

Langford Village Community Association AGM

Monday 19th September 2016

Attendees: In excess of 100 residents of Langford Village were present, making the meeting quorate (list on file).

Invited guests: Councillors Dan Sames, Nick Cotter and David Anderson, PC James Waterson, Kathy Heath (representing Langford Medical Practice), Jeff and Christie Lothamer (FLTR Coffee Shop)

1. Welcome: Mike Oke welcomed everyone to the meeting and explained the proceedings. Mike thanked Ted and Mya Kingston for organising the refreshments. He also highlighted that anyone who lives on Langford is welcome to attend the regular LVCA meetings, which are held in the hall on the 3rd Monday of the month at 8:15.

2. Apologies: Jon Spinage, Jayne Rossiter-Gill.

3. Approval of the 2015 AGM Minutes: The minutes were approved with no amendments.

Proposed: William Patience

Seconded: Andrew Smith

4. a. Chairman's Report: Presented by Mike Oke – see Appendix I. Mike highlighted the hall improvements that have been made in the past year, including refreshed paintwork and tidy-up of the garden, greatly enhanced by the work of the Scouts, Cubs and Beavers.

Mike thanked the committee for its hard work on Hall bookings, cleaning and maintenance, production and distribution of the Langford Life magazine, website and social media, as well as initiatives to improve the wider community, not to mention huge efforts to protect Langford's interests in the face of multiple highway and building developments. Particular thanks were given to our outgoing Treasurer, Caroline Cadbury, for her efforts over the past 18 months. The new Treasurer, Jean Coker, was welcomed to the committee.

b. Treasurer's Report: Presented by Jean Coker – See Appendix II and Appendix IIa. The overall balance at the end of the year to 31st March 2016 was £31,069.40, which is £1,885 less than last year. The main reason for the reduction in the overall balance was the installation last year of the acoustic panels, at a cost of just over £2000. Currently the Hall is used for over 30 hours per week (Mon-Fri) by 15 regular organisations. It is also frequently used at weekends. This year it was decided that prices for hire of the hall would remain at the same level.

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5. Election of Committee

Nominees:

Chairman	Mike Oke
Vice Chairman	Ted Kingston
Treasurer	Jean Coker
Secretary	Matt Phillips
Hall Manager	Bob Rudge
Website	Bob Rudge
Highways & Planning	Carole Hetherington & Richard Kingshott
CPRE	John Broad
Langford Life – Editor	Steve Clack
Langford Life – Designer	Rich Ponsford
Langford Life – Advertising	Mike Oke
Langford Life – Distribution	Bob Rudge

Elected en masse. Proposed: Dennis Palmer. Seconded: Dom Cotter.

6. Langford Medical Practice

A statement about Langford Medical Practice was read by Kathy Heath.

The Practice is merging with Victoria House Surgery from 1st October 2016, under the name Alchester Medical Group. Existing patients will all remain registered, and should receive letters about the merger shortly. The new business is committed to providing an excellent service that can keep pace with anticipated increasing demand. There are long term plans to combine the service in to a single larger facility.

7. Community Policing

PC James Waterson identified that there are some new faces in the local community policing team.

There have been several speed enforcement checks in Langford over the year. In the latest, 13 fines were handed out, of which 10 were Langford residents, 2 visiting the shops, and 1 delivery driver.

The police force is encouraging people to help guide them in their crime-fighting initiatives through the use of social media. In a recent push to tackle anti-social behaviour across Bicester, advice from locals enabled the force to focus its resources on trouble spots, and several arrests were made as a direct result.

Bicester remains an area of low crime rate. However, everyone was encouraged to remain vigilant, particularly for number plate theft and telephone fraud.

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8. FLTR Coffee Shop

Jeff and Christie Lothamer introduced themselves and their vision for a high quality coffee shop that benefits the community. They identified their 3 core values as:

1. Coffee – Demanding a high standard of coffee bean and serving techniques, plus ethical sourcing.
2. Community – Providing a facility for the community and potentially employment opportunities.
3. Generosity – A commitment to invest 100% of their surplus in to community schemes or other good causes.

9. Planning Developments

Carole Hetherington introduced a summary of the year's developments on Planning and Highways matters, and how the LVCA has got involved.

a. Wretchwick Green

The LVCA has had very good engagement from the developer Redrow Wates. They have listened to our views and amended their proposals in response. For example, a crescent of houses that was proposed within a Conservation Target Area has now been moved elsewhere. There are also positive indications that Redrow Wates will be able to reduce the amount of warehousing proposed on the site.

The developer's proposals include improved traffic management facilities along Wretchwick Way, which should help achieve the committee's original aim of making the Wretchwick Way / Peregrine Way T-Junction safer. There is also an agreement for improvements / resurfacing to existing shared use paths through and around Langford, for the benefit of Langford and Wretchwick Green residents.

b. Symmetry Park (formerly Akeman Park)

By comparison the developer for Symmetry Park, dbsymmetry, has made minimal efforts to engage with the local community and listen to our concerns. The proposals feature several large warehouses. Their first Planning Application was rejected, but this decision has been appealed. In parallel to the appeal, they have submitted a second, Hybrid Planning Application. The LVCA aims to object to this Application when it goes in front of the Cherwell District Council Planning Committee.

c. Wretchwick Way

Through the liaison with Redrow Wates, it is hoped that the Wretchwick Way / Peregrine Way T-Junction can become traffic light controlled.

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In addition, the committee is investigating opportunities to secure funding for traffic calming measures along Wretchwick Way, such as white line laddering down the centre to discourage overtaking.

d. Gavray Drive Housing

Gallagher have submitted a Planning Application for the land west of Langford Brook.

An application for the land east of Langford Brook (which is identified as a Local Wildlife Site and much of it designated as a Conservation Target Area) was not initially successful. Gallagher made a successful legal challenge on the wording of the original Planning Inspector's report. However, a further appeal has been made for the result to be heard by another Planning Inspector. The result of this appeal is not yet known.

e. Rodney House Roundabout and Tesco/Bicester Village Roundabout

It is understood there has been a Contractor delay with Rodney House Roundabout, but that work will begin in October 2016. Cllr Dan Sames has been advised that it will be evening work.

Work on the Tesco/Bicester Village Roundabout is ongoing, and scheduled to continue until late 2017.

f. London Road Level Crossing

Design Consultants are finalising their assessment of options for replacing the level crossing, and are expected to report by Christmas 2016. In parallel, Oxfordshire County Council appear to be applying for funding from the Department for Transport.

We should expect a Public Consultation at some point, and everyone is encouraged to view this and provide feedback.

g. Other developments

We understand that consideration is being given to making Charbridge Lane in to a dual carriageway, as well as creating a road over rail bridge in association with East-West Rail.

The LVCA continues to keep a close eye on the Bicester Garden Town / Eco Town schemes, and how these may affect Langford.

The committee is investigating opportunities for improvements to the main Langford Brook bridge, which currently gets very slippery in wet weather.

Richard Kingshott has liaised with Cherwell District Council in its consideration of improved Wayfinding signs across Bicester. A pilot scheme is due to commence in Bure Park. The scheme could result in clearer marking of walking and cycling times on sign posts and monoliths providing maps and other useful information.

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John Broad, our local representative for the Campaign to Protect Rural England (CPRE), highlighted how important it is for all residents to be aware of Planning Applications when they appear in Bicester Advertiser. He also advised that any objections must specifically identify the elements of the Local Plan or National Planning Policy Framework (NPPF) that are contravened by the Application in question. Mike Oke mentioned that the committee endeavours to provide information on how to object to a Planning Application on the Langford Life website.

h. Questions

Questions were invited from the floor and Answers provided as follows:

Q: Why was only part of Peregrine Way recently resurfaced?

A: Within a finite budget, the area in the worst condition was prioritised. Bicester Town Council continues to chase for the remainder of Peregrine Way to be done.

Q: If traffic light control is introduced on Wretchwick Way, this could worsen the air quality. Has this been considered, and can air quality monitoring be used to establish existing levels and assess future impact?

A: This question was taken away for consideration. **Post-AGM Response:** The LVCA understands that air quality would need to be a consideration in the design of such a scheme. If the traffic light control scheme is authorised, the LVCA agrees to ensure air quality is addressed appropriately in the design.

Q: Is there any plan for a pedestrian underpass between Bicester Village and Tesco, to avoid having traffic lights on the A41? Could the existing unused underpass be reinstated?

A: Not aware of any current plans. Question taken away for further consideration. **Post-AGM Response:** The LVCA will investigate this possibility.

Q: Where will the Wretchwick Green central road intersect with Wretchwick Way?

A: At the existing Gavray Drive roundabout.

Q: Why do new Primary Schools continue to be built without considering an additional Secondary School?

A: Bicester Town Council has been advised that the existing Secondary Schools are currently under capacity. The Town Council continues to promote the idea of an additional Secondary School, but the County Council is not currently considering it.

Q: Are there any plans for further improvements to the M40 Junction 9?

A: None known about beyond the recent improvements. There has been talk of an additional junction further South, to connect with a possible south east relief road around Graven Hill, but nothing is confirmed.

Q: Gavray Drive is in a terrible state following the Bicester Chord rail works. It was understood that repairs to the road were part of the rail project's obligations. What is being done to address this and ensure the Contractor repairs the road?

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A: The Town Council continue to pursue this, and are concerned that the rail project is relying on the proposed housing developer to pick up the issue. Question taken away for further consideration. **Post-AGM Response:** The LVCA will raise this during ongoing dialogue with Oxfordshire County Council Highways.

10.Graven Hill

Cllr Dan Sames described the current status of the Graven Hill development. The first ten plots were released over Summer 2016, with the first builders expected on site in Summer 2017. Infrastructure work, including Rodney House Roundabout, starting Autumn 2016. Visit the website (<http://gravenhill.co.uk/>) for more information.

11.Any Other Business

Q: What is the Town Councillors' reaction to cuts in the local bus service?

A: The County Council assessed its expenditure and unfortunately couldn't justify public money subsidising private bus companies for services that were barely used. The Town Council attempted to encourage negotiations to maintain the service but these did not bear fruit.

Q: What is being done to benefit young people?

A: Youth Clubs and similar ventures are very reliant on parent support to actually run them. If any residents have specific ideas on improving youth facilities, then they were encouraged to bring them along to any LVCA committee meeting.

Mike Oke raised concern about vegetation encroaching on footpaths/cycle paths, and blocking street lights. Cllr Dan Sames advised that the Town Council is working on it, but is often hampered because portions of land are still owned by the original developer. Dan is currently pursuing a contact at Gallaghers to try and progress this. John Broad advised that any issues with blocked or faulty lighting columns should be reported to streetlighting@oxfordshire.gov.uk (0800 317802).

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Date of Next LVCA Meeting: 8.15 pm Monday 17th October 2016