

# **EAST THAME RESIDENTS ASSOCIATION**

## **ANNUAL GENERAL MEETING (AGM)**

(Notice Date: 21<sup>st</sup> October)

You are invited to attend the AGM of the East Thame Residents Association (ETRA) to be held in the clubhouse of the **Thame Bowls Club** (Chiltern Grove, Queens Road) on **Thursday November 11th 2021 at 8pm**. The meeting will be in 3 sections:

1. **Update on the Thame Neighbourhood Plan 2 (TNP2)**
2. **Update on the Health Campus**
3. **Formal Agenda:**
  - Annual Report & Accounts
  - Election of Committee Members\*
  - AOB

\*The members of the committee as elected at or appointed since the last AGM (minutes attached) were:

Bob Austin-	Chairman
Alex Taylor-	Treasurer
Sue Gilbert-	Committee Member
Duncan Nickless	Committee Member
Bob Styles	Committee Member (co-opted)

Bob Austin, Alex Taylor, Sue Gilbert and Duncan Nickless are willing to continue and offer themselves for re-election. Bob Styles has resigned owing to family circumstances and the committee wish to thank him for his help and support. Bob Styles had been co-opted as a committee member after Janet Hubbard (now a resident of Chinnor) resigned, Janet had acted as secretary for many years and the committee would, again, like to express their appreciation for her service. In consequence, there is a vacancy on the committee.

\*Nominations for any of the above positions are invited. Please send them (with consent of the nominee) to the Chairman (Bob Austin) via e-mail: [eastthameresidents@gmail.com](mailto:eastthameresidents@gmail.com)

**Residents are invited to send questions in advance of the meeting.** If you have specific questions please send them to Bob Austin (contact details as above).

## EAST THAME RESIDENTS ASSOCIATION

### ANNUAL GENERAL MEETING

Bob Austin thanked everyone for coming to the 7<sup>th</sup> AGM of ETRA and gave updates on the following:

#### Updates on Major Local and Regional Plans

- a. Oxford-Cambridge Expressway –This plan exercises a substantial influence on the rest even though it is not yet fully defined. Though the middle of the 3 routes- corridor B- has been chosen, the course of the route around Oxford has not yet been determined. Corridor B avoids Thame but the route around Oxford, dependent on the one chosen, could have a marginal effect. However, the real effect of the Expressway is to create a “growth corridor”. This corridor will become a playground for developers and is reflected in the:
- b. Oxfordshire Plan 2050 – Bob Austin said that he would try to put everything into context with regard to what will happen in Oxfordshire. BA explained that under the Oxfordshire Plan 2050 another 250,000 houses are proposed and the population of Oxfordshire will double.
- c. Oxfordshire Growth Board Plan – The Oxfordshire Growth Board has committed to 100,000 homes by 2034 (part of the 250,000- see above) in return for £215 million of infrastructure spend. Under this Plan, Thame will get a cycleway from Thame to Haddenham at a cost of 10 million pounds, 8 million of which will come out of the 215 million.
- d. SODC Local Plan 2034 - Oxfordshire is committed to 100,000 houses by 2034 as part of the Growth Deal (see above). There has been a lot of indecision regarding this Plan. 3 sites have been chosen close to Oxford to meet the city’s needs. SODC is concerned that it does not fall foul of the 5-year land supply rule and have built in surplus allocations. For example, windfall has been under-estimated. Thame will get another 363 houses allocated under this Plan. Thame Town Council have lodged objections including strong opposition to density figures of 50 per hectare. BA stated that SODC were using the terraced houses at the top of East Street as the Thame example of 50 houses per hectare- no parking, no front garden, very small back plot. This density will be unacceptable. Henley will be allocated less than 100 houses, Wallingford and Chinnor have been allocated zero owing to the fact that they have had already had built substantially more houses than they should have under the current plan by reason of speculative development. SODC seem not to acknowledge that Thame is the centre for all the surrounding villages. No monies have been allocated for infrastructure for Thame.
- e. Thame Neighbourhood Plan (TNP) – Thame Town Council have only 1 year to look at the new Neighbourhood Plan from when the SODC Local Plan is adopted. More time is needed. SODC are seemingly taking increased control by limiting time available. There will be a meeting next week to clarify more re organising for a new TNP. Thame Town Council is always battling against Oxfordshire County Council and SODC for the provision of infrastructure. Residents will be consulted regarding the new Plan which should be finalised by March 2020. Under the old Neighbourhood Plan Thame had to build 775 new houses by 2027 but with infill this figure has already risen to 1100 actually planned and constructed.

## 2. Updates on Individual Developments/Issues

- a. Medical Centre – This plan is supported by the doctors. When Hallam saw ETRA 2 years ago we stated that there was inadequate parking at this site, the access was poor (and potentially dangerous) and public transport to the site virtually non-existent. The scale of the centre was, and is, uncertain. Hallam was persuaded to move the proposed site of the Medical Centre building to where it is now in order to allow for growth thus avoiding congestion and parking on nearby roads. This site is 0.6 miles from the existing centre and the 2 crossings over the relief road will be inadequate. The recent exhibition was not organised by TTC but by the developers. This site is not definite but it is the favoured site. The Chair of the Buckinghamshire Health Authority is also the Chair of Oxfordshire Health Authority but a combined proposal by both authorities has yet to be made. The proposal is to centralise services and practices will have to service 30,000 patients as a minimum. It could be considerably larger.
- b. Angle Properties – Angle’s plan was rejected by SODC as there was not enough employment land contained within the plan. An appeal could follow.
- c. Lord Williams – The Design Brief consultation was worthwhile as 276 people attended. The housing has been moved to the West side of the playing field. There will be no roadway through Chilton Grove but a pedestrian path may be left. Greater distance between old and new houses had been allowed. There will be a park for the local resident’s use. The original plan was for 135 houses but the density could be increased by building apartment blocks. There is an option to reduce affordable housing to increase the price of the land. BA will let ETRA know of any developments regarding the LWS site as the potential threat of increased housing numbers over the Neighbourhood Plan figure is real. ETRA will have to prepare to fight any other than marginal changes from the original plan.
- d. Kingsey Roundabout – This time last year Alex Taylor asked OCC for bollards to be erected to protect housing on the roundabout but they refused due to cost as there were more important projects that needed funding. Unfortunately, the Chief Executive has changed and also other personnel therefore AT has had to contact OCC again and he has a meeting on 9 April 2019 with contractors to give ETRA a price for erecting these bollards as OCC said that there is still no finance for these. These bollards would need planning permission for householders to erect them themselves. AT responded to OCC that this was not acceptable and has given OCC 20 days to reply to his most recent queries. He does not believe OCC are recording their statistics correctly. If the Medical Centre moved to the Kingsey Roundabout Site there could be more accidents.
- e. Affordable Housing - There is a gap opening between social housing and the open market in terms of especially young people to buy their own houses. Existing government initiatives to support purchases in the open market are not succeeding to address the needs of the ‘missing middle’. Thame Community Land Trust has applied to Homes England for a grant of £132,000 to take a site to Planning Application to ‘keep families together’ in Thame. The price of homes is to be aimed for mortgages at 4.5 times earnings on income of £45,000. There is only 20% of social housing allocated to residents.
- f. Other Developments – The Cattle Market is to move to Rycote Lane in 2 years’ time. A further commercial development is also planned on Rycote Lane. This development of just under 5 hectares is actually in the Parish of Great Haseley. This land may be brought into the scope of the new TNP by agreement with Great Haseley as the primary impact will be on Thame. Further, land of 1.5 hectares near the Chinnor Road and beyond the new factories (Groves and Windle Group) could be used for development. The Elms – 80 bed assisted living-was rejected by SODC at a planning meeting. SODC own the current Cattle Market site

and will not talk to TTC about what possibilities there may be for this site. The concern is that SODC may want to maximise its return on this site without taking sufficient notice of local need.

### **3. FORMAL AGENDA**

#### **Annual Report and Accounts**

Alex Taylor presented and explained the Accounts and informed the meeting that we had £35.30 at the start of the year and £35.30 at the end. The Auditor agreed with these figures.

Proposed by Bob Nicholls  
Seconded by Roger West

#### **Election of Committee Members and Auditor**

The Committee and Auditor were re-elected en bloc -

Bob Austin – Chairman  
Alex Taylor – Treasurer  
Sue Gilbert – Committee Member  
Janet Hubbard – Committee Member  
Duncan Nickless – Committee Member

It was unanimously agreed.

Pat Pittaway did not stand for re-election. Bob Austin thanked Pat Pittaway for her services.

Bob Nicholls thanked the Committee for their work over the past year.

The meeting closed at 9.30pm.