

BISHOPSTOKE, FAIR OAK AND HORTON HEATH LOCAL AREA
COMMITTEE

Wednesday, 8 March 2023 (7:00 pm – 8:52 pm)

PRESENT:

Councillor Parker-Jones (Chair); Councillors Dean, Broomfield, Couldrey and Marsh

Also in attendance: Councillors Tidridge (via Microsoft Teams)

RESOLVED ITEMS (SUBJECT TO QUESTIONS ONLY)

95. DECLARATIONS OF INTEREST

Councillor Marsh declared a personal interest in the tabled agenda item relating to the Fair Oak Community Café as a Fair Oak and Horton Heath Parish Councillor.

Councillor Couldrey declared a personal interest in the tabled agenda item relating to the Fair Oak Community Café as a Fair Oak and Horton Heath Parish Councillor.

Councillor Couldrey declared a personal interest in agenda item 7, Stoke Park Farm Consultation Response, as a near neighbour of the site.

96. PUBLIC PARTICIPATION

There was no public participation on this occasion.

97. MINUTES

RESOLVED -

That the Minutes of the meeting held on 1 February 2023 be confirmed and signed by the Chairman as a correct record.

98. CHAIR'S ANNOUNCEMENTS

Given the proximity of the last meeting there was no update to be given under the Chairs Report.

99. VARIOUS ROADS TRAFFIC REGULATION ORDER (TRO)

The Committee considered a report by the Senior Engineering Specialist (Agenda Item 6) which detailed representations received in response to proposed waiting restrictions on various roads.

RESOLVED –

That the Bishopstoke, Fair Oak and Horton Heath Local Area Committee approved the making of a Traffic Regulation Order as outlined below:

- (1) A Traffic Regulation Order is made as advertised, the effects of which are to introduce waiting restrictions in:**
- a) Abbotsbury Road**
 - b) Edward Avenue**
 - c) Olympic Way**
 - d) Rogers Road**
 - e) Scotter Square**
 - f) Spring Lane**
 - g) St Mary's Road**
 - h) The Spinney**
- (2) A Traffic Regulation Order is made, as amended, the effects of which are to introduce waiting restrictions in:**
- a) Ascot Road – West side – extent as advertised - East side – from the junction with Knowle Lane to a point adjacent to the northern most building line of No. 1 Ascot Road**
 - b) Botley Road – previously amended in part to “no waiting between 8am and 9am, 3pm and 4pm” adjacent to “Roselea”, “Ivylea” and “Homelea” properties (as green line on plan) – this section now further amended by committee to “no waiting on footway” only.**
 - c) Church Road – reduced length as amended**
 - d) Cotsalls – introduce waiting restrictions 8am – 9am & 2.30pm -4.00pm Monday to Friday as originally advertised**
- (3) That the following roads be withdrawn from the Traffic Regulation Order:**
- a) Breach Lane**
 - b) Knowle Lane**
 - c) The Drove**
- (4) and to remove existing waiting restrictions in:**
- (a) Church Road**

as advertised on 13 January 2023.

[NOTE: A number of local residents spoke regarding the proposals for, Botley Road, Cotsalls and The Drove, both in support and objection.]

100. STOKE PARK FARM PUBLIC CONSULTATION RESPONSE

Councillor Tidridge introduced the Local Area Committee's proposed response to the Council's public consultation on the future use of Stoke Park Farm (agenda item 7). Councillor Tidridge had pulled together the discussions had by the Committee and the paper outlined their principles and aspirations for the site. Councillor Tidridge was heartened by how unifying the discussions had been.

The Chair thanked Councillor Tidridge for her hard work in pulling together the response.

RESOLVED –

That the proposed response to the Stoke Park Farm Consultation on behalf of the Bishopstoke, Fair Oak and Horton Heath Local Area Committee be approved.

101. COMMUNITY CAFE - NEW CENTURY PARK

The Local Area Manager outlined a tabled report (copy appended to minutes), relating to the construction of a new Community Café at New Century Park. Following the results of significant soil testing the foundation scheme had to be redesigned at a cost of £62,714.35. The details of this came after Fair Oak and Horton Heath Parish Council had set its precept. The Parish Council have contributed the full sum from reserves, but the sustainability elements of the project now depend on additional funding support totalling £28,750. The next BIFOHH LAC was not until 28 June 2023 and to wait for approval to progress with the scheme, would likely add further costs to the project.

RESOLVED –

That the Committee approved, in principle, the allocation of the Developers Contributions outlined in the report. This decision would be subject to formal, retrospective, approval at the next BIFOHH LAC on 28 June 2023.

The Chair thanked Councillor Ray Dean for his five years of service on the Local Area Committee as he would not be standing at the forthcoming election.

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Bishopstoke, Fair Oak and Horton Heath Local Area Committee

8 March 2023

Tabled Item

Report of the Local Area Manager

Background

1.1 Fair Oak and Horton Heath Parish Council agreed the business case for the demolition of the old scout hut and construction of a new a Community Café at New Century Park on Shorts Road, Fair Oak at its meeting on 4 May 2021. It subsequently agreed a building design in July 2021 and agreed a whole project budget of £386k in July 2022. Planning approval was achieved in February 2022. The scout hut was demolished in June 2022. On 18 July 2022 the Parish awarded the contract for the construction of the Community Café to Vision D&B.

1.2 On 10 March 2021, the Bishopstoke, Fair Oak and Horton Heath (BIFOHH) Local Area Committee (LAC) approved Developers Contributions (DCs) of £158k towards the project. A subsequent, additional, approval of £60k for enhanced green infrastructure was approved by the LAC on 26 Jan 2022. The community Café is a key project detailed on the approved Local Area Action Plan (LAAP) 23/24, approved at the 1 February 2023 BIFOHH LAC meeting.

1.3 Following the results of significant soil testing, including screw pile testing which showed it was necessary to pile at a minimum of eight metres, the structural engineer has redesigned a new foundation scheme.

1.4 The new proposed scheme: Piled Raft would consist of a reinforced concrete slab being carried by a network of concrete piles driven into the ground under the key lines of loading from the structure above. The reinforced concrete slab will form the floor structure of the proposed building.

1.5 This necessary redesign, along with increases in the cost of construction materials due to the length of time the ground investigations took, has meant that the total project sum has increased by £62,714.35.

1.6 As the details of the above, came after the setting of the Parish Council's precept, the Parish Council has contributed the full sum above from its reserves, bringing it very close to its recommended reserve minimum.

1.7 The delivery of the much-desired sustainability elements of the project such as the living wall, solar panels, community fridge and planters as well as eco-interiors now depend on additional funding support. These elements come to approximately £28,750.

1.8 Due to the committee cycle, taking into account the upcoming elections, the next BIFOHH LAC is not until 28 June 2023. To wait for approval until June to progress with the scheme, would likely add further costs to the project with the increase in building materials with inflation.

1.9 It is recommended, however, that Councillors approve the below developer contributions to progress this community scheme:

Z/40514, White Tree Farm, Fair Oak – unallocated community infrastructure	£0.92
F/14/73968, Land at St Martins, Botley Road, Horton Heath – unallocated community infrastructure interest	£45.37
F/14/75053, 39 Witt Road, Fair Oak – unallocated community infrastructure	£574.32
F/15/77211, Land at White Tree Farm, Botley Road, Fair Oak – community infrastructure HH community centre flooring indexation	£1,186.59
F/15/77211, Land at White Tree Farm, Botley Road, Fair Oak – community infrastructure HH community centre windows indexation	£884.41
F/15/77500, Land to the West of Hammerley Farm, Burnetts Lane, Horton Heath – community infrastructure in LA of BIFFOH	£23,092.97
O/15/77190, Pembers Hill Farm, Mortimers Lane, Fair Oak – community infrastructure for any/all of extension to Fair Oak Village Hall, upgrade to FO youth/community building, FO library or community/youth worker or new community building on strategic site	£2,965.42
TOTAL	£ 28,750

Recommendation

That the Committee approve, in principle, the allocation of the Developers Contributions outlined above. This decision will be subject to formal, retrospective, approval at the next BIFOHH LAC on 28 June 2023.