s Report and Accounts for the year to 10/10/18 on behalf of Richard Lawrence-Wilson. They have not yet been audited by Neil Geddes. The full report is available on the WNF website. <http://www.wolvercotenf.org.uk/the-forum/open-meetings/>
- Katherine Kaye proposed and Suzanne McIvor seconded that the accounts be approved.
- Given the need to raise funds donations were welcomed to support on-going activities. Crowdfunding as another option was suggested and this will be taken up by the Steering Committee at its next meeting.

#### **Prioritisation of community projects and refreshment break**

Christopher thanked members of the Women’s Institute for providing the lovely cakes, and invited attendees to “score” the community projects proposed in the Neighbourhood Plan and add any further suggestions.

#### 6. **The Future of Wolvercote Neighbourhood Forum and Steering Committee**

- Once the Neighbourhood Plan is adopted it will be important to make sure it is delivered: that our policies are adhered to and that the area’s CIL money is allocated and managed.
- Our Constitution means that most members of the Steering Committee will stand down next year.
- We need to consider what to do and we would welcome local views before putting something forward for consideration at the next AGM.

#### 7. **Election of Officers and Steering Committee members**

- The Chairman advised that Graham Jones has resigned from the Steering Committee and noted that the position of Vice Chair is now vacant as Angie is no longer with us. This means that there are three places on the Steering Committee.
- Cllr Steve Goddard and Mary Brown should have been re-elected at the 2017 AGM, so it was suggested that this was rectified by re-electing them both together. This was proposed by Amanda Saville and seconded by John Bleach.
- John Bleach stood as Vice Chair, Mary Brown proposed and Katherine Kaye seconded.
- Katherine Kaye volunteered to join the Steering Committee, Phillipa Hardman proposed and Ros Bleach seconded. This was unanimously supported by a show of hands.
- Marian Elgar, Gemma Kingsbury and Barney Wrobel have all offered to help on an as-needed basis.

#### 8. **Any Other Business.**

A concern was raised about the safety of cyclists, particularly children, crossing the railway bridge. Cllr Paul Buckley addressed the issue and will request that a sign is put up.

#### 9. **Date of next AGM:** Wednesday 9<sup>th</sup> October 2019, in Wolvercote Village Hall.

The meeting closed at 9 pm

Sadie Paige 23/10/18