

## FREELAND PARISH COUNCIL

### MINUTES OF AN EXTRAORDINARY MEETING OF FREELAND PARISH COUNCIL, HELD ON THE 5<sup>TH</sup> JULY 2016, IN THE NEWELL ROOM, FREELAND, IN THE COUNTY OF OXFORDSHIRE AT 8.00PM.

<b>PRESENT:</b>	Chairman:	Peter Newell
	Vice-Chairman:	Robert Crocker
	Councillors:	Peter Foster, Jane Linnell, Matthew Ruddle, Bill Phillips, Tim Webster
	District Councillors:	Not present
	County Councillor:	Not present
	Clerk:	Lisa Smith

#### 1. PUBLIC PARTICIPATION SESSION

No-one was present for this session.

2. TO RECEIVE APOLOGIES FOR ABSENCE – Mary Ann Canning – away.

#### 3. CODE OF CONDUCT:

##### 3.1 TO RECEIVE ANY AMENDMENTS TO THE REGISTER OF MEMBERS' INTERESTS

There were no amendments to the Register of Members' Interests.

##### 3.2 TO RECEIVE ANY DECLARATIONS OF INTERESTS FROM COUNCILLORS FOR MATTERS TO BE CONSIDERED AT THE MEETING

Robert Crocker (personal) as member of Freeland Charitable Foundation (FCF) and as having a local business.

Tim Webster (personal) as having a local business.

Matthew Ruddle (personal) as a Freeland School Society Member.

Peter Newell (personal) as a local resident and a personal interest in item 4.

All of them signed the book accordingly.

#### 4. TO DISCUSS AND DECIDE ON COMMENTS TO SUBMIT TO WODC FOR THE SHELAA (STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT 2016) REGARDING THE WROSLYN ROAD INDUSTRIAL ESTATE AS A POTENTIAL SITE FOR FUTURE HOUSING DEVELOPMENT.

The Chairman immediately declared a personal interest in this item as his home was located next to the Industrial Estate, so he would not be taking part in any of the discussions or voting, and the Vice Chairman took over as Chair of the meeting for this item. The Parish Council were invited to submit comments to WODC for the SHELAA 2016 (Strategic Housing and Economic Land Availability Assessment).

A local resident who lived near to the Industrial Estate had emailed the Parish Council to express the nuisance the Industrial Estate had caused them over the past few years, and to advise that they would support a change of use to residential housing – this was duly noted. It was also reported at the meeting that the appeal for the Pye Homes planning application on the land South of Witney Road (A4095) for up to 169 houses had just been granted.

The pros and cons of changing the industrial estate into residential housing were discussed in some detail, and the potential impact it could have on the traffic, local amenities and the village as a whole, as well as the opportunities it would create in terms of affordable housing. Concerns were also raised about the length of tenancies, how many local residents would be affected and whether there were any other local industrial estates that they could relocate to. It was also noted that the outcome of the planning application on site 269 (land between Wychwood House and Malvern Villas on Witney Road) for up to 41 houses was awaiting a decision by WODC Planners, and this would inevitably put more pressure on local services such as the GP surgery and the local school, as well as the traffic implications from the extra vehicles accessing the site.

After some detailed discussions, Council **resolved** to advise WODC that in principle the Parish Council would support the concept of redevelopment of the Wroslyn Road Industrial Estate to a

residential site, but that they would want to see the two sites (site 269 and the Industrial Estate) developed sympathetically with a cycle and pedestrian access between the two areas. They would also want to see low density housing on both sites, with a maximum of 2 storey dwellings, with no high density housing on either site. It was also stressed that it was worth advising WODC that over the past few years the Parish Council had received an increasing number of complaints from local residents about the noise, smells and vehicles from the industrial estate and it was therefore becoming increasingly incompatible with the village. The Vice Chair then handed back the Chairmanship to the Chairman.

**Action:** Clerk to submit comments to WODC for the SHELAA.

#### **5. ANY OTHER BUSINESS – FOR PRELIMINARY DISCUSSION ONLY**

Dogs on playing field – it was noted that there were an increasing number of non-resident dog walkers exercising their dogs on the playing field and this was becoming more of a nuisance as often dogs had been out of control when off the lead on the field. It was agreed to place a proposal of possibly banning dogs off the lead on the field on the next agenda.

Play equipment rota – Peter had the book but would be away for one of the weeks he was due to check the equipment – Matthew agreed to swap with him.

Village Hall Insurance Renewal – a cheque for £56.78 payable to Allied Westminster required signing for the additional insurance premium to increase the indemnity insurance. Whilst this AOB item was normally for discussion items only, the Parish Council **resolved** to approve signing this cheque as the risk for not having the correct insurance in place was too great.

#### **6. DATE OF NEXT MEETING:**

**Monday 18<sup>th</sup> July, 7.30pm in the Newell Room.**

There being no other business the meeting closed at 8.55pm.