

# Langford Village Community Association Minutes

## 21<sup>st</sup> March 2016

**Attendees:** Mike Oke, Steve Clack, Caroline Cadbury, Matt Phillips, Ted Kingston, Rich Ponsford, Bob Rudge, John Broad, Carole Hetherington, Cllr Dan Sames, Richard Kingshott, Robert Jackson, David Anderson

**Guests:** Tom Leeming, Jonathan Dawes (dbsymmetry)

### 1. **dbsymmetry – Akeman Park**

dbsymmetry have taken over the scheme as property developer. Framptons will remain as planning consultant representing the landowner. dbsymmetry specialise in B8 warehousing developments.

Outline Planning application was made in late December 2015. Since taking over, dbsymmetry have been working to reduce the building heights from 18 metres to 15.5 metres at ridge and 12 metres wall height. In mid-April, they intend to submit a Detailed Planning application for the Eastern plot only (two properties) and a Parameter application for the remainder. If successful, anticipated construction start would be end of 2016.

dbsymmetry have commenced marketing of the development and highlighted there has been interest from a furniture business called Bentley Designs, who may be interested in re-locating their head office and storage facilities – approximately 85 staff.

Concerns raised by the LVCA, and discussion:

- Insufficient consideration of safe access/egress to the park – dbsymmetry’s technical consultant believes the proposed access is safe, but they are reliant on Oxfordshire County Council (OCC) Highways to develop the design.
- Insufficient liaison with Wates Redrow regarding interface with Wretchwick Green development – dbsymmetry indicated they are talking to Wates Redrow but gave no specific details.
- Based on 85 staff for the first possible tenant, it seems unlikely that the intended 900 total staff will be achieved – dbsymmetry reliant on a metric of 1 job per 70 square metres, but unable to predict the ultimate property use and therefore the staff density.
- Negative impact on adjacent cottages – dbsymmetry have met with the owners to understand their concerns. Screening planting proposed but unable to reach maturity for at least 10 years.
- Future development is speculative, with no clear market and no ties to other developments. No aspirations to target high technology or eco-focussed businesses in line with local initiatives – dbsymmetry did not confirm their marketing strategy, and acknowledged that aspects of these developments are frequently speculative. They indicated that Cherwell District Council wishes this development to be delivered as soon as possible.

- Any provision for walking/cycling routes? – Some 3m wide corridors protected in the proposals but no developed plans.

## 2. Approval of Minutes & Actions

Minutes approved and endorsed by Mike. With respect to emergency contact numbers, Mike asked whether the LVCA should consider paying someone to provide a callout service. This was not pursued as Bob confirmed he was happy to continue while the frequency of calls was low.

## 3. Treasurer's Update

Bank Balances at end of February 2016:

Account	No. 1	No. 2	No. 4	No. 5	No. 6	Total
<b>February 16</b>	<b>1,035.63</b>	<b>6,292.09</b>	<b>0.00</b>	<b>23,653.94</b>	<b>0.00</b>	<b>30,981.66</b>

There was a lower amount of income from regular hirers this month due to the prompt payment of some last month, the private income was on a par with the previous month. The only additional costs this month over and above the rates and cleaning charges was £162 of cleaning materials and £30 printing costs.

Mike commented that the Langford Life costs would be covered by a CDC grant received last year.

## 4. Highways and Development – Update

Carole reported that the LVCA is now a Formal Consultee. Carole advised on the following:

### Local Plan part 2

Carole, Richard and John met with David Peckford for an update on the Local Plan part 2. Subsequent to this, Richard wrote and submitted a 26 page response to the Local Plan on behalf of the LVCA. John also wrote a response on behalf of the CPRE. The committee thanked Carole, Richard and John for their excellent work.

### Garden Town Exhibition

Meeting with Maria Curran (Bicester development officer) on the back of the Garden Town exhibition. It was a productive meeting. Maria would like to visit and walk around the area with the LVCA to understand the committee's thoughts.

### Bicester Master Plan

Bicester Master Plan apparently not due until late 2016. OCC have advised that they will not comment on the LVCA's Wretchwick Way proposals until the Master Plan is in place. Carole to respond to OCC on this.

## 5. Estate Agent Signs

Carole asked whether a Chairman's letter can be written to the local estate agents requesting that their signs are not placed on Peregrine Way. Mike to write a letter to be jointly signed with Dan.

## 6. Street Parties

Shearwater Drive hope to hold a street party and are asking the LVCA for a financial contribution to the activities. The committee is keen to support street parties and agreed to establish a set of rules for contributions. Initial suggestions:

- £5 per household, maximum £50 per street, per year.
- Invitations for a street party to be inclusive of everyone within a whole street or an area of the street, not reserved for a group of friends.
- Applications to be in advance.
- Money not to be spent on alcohol.
- Receipt to be provided, Committee member to visit the party to verify

## 7. Hall Improvements

- **Doors** – Mike has obtained a quote for 2 keypad locks (front and rear doors) at £353. It was agreed to implement this.
- **Burglar Alarm** – Bob arranged a visit by Safeguard Secure Solutions, who provided three service options: Option 1, takeover existing system and maintenance; Option 2, existing system plus text alert service; Option 3, upgrade controls, text service and 10 user fobs. It was agreed to pursue Option 1.
- **Bike Racks** – Rich advised the preferred product costs £50 per unit, and is recommending two units are installed. Matt to provide advice on ground fixings.
- **Paintwork** – Work to take place, pending availability of contractor.
- **Clock** – Dan chasing confirmation of the costs of the clock repair and ongoing maintenance.
- **Whiteboard**: Matt to investigate costs of free-standing whiteboard on wheels.
- **Garden**: The Cubs are starting some work on the garden.

## 8. Langford Life Magazine

Steve is looking for contributions to the next edition, now planned for June 2016.

## 9. AOB

Caroline queried whether there is a maximum limit to the number of people using the hall. **ACTION**: Matt to investigate.

Dan advised that Bicester Town Council had lost a judicial review Gavray Meadows. This means it will be more difficult to control development on the Conservation Target Area.

Mallards Way parking – Mike has received information from Richard Auger and has passed to Dan.

Growth Hub – Robert has been investigating this and understands Planning Consent would be straightforward. He plans to visit the Jericho Trust in Birmingham, to learn from a similar scheme. Robert will share the invite with the Committee.

**Date of next Meeting – Monday 18<sup>th</sup> April 2016 at 8.15pm at the hall**