



HEADINGTON COMMITTEE FOR DEVELOPMENT ACTION

www.headingtonaction.org

Minutes of the meeting held on 25 May 2016 at 7.00pm

Room JHB 128, John Henry Brookes Building, London Road.

Present:

Heather Armitage	Town Furze Allotments
Rosemary Belton	Friends of Bury Knowle Park
Richard Bradley	Friends of Quarry – TREASURER & TRUSTEE
Patrick Coulter	Headington Road Runners – CHAIR & TRUSTEE
Keith Frayn	Ramblers – VICE CHAIR & TRUSTEE
Liz Grosvenor	ADMIN SUPPORT
Jill Haas	Low Carbon Headington
Sheila Hurst	New Headington Residents' Association
Tony Joyce	Oxford Civic Society
Glynis Phillips	Oxfordshire County Councillor (Barton, Sandhills & Risinghurst)
Dee Sinclair	Oxford City Councillor (Quarry & Risinghurst)
Roz Smith	Oxfordshire County Councillor (Headington & Quarry)
Oscar Travis	Oxford Brookes University
Peter West	St Anne's Road Residents' Association
Lesley Williams	Headington Schools Partnership

Guest:

Ruth Wilkinson	Oxford City Councillor (Headington)
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Apologies:

Elsa Bell	HONORARY SECRETARY
Carolyn Gulliver	London Court Residents'
Andrea Siret	Oxford Brookes University
Margaret Simpson	U3A Headington

Apologies, welcome and introductions.

Apologies as above.

Councillor Ruth Wilkinson gave a talk about the classification of premises in Headington.

Considerations are:

1. National Planning regulations
2. The Local Plan
3. Ownership of premises
4. The role of landlords and agents
5. What is a small/independent shop?

Classifications:

- A Shops
- B Business
- C Hotels and residential
- D Community & Leisure

And a miscellaneous classification *sui generis* which covers all others that do not fit in to the above classifications.

(**Sui generis** is a Latin phrase, meaning "of its (his, her, or their) own kind; in a class by itself; unique")

1. A1 This group includes hairdressers, undertakers, post office, pet shops, funeral directors, internet cafés etc.
A3 Restaurants and eating-in establishments.
2. The Local Plan is being revised – it looks at the mix of uses in shopping centres and specifies how many A1 premises there can be in a shopping district. It requires a frontage to the pavement and to be on the ground floor. Headington is designated as a shopping district, and the Plan specifies that there must be 65% of A1 premises. If an A1 closes and wants to change to A3, if this would then reduce the percentage to under 65% then this would be refused. Changing the nature of goods being sold does not contravene any regulation.
3. No premises in Headington district shopping area are owned by the City Council so they have no jurisdiction over their use. There can be a contractual agreement between the landlord and the shop owner over its use. Rental levels work on a supply and demand basis, and in this area tend to be high.
4. There is no exact definition of what is a small or independent business. Some Neighbourhood Plans around the country have specified how they want this defined.

The question being posed is, what is the vision for the community on this issue?

Should we lobby central government? Should we seek to cap rents? Should we incentivise small businesses to set up in Headington?

The Local Plan will go to 2036 and the consultation takes place in June/July this year. A review of classification/usage has already been flagged up for consideration.

The case of businesses will be looked at within the Core Strategy.

It is unlikely that the City Council would be willing to restrain business rates – this could be viewed as giving businesses an unfair advantage.

We could talk to landlords – they can be identified in registry searches, and local estate agents have information on this. The City do occasionally organise Landlord forum meetings based on their database.

Should there be a community project within the Headington Neighbourhood Plan to suggest the use of empty properties, or to help start-up businesses?

The question of change of use was raised and the implementation of a 3 year temporary permit for A1/A3 use.

This is being allowed as the regulation of 65% is about to change and this has been deemed as being a fair solution until the situation is clarified.

In answer to a query about the number of supermarkets, the answer is that A1 is a shop whatever its size.

We think it would be useful to make contact with other districts to see what they think – this would then have more weight and produce a consistent response to the consultation. **RW will contact the councillors in the local shopping districts.** We can then go along with one approach consistent with other districts.

We understand that permission can be sought for pop-up shops.

Q. If we are moving to a unitary authority arrangement what is the position regarding business rates?

A. This would be open to discussion as to what is in the various local plans.

HA will respond to the consultation. PC

1. **Minutes of the last meeting** on 30 March were agreed and are now on the website.
2. **Matters Arising** not elsewhere on the Agenda (including Executive Minutes of 9 May)

- The proposed planning group meeting with Residents' Associations is awaiting a response from a couple of RAs who have not yet replied.
- It was confirmed that any new RA should make contact with LG to include them in the HA database.
- Publicity – new logos have been introduced (see top of these Minutes) and posters have been created.

3. Stansfeld

An open day took place on Wednesday 25 May to look at the site which will hopefully house start-up companies, an education centre, an auditorium, cinema and woodland. All buildings will not exceed two storeys, be on roughly the same footprint as existing buildings, and there will be a woodland management plan. There will be 50 car park spaces. The planning application will be in by the end of June.

The Friends of Stansfeld (<http://friendsofstansfeld.org/>) have scheduled a meeting and AGM on 6 July.

Most comments about the proposals have centred on the traffic implications, and a traffic management plan will be submitted. This plan may specify designated routes to access the area. There will also be 50 cycle spaces. The whole project will be as environmentally friendly as possible.

The woodland management plan will be working to national standards and there will be managed access.

4. Constitution

The amendments to the constitution had been circulated and the suggestions on re-wording were approved.

A query was raised regarding the status of students but it was agreed that whilst they are living and studying here they are regarded as resident.

A discussion ensued regarding the admission of councillors, and the fact that the authorities themselves were to be considered as members as they have an input into the life of Headington e.g. planning officers.

With this agreement the Constitution will go to an Extraordinary General Meeting which will be held in conjunction with the next Committee meeting on 27 July.

5. Farmers' Market

The Market committee desperately needs some more people, and publicity needs to be ramped up to encourage more people to come. Unfortunately the County Council has banned the display of our banner on the Green Road roundabout.

6. Headington Festival 2016 - 4th & 5th June

PW was thanked for his work on the publicity leaflet that has gone to schools, Brookes and been available throughout Headington.

The whole committee has been warmly thanked for their hard work.

KF has a collection of old programmes for the Festival which started in 2003 – although that particular programme is missing!

RB has successfully obtained grants, raffle tickets are selling well – the total currently stands at c£500- and they will be on sale at the next two Farmers' Markets as well as at the Festival and on 31 May and 1 June at The Co-op. Roz has collected the prizes for the raffle again this year.

Saturday events from 10.30 to 2.30 will include street entertainment and the Farmers' Market, and Kennett Road will be closed. Art activities will also be on London Road.

Sunday in Bury Knowle Park – the biggest difficulty is dealing with Hebborns Fair and the regulations and stipulations demanded by the Showmans' Guild. We are disappointed that the City Council are charging us £700 to use the Park – this is a 40% increase on 2 years ago, and there has been a 16% increase in charges for litter-picking.

On a more positive note - Adverts have gone in Headington Monthly in April, May and June.

Volunteers to help on Sunday are still being sought. KF is giving details to OT with a view to getting some help from Brookes students and staff.

7. Headington Neighbourhood Plan

We have been working closely with the City and the draft plan is about to be submitted to them for scrutiny and consultation.

We are disappointed that the City Council scheduling of board meetings may mean that it may not be considered until September in which case our desired date for referendum would be severely delayed. If it has to be next year then we would favour a May referendum to coincide with local elections.

There will be a stall at the Festival to publicise the Plan.

8. Finance

Funds are stable.

We have had one approach for grant funds from Headington Summer Fun Day on 9 July being run by Churches Together in Headington. This is a family friendly event for all faiths and none and participation is very reasonable.

We have agreed to give them £200.

9. Meetings

We want to encourage more people to attend our meetings. We need more Residents' Associations and we may need to consider having more speakers, changing the timing, and extending our publicity.

Perhaps we should supply refreshments.

Maybe have some controversial speakers.

RS agreed to invite a County Officer to attend the July meeting to discuss Access to Headington. **RS**

10. AOB

The Friends of Lye valley are organising a free walk in the valley, and visiting Rock edge. There are some rare species just about to come into flower. See their website <http://www.friendsoflyevalley.org.uk/news/index.html> for more details.

The Old Fire Station is hosting a play called "Declining the Future" written by Jill Haas, on 21 June see <http://www.oldfirestation.org.uk/event/declining-the-future/>

11. The meeting was closed at 8.42pm

12. Forthcoming meeting dates:

27 July in Room JHB 128 – this will include the EGM on The Constitution.

Further meetings this year: 28 Sept, 30 Nov with AGM

LG 16/5