



North Leigh Parish Council
Serving North Leigh, East End, New Yatt and Wilcote

26 Eaton Village
Eaton, Oxfordshire OX13 5PR
parishclerk@northleighparishcouncil.gov.uk
07796 039 496

MINUTES of the Parish Council Meeting of North Leigh Parish Council (NLPC) held on Thursday 12th September 2024 at 7:30pm in the Turner Hall

Councillors Present: Andy Clements (Chair), Councillors Carol Frost (CF), David Harris (DH), Kevin Swann (KS), Robert Gunn (RG), Sarah Veasey (SV and District Councillor) and Fran Jeffes (FJ)

In attendance: Allison Leigh, Clerk, Liam Walker (County Councillor)

93/24. Apologies for absence: Councillors Malcolm Shead (MS) and Julie Minch (JM)

94/24. Declarations of interest: None

95/24. Minutes of the following meetings: The minutes from the following meetings were approved and signed as a true record.

- Parish Council meeting of the 11th July 2024
- Neighbourhood Plan (NP) Committee meeting of the 10th June 2024
- NP Committee meeting of the 29th July 2024
- NP Committee meeting of the 28th August 2024
- Planning Committee meeting of the 31st July 2024

96/24. Public Forum:

Five members of the public were in attendance:

1. A member of the public enquired as to what size of vehicles is permissible on Windmill Road. They reported that a large vehicle with a trailer has been parking on the pavement opposite the new housing estate which has damaged their hedge and left large potholes. They would like to understand how planning was granted to allow access for this.

The County Councillor noted there is no vehicle restriction on the road. The Council suggested the resident speak to the homeowner where the work is being



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done. DH noted he will make the building foreman aware of the issue who may be able to assist with any damage claims/help with future issues.

2. A member of the public was in attendance to talk about the equipment at the Adventure Playground (AP). They indicated they are interested in a Youth Council.

They had a question as to levelling of the ground of the AP. The Chairman noted that this would be a part of a village-wide consultation about the AP.

3. Members of the public raised a query as to whether Cuckamus Green is registered as Common Land; the Clerk confirmed it is. The residents are concerned that Cuckamus Green would be a site for development; NLPC confirmed it would not. The residents are concerned about the development in the village.

The District Councillor explained the District Council's housing targets have not been met so development may continue to be approved.

97/24. Cuckamus Green:

- a. **Coffee vendor:** The coffee vendor was not in attendance. The Council resolved to ask the coffee vendor for a business plan in order to consider this further.
- b. **Play area:** The Council resolved not to purchase portable goal posts to encourage football on Cuckamus Green.

98/24: Youth Council: The Council resolved to pursue a Youth Council. KS will investigate this further.

99/24. Playgrounds:

- **Leases:**
 - **AP:** The Council considered the future of the AP. The Council resolved to keep the land as a recreation area and resolved to continue with the lease negotiation. DH will work with WODC with a target date of completion by the October meeting.



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- **Children’s Playground lease:** The Council resolved to have DH work with OCC on the lease for the Children’s Playground with a target date of completion by the October meeting.

100/24. Grounds maintenance contract 2024 – 2027: The Council resolved to increase the cuts at the AP to 6 cuts per year. The Clerk will speak to BGG with regards to the timings of these cuts.

101/24. Reports from the County Councillor and District Councillor:

West Oxfordshire District Council (WODC)

The District Councillor reported the following:

- She is disappointed that the appeal for the Land South Of 1 New Yatt Road was lost. She noted that the issue is that the current housing targets have not been met by the District Council.
- She noted the importance of establishing a list of items the parish might like as part of the S106 agreements in the case where development is approved.
- The Community Infrastructure Levy consultation carries on until the 27th September.
- The National Planning Policy Framework is being reviewed by central government.

Oxfordshire County Council (OCC)

The County Councillor reported the following:

- The Eynsham Park and Ride will be open in 2027.
- Local elections will be held in 2025. Liam Walker will stand again.

102/24. Action items and Clerk’s Report:

The Council reviewed the councillor action items and the Clerk’s Report.



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103/24: Finance:

a. Finance report:

Payments authorised

<u>Date</u>	<u>Description</u>	<u>Supplier</u>	<u>Total</u>
26/06/2024	Mobile phone monthly charge	Lebara	6.95
26/06/2024	Postage	Appleton Community Shop	1.35
26/06/2024	Lloyds monthly fee	Lloyds Bank	3.00
04/07/2024	Pension contribution	NEST	68.67
22/07/2024	Cemetery fees paid in error	Greens Funeral services	600.00
22/07/2024	Refund for cemetery fees paid in error	Greens Funeral services	-600.00
02/08/2024	Pension contribution	NEST	62.70
09/08/2024	Office supplies	Amazon	16.62
09/08/2024	Mailchimp	Mailchimp	25.34
09/08/2024	Postage	Post Office Ltd	2.10
09/08/2024	Office supplies	North Leigh Store	0.89
09/08/2024	Paper	Appleton Community Shop	5.15
09/08/2024	Postage	Post Office Ltd	2.10
09/08/2024	Office supplies	Home Bargains	2.98
09/08/2024	Mobile phone monthly charge	Lebara	6.95
09/08/2024	Parking	Westgate Shopping Centre	4.80
09/08/2024	Office supplies	SPNBRAND Ltd	6.93
09/08/2024	Paper	Appleton Community Shop	5.15
09/08/2024	Lloyds monthly fee	Lloyds Bank	3.00
19/08/2024	Cemetery bin management	Grundon	65.46
19/08/2024	Cemetery bin management	Grundon	65.68
30/09/2024	Clerk salary	Allison Leigh	1,104.56
12/09/2024	Web hosting and WordPress updates	Dark White Digital	35.00
12/09/2024	Email assistance	Dark White Digital	50.00
12/09/2024	Bus shelter cleaning	Multi Hands	110.00
12/09/2024	Training course	Society of Local Council Clerks	54.00
12/09/2024	Cemetery database	Edge IT Systems Ltd	404.40
12/09/2024	Training course	OALC	72.00
12/09/2024	Payroll accountant	Tetbury Accounting Limited	300.00
12/09/2024	Grass cutting - Cemetery and Church-yard	BGG	648.00
12/09/2024	Grass cutting - play area and Church Road seat	BGG	120.00
12/09/2024	Grass cutting - Adventure playground	BGG	312.00
12/09/2024	Windmill Heights Shrubs and Hedges	BGG	252.00
12/09/2024	Clerk mileage and home allowance	Allison Leigh	89.00
12/09/2024	Web hosting and WordPress updates	Dark White Digital	35.00
12/09/2024	Training course	OALC	12.00



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12/09/2024	Neighbourhood Plan Consultant	Community First Oxfordshire	4,026.00
12/09/2024	Tree works	JAG Trees	2,358.00
12/09/2024	Neighbourhood Plan room hire	North Leigh Parochial Church Council	240.00
12/09/2024	Room hire	North Leigh Parochial Church Council	180.00
12/09/2024	Cemetery bin management	Grundon	65.68
12/09/2024	Cemetery and church grass cutting	BGG	324.00
12/09/2024	Grass cutting - play area and Church Road seat	BGG	60.00
12/09/2024	Windmill Heights Shrubs and Hedges	BGG	252.00
12/09/2024	SLCC Conference	Society of Local Council Clerks	172.80
12/09/2024	SLCC Conference	Society of Local Council Clerks	50.00
			11,682.26

Receipts since the July meeting

<u>Date</u>	<u>Description</u>	<u>Supplier</u>	<u>Total</u>
03/07/2024	Cemetery fees	BANBURY MEMORIALS	100.00
16/07/2024	Cemetery fees	Greens Funeral services	600.00
31/07/2024	Cemetery fees	Peter Smith and Son	200.00
13/08/2024	Cemetery fees	Greens Funeral services	300.00
19/08/2024	Neighbourhood Plan grant	Groundwork UK R/C	3,428.00
			4,628.00

b. **Training:** The Council resolved to proceed with the training proposed. See Attachment 1.

c. **2024/2025 Budget:** The Council did not consider budget items for the 2025/2026 budget but asked the Clerk to circulate the 2024/2025 budget.

104/24: Protocol for pre-application meetings on developments: The Council resolved to adopt the protocol for pre-application meetings on developments with the removal of one paragraph.

105/24: Planning:

a. **Planning matters for consideration:** The Council considered the following planning applications.

- 24/01992/FUL
Common Farm Common Road North Leigh



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Demolition of existing barns. Erection of five dwellings and associated works including alterations to access

The Council resolved to object this application. DH will write a comment and send it to the Clerk for submission.

○ 24/01711/HHD

Bluebell Gardens, Park Road, North Leigh
Erection of single-storey rear extension and open sided lean-to side elevation

NLPC has no comments on this application.

○ 24/01979/FUL

Land South East Of Stone Place Church Road North Leigh
Creation of a new access to field for agricultural purposes, along with laying of a concrete hardstanding and installation of double gates set back from highway

NLPC resolved to object to this application. DH will send a comment to the Clerk for submission.

b. **Planning responses from previous meetings:** The Council noted the following responses:

○ 24/01814/FUL

Estelle Manor North Leigh
Erection of a plant room Act
Note: The Council had no comments on this application.

○ 24/01252/S73

Elbie House, East End, North Leigh
Note: The Council had no comments on this application.

○ 24/01638/FUL

5 Common Close, North Leigh
Erection of a self build, 2 bed dwelling together with associated works and access
Note: The Council objected to this application. See Attachment 2.



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- 24/01565/FUL
University Farm Witney Road Hailey
Installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with a switchgear container, inverter/transformer units, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.
Note: The Council objected to this application. See Attachment 3.
- APP/D3125/W/24/3341580: Land at the Junction of Boddington Lane and Church Road, OX29 6QJ
Note: The Council submitted an objection – it is uncertain whether this will be included in the consideration due to timing. See Attachment 4.

c. **Planning Decisions:** The Council noted the following planning decisions:

- Appeal A Ref: APP/D3125/W/23/3325890
Rosehill, Green Lane, North Leigh OX29 6TW
The application Ref is 23/00609/FUL: erection of a replacement dwelling and associated works
Appeal Dismissed
- Appeal B Ref: APP/D3125/W/23/3325578
Rosehill, Green Lane, North Leigh OX29 6TW
The application Ref is 23/00604/HHD: single-storey rear extension, new raised oversailing roof with roof accommodation and associated works
Appeal Dismissed
- 24/01252/S73
Elbie House, East End, North Leigh
Note: Permission granted.
- Appeal Ref: APP/D3125/W/23/3333133
Land to the South of New Yatt Road, North Leigh OX29 6TH
Application reference: 23/00794/OUT
Appeal granted



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106/24: Committees: The Council considered the report from the following committees:

- a. Neighbourhood Plan (NP) Committee: The NP Committee submitted a report. See Attachment 5.
KS noted the survey is now closed and the results have been circulated.
KS reported that the another Locality grant has been received and the NP Committee is working on the next grant application.
The NP Committee is working on the baseline evidence and Character Assessment.
The Council discussed future payments to Community First Oxfordshire (CFO) and the Council would like the Clerk and KS to review the CFO contract to ensure payments are in line with the contract agreed upon appointment per the meeting of the 11th January 2024, minute reference 172/23.
 - i. The Council resolved to incur the recurring cost of the hire of the Turner Hall for NP meetings at a rate of £20/meeting for the remainder of the 2024/2025 financial year.
- b. Staffing Committee: There was no report.
- c. Planning committee: A report was circulated. See Attachment 6.

107/24. Assets:

- **Benches:** It was reported the bench on Church Road and a bench on Cuckamus Green are in poor condition and in need of replacing. The Council resolved to investigate quotes for 4 wooden benches.

108/24. S106: The District Councillor reported she had met with the S106 team to clarify the wording of Public Art. The word “connectivity” with regards to S106 means that the art must connect to the site that provided the S106. “Created on site” means the work needs to be created on the site that provided the S106 contribution. The Council resolved to have MS work with the S106 team at WODC regarding the public art sections.



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The District Councillor noted that the money for the planters needs to be used, or it will be lost. The Council resolved to have MS work with WODC on this S106 fund as well. It was noted that the maintenance of plantings needs to be considered.

The recreation funds were not discussed at this time.

109/24: Speed Indication Devices (SIDs):

The Council resolved to proceed with the two locations for the final 2 SIDs which will be on New Yatt Road.

The Council resolved to proceed with Oxford Direct Services' (ODS) increased cost due to the split installation. ODS was chosen as the contractor at the meeting on 8/2/24 minute reference 187/2. KS reported he has been able to download the data obtained from the SIDs.

110/24. Bins: RG reported he has not had agreement on where the bin should be in East End.

The Council asked the Clerk to purchase "please pick up after your dog" signs on Cuckamus Green.

The Council did not discuss the placement of the bins in the village and resolved to put this on a future agenda as needed.

111/24: Churchyard maintenance: The Chairman reported that the responsibility of the maintenance of the Churchyard is uncertain. NLPC is not aware of having been sent a request from the Parochial Church Council (PCC) asking NLPC to take over responsibility upon the closure of the Churchyard which is required by law.

NLPC is looking to meet with the PCC to discuss this further.

112/24: Biodiversity Policy: FJ reported on some elements which have been done in the village with regards to biodiversity.

The Council resolved not to adopt the biodiversity policy considered, but would like to investigate a simpler, one-page policy. This will be put on a future agenda.

113/24. Oxfordshire Councils Charter: The Council resolved to adopt the Oxfordshire Councils Charter.



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114/24: Oxfordshire Association of Local Councils (OALC) increase: The Council resolved accept to the increase in OALC's fees for 2025/2026.

115/24: Date for Annual Parish Meeting (APM): The Council resolved to check the availability for the Memorial Hall on the 15th April 2025 for the APM.

116/24: Remembrance Day: The Council resolved to purchase a wreath for Remembrance Sunday for the Chairman to lay. The Clerk will purchase a wreath up to a cost up to £30.

117/24: Tree Lighting: The Council resolved to proceed with a tree lighting on Cuckamus Green with expenditure of up to £500 for a tree and lights. The Council resolved a date of the 7th December. The Clerk will investigate this further and send out a save the date message to residents.

The Chairman resolved to extend the meeting beyond 10pm.

118/24: Litter Pick: The Council resolved to hold a litter pick the 9th or 16th March 2025.

The Chairman noted that the Children's Playground is in need of urgent cleaning. The Council is happy to proceed with this. The Clerk will ensure costs/work is carried out in line with the Council's Financial Regulations.

119/24: Correspondence: The Council considered the correspondence. It was noted that an email was received from a resident with regards to S106. The Clerk will work with MS on this.

120/24. Matters for report: The following matters of report were raised.

- The Council would like to consider another edition of the Newsletter. Councillors will send any topics to KS by 20th September and, if the Council has enough content, this will be on the October agenda for approval.
- It was noted that an email was received with regards to the naming of Goodmans Yard, but did not arrive in time for the meeting.
- CF reported that she has checked all of the parish salt bins and some of the salt is too hard to be utilised . The Clerk will look into this.



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Date and time of next meeting which will be the Parish Council Meeting: Tuesday 17th September 2024 in the Memorial Hall and Thursday, 10th October 2024 at 7.30pm, Turner Hall

121/24: Confidential matters: The Council resolved to exclude the public from agenda item 122/24

122/24: Small projects: The Council resolved to use Broadleaf as a single contractor for projects under £300.

The deadline for items for the October agenda is the 26th September 2024.

The meeting closed at 22:07.



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Attachment 1

Training Courses 2024/2025

<u>Registrant</u>	<u>Course</u>	<u>Pro- vider</u>	<u>Date</u>	<u>Cost</u>	
Malcolm Shead	Talking Tables	OALC	16/05/2024	40.00	
Allison Leigh	Contractor Management	OALC	02/07/2024	15.00	
Kevin Swann	Contractor Management	OALC	02/07/2024	15.00	
Allison Leigh	Managing Closed Churchyards	SLCC	09/09/2024	45.00	
Allison Leigh	Cemetery and Churchyard Safety and Memorialisation	SLCC	20/01/2025	30.00	
Allison Leigh	Common Land	SLCC	03/10/2024	45.00	
David Harris	Councillor Fundamentals	OALC	02/10/2024	60.00	
Allison Leigh	SLCC Conference (40% of total as shared with other councils)	SLCC	8,9/10/24	194.00	
Allison Leigh	Experienced Clerk Refresher	OALC	04/03/2025	60.00	
	2 courses from 2022 which invoices are in the 24/25 accounts	NALC		75.77	
	Refund	OALC		-12.00	
Allison Leigh	HR Legal Update	OALC	11/09/2024	10.00	
Allison Leigh	New Financial Regulations and VAT for Clerks and RFOs (and Councillors)	OALC	17/10/2024	0.00	Paid by another council
Total				577.77	
Budget				1500.00	
Difference				922.23	



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Attachment 2

Planning Response

24/01638/FUL

5 Common Close, North Leigh

Erection of a self build, 2 bed dwelling together with associated works and access

OBJECTION North Leigh Parish Council objects to this application on the basis that it does not appear to comply fully with the pre-app advice dated 24th January 2024 given by WODC. This is not an extension to the existing house but a completely new 2 bedroom home to be situated on the existing plot of 5 Common Close. This new house would be extremely small in size the minimum recommended size being 70 square metres and this proposal being only 72 square metres and to fit an additional house onto a plot of this size is extremely cramped and not a logical complement to existing development in the area. By building this 2 storey house in the garden of the existing house the amount of outside space of the plot has been dramatically reduced to a much lower proportion than is typical in the vicinity and considerably reduces the amenity of the occupants of the existing house at 5 Common Close.

As this is a 2 bed flat (rather than an extension) that is being proposed, it could be reasonably expected that there would be at least 2 residents of this new home and therefore at least 2 further cars would need to be accommodated on this plot. We note that one additional car parking space for a car has been proposed on the actual plot however to achieve this the car parking space for the existing car has been relocated and there is a substantial reduction in the remaining front garden space (which would also have to now be shared between 2 houses) and it is likely that the second additional car would need on-street parking which will impact on the access of other residents in this corner of the cul-de-sac.

We also note the resident of 30A Common Road has stated that their sewer runs under the site of the proposed additional dwelling and access to this sewer is covered by a Deed of Easement ON112848 dated 5 Nov 1998 which states that building over the sewer is a contravention of the Deed



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Attachment 3

Planning Response

24/01565/FUL

University Farm Witney Road Hailey

Installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with a switchgear container, inverter/transformer units, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.

The Parish Council submitted the following objection to this application:

The need for renewable energy is set out in both national and local policies. However this does not give an Applicant carte blanche for any application to be granted permission. The benefits need to be carefully weighed against the potential adverse effects and harm arising if permission is granted.

The application states that 35mw of renewable energy will be created which is a very modest contribution to Local and national aspirations and a significant factor when weighing benefit against harm.

Para 174 of the NPP sets out that planning decisions should contribute to and enhance the local environment by recognising the intrinsic character and beauty of the countryside. There can be no doubt there will be a significant visual impact if permission is granted and the application therefore clearly is contrary to para 174.

The loss of a significant area of agricultural land is also relevant as we need to recognise having insufficient food to feed ourselves means we need to import more which creates additional emissions.

Construction Management Plan (CMP)

For construction the application fails to recognise the problems that will be created in construction and ongoing maintenance along roads ill designed for the type of traffic that will be generated.

Again, the applicant's construction route has not altered since the earlier application of last year (refused), although the shortcomings and dangers of that route were highlighted then, and are repeated here, below.



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We estimate that the construction of the solar farm would generate thousands of additional HGV journeys and we contest the suitability of the proposed route for the following reasons. The applicant states that construction will take up to 9 months. Lorries will be up to 54ft in length.

1. Common Road. This is a residential road which already experiences a significant volume of commercial traffic. The road itself is in a poor state of repair and any increase in HGV traffic will only serve to further its deterioration.

2. The junction of Park Road and New Yatt Road. This too is a residential road and at this point there is a narrowing of the carriageway causing a pinch point which only allows for vehicles to pass in one direction at a time. This is a dangerous section of road and any increase in HGV traffic will only increase the risks to pedestrians and other road users. Further, there are three domestic properties, Hill View, Paddock House and Gable Cottage, which have their walls and foundations particularly close to the highway and might be subject to damage resulting from both direct impact and ground vibration as a result of additional lorry movements.

3. New Yatt Road from the junction of Green Lane to Masons Grove. This section of road is particularly dangerous and has traffic calming, in the form of speed humps and a chicane, in place. This provides for the traffic travelling west away from the centre of North Leigh to have right of way over those entering the village. In practice these measures have been only partially successful and a number of reports of near misses, both vehicle to vehicle and vehicle to pedestrian are known to have occurred. It is considered that any additional HGV movements are likely to increase the risk of accidents occurring.

New Yatt Road from Masons Grove to New Yatt. The carriageway between these two points is showing signs of serious deterioration with potholes, dips, damaged cambers and collapsing road margins. More importantly this length of road does not have a footpath and is used by parents walking their children to the village school, other pedestrians, cyclists and horses as well as cars and HGV's. As with the other sections of the route discussed above any additional HGV movements are likely to increase the risk of accidents occurring.

It is our view that the proposed route would create unacceptable risks to other road users as well as causing additional severe damage to the carriageways of the roads in question. While it is understood that materials have to be delivered to the construction site I believe that directing HGVs via the B4022 would prove to be a safer and more suitable route.



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Flood Risk and Hydrology

Research shows that solar panels do increase run-off during significant rain events. The consequence for the Applicant is that they will need to manage (capture, store and slowly release) the storm water rainfall run-off from the development. This issue is not addressed adequately in the applicant's submission.

Number of solar panels, panel supports

The applicant appears not to offer the number of solar panels to be emplaced on the current application. Additionally, the number of supports to be driven into the ground and to what depths appears not to be mentioned.

These questions have a direct bearing on how many HGV movements will be required.

There are Health and safety issues should there be a battery fire which has the potential to create air pollution over a very wide area.

It is the view of NLPC that the adverse effects and harm caused if permission is granted far outweigh the benefits and permission should therefore be refused.



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Attachment 4

Planning Response

24/00022/APPEAL or APP/D3125/W/24/3341580 – Land Parcel At Junction of Boddington Lane And Church Road, Boddington Lane, North Leigh, Oxfordshire - Outline application (with all matters reserved) for a self-build detached dwelling with garage, residential curtilage and ground mounted solar panels

North Leigh Parish Council objected to this application when it was submitted in August 2023 and now OBJECTS again to this application at appeal.

We note that an application made for a temporary agricultural dwelling on this site in 2009 was refused and then refused again on appeal. And that the current application was refused by WODC on 12th October 2023 before being put forward again on appeal now.

This is a greenfield site of undeveloped land and not suitable for the provision of a single dwelling house. This site is not designated for housing on any plan and there is no special need for a house at this location. The proposed development is sporadic and unsustainable, harmful to the rural character of the area including the local PROW, inhabitants would rely on the use of cars which is unsustainable development and should be resisted. For decades it has not been part of planning policy that an individual with agricultural land can claim the right to build a house on that site, this would set a very dangerous precedent. There is rural undeveloped landscape character in this area and this would have a harmful urbanising impact. The site is situated at a 3 way traffic junction with restricted views where there have been a number of accidents in the last couple of years. The proposal has been deemed by the WODC delegated officer to be contrary to policies OS2, H5, H2, EH3, EH9 and EH2 of the West Oxfordshire Local Plan (2031) and the NPPF (2023).

This location is not an extension of the village in any direction, there are no houses anywhere near the proposed site on this side of Boddington Lane. Utility connections would be difficult and expensive at this site eg electricity, gas, telecoms etc. There is no access to clean water or sewers and a septic tank would be required. Sewage outflows would drain directly into the Church Road ditch which feeds into the River Evenlode.

In addition since the application was refused on 12th October 2023, we would like to draw your attention to another appeal for Dog Kennels at the nearby Fish Hill Farm which was refused on 27th February 2024 (see attached summary). One of the primary reasons cited by the Planning Inspector for the refusal of the Fish Hill application was



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the proximity of the Wychwood Way, part of the Wychwood Project Area (WPA). This Wychwood Way runs through the adjacent 3 way traffic junction at the intersection of Church Road and Boddington Lane and very close to the site of this application.

The Wychwood Project Area is a tranquil rural area that is designated as a rich mosaic of landscape and wildlife habitats where development plan policy affords special protection to the landscape and biodiversity of the area. There is a network of public rights of way in the locality including the Wychwood Way which runs in close proximity to the application site. The Council describes the area as being popular with leisure walkers and cyclists. As stated in this appeal Appeal Ref: APP/D3125/W/23/3315582 Fish Hill Farm, Wilcote Road, North Leigh, Witney, Oxfordshire OX29 6WT:

- "Policy OS2 of the West Oxfordshire Local Plan 2031 Adopted September 2018 (WOLP) states that development in the open countryside will be limited to that which requires and is appropriate for a rural location and which respects the intrinsic character of the area. One of its principles for all development is that it should as far as reasonably possible, protect or enhance the local landscape. WOLP Policy EH2 says that the quality, character and distinctiveness of West Oxfordshire's natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be conserved and enhanced. Proposed development, it says, should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible. Furthermore, the policy states that special attention and protection will be given to the landscape and biodiversity of the WPA....
- it is clear that the landscape of the WPA is characterised by its tranquillity, its peace, calm and lack of noise or disturbance. It is influenced by what can be seen and heard in the area. The WPA landscape, which is characterised by tranquillity, is enjoyed by people using public rights of way within close vicinity of the appeal site. "

Therefore, referencing the above Fish Hill Appeal comments, both the construction of a dwelling house and also the activity associated with the occupation of such a house as proposed in this application will have a negative impact on the above stated tranquillity and landscape character of the Wychwood Way and the Wychwood Project Area generally.

Accordingly, the proposed development would be contrary to Policies OS2 and EH2 of the WOLP. These policies reflect the aims of the Framework, which in paragraph 180(a) states that decisions should contribute to and enhance the natural and local



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environment by protecting and enhancing valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan.

For the reasons given above, the proposal conflicts with the development plan as a whole and material considerations, including the lack of a 5 year housing land supply currently would not outweigh that conflict purely for the benefit of increasing housing stock by one house in this area where there is no special need for a house.



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Attachment 5

North Leigh Neighbourhood Plan Committee

Update for Parish Council Meeting of 12th September 2024

Meetings

- Since the last Parish Council met, the North Leigh Neighbourhood Plan (NLNP) Committee met on the 29th July and 28th August.
- The committee meeting agendas and minutes are being posted on the North Leigh Parish Council website.

Membership

Martin Bowsher, Paul Evans, David Harris, Steve Legg (Secretary), Suzanne Millar, David Painter, Malcolm Shead, Kevin Swann (Vice Chair), Sherard Veasey (Chair), Judith Wardle, Adrian Watts.

Consultancy Support for the Neighbourhood Plan

Community First Oxfordshire (CFO) of Worton Park, near Cassington are acting as our consultants to assist with the preparation of the Neighbourhood Plan.

The Neighbourhood Plan Committee worked with CFO to develop a questionnaire that was distributed to every house in the parish by the 30th June, with the closing date for responses by 28th July. CFO have now delivered a draft report on the questionnaire, which was reviewed by the NP committee on 28th August, and has been forwarded to the PC for their comments. This completes delivery of all of the work ordered from CFO in the first phase of the project.

CFO have submitted two further proposals, one on 5th June for 6.1 days at £3,355 to support the production of the Reg 14 draft Neighbourhood Plan, and a second on 11th June for £2,500 to support the production of a Character Assessment. The first will be covered by a grant received from Locality, and the second it is proposed should be paid for by the Parish Council.



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Finances

We received a grant of £6,960 from Locality in November 2023 to support our work until the end of March 2024, of which £6,260 was paid to CFO. However, when we supplied the end of grant report, Locality identified that some consultancy work had been done before the grant had been made and would have to be repaid. This amounted to £338.49 and was repaid by the PC.

We have applied for a further grant of £3,428 from Locality to cover part of the work for the period from 1st April 2024 to the 31st March 2025. It is expected that the majority of the grant will be spent on consultancy fees. The £3,428 was for the remaining balance of the £10,000 Basic Grant after our previous award in 2023/4 of £6,960 (less £338.49).

CFO's quote of November 2023 proposed the sum of £7,700 to deliver Work Package 4 ("Neighbourhood Plan Design Code") and we will make another application to Locality, who can provide up to £8,000 to fund this work as an "Additional Grant". We will make this grant application to Locality as soon as the £3,355 mentioned above has been invoiced.

A more detailed breakdown of finances was provided to the Parish Council meeting of the 11th July, stating the amounts to be spent and the dates at which it is anticipated to expend these amounts.



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Attachment 6

Report from the Planning Committee for the PC meeting on the 12th September 2024

Lion Court Strategic Lands Proposal for New Homes on Land off Common Road, North Leigh

I have reviewed the documentation made available on the website referred to in the letter from Lion Court sent to what I understand is most of the village. The information on the website is very large on its PR but provides little details of its proposals.

This would appear to be an opportunists attempt to impose yet further housing on the village of North Leigh in a totally unsustainable way. Whereas this site is one identified as a possible development site upon the review of the West Oxfordshire District Council Local Plan, it is at the present time unallocated, and the village has already made it clear opposition to any development on this on this area of land. Accordingly, the proposals have to be regarded as a purely opportunist attempt to exploit WODC's current inability to realise its 5 year land supply.

Policy OS2 requires development to be in the correct place and the proposal significantly intrudes on the open aspect of the entry to the village from the south.

It is a "backland development" and it is a clear attempt to create substantial additional housing than that which can be obtained under Permitted Development Rights.

North Leigh has had several residential developments approved in recent years with 181 new homes being built and with a further 122 consented but yet to start (this includes the recent Appeal Decision in relation to Manor Oak). This brings the total to 303 new homes. The 2021 Census stated that there are a total of 881 properties within the village of North Leigh and comprising 478 detached, 265 semi-detached, 108 terraced and 30 flats. The recent developments combined with the consented developments therefore show a significant increase and it is clear with limited facilities within the village, this is simply not sustainable if yet further larger development occurs.

Policy OS5 requires infrastructure to be supported. The recent developments and the developments upon which Permission has been granted has already put considerable pressure on the infrastructure and this is before more recently consented developments even proceed.

The existing problems with sewage disposal and water pressure within the village



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means that Grampian conditions have had to be imposed so that development should only proceed when the water and sewage network has been upgraded. The current situation is presenting problems to existing house owners in the village and is only going to be exacerbated with any further development.

The Plan shown in the details shows what could easily become a further phase of development as this land I understand is within the control of Lion Court.

It is quite clear from the information that has been made available, that this will be a car led development as disclosed in the information made available, and with very limited employment opportunities within the village, people will be obtaining employment outside the village envelope. The proposed access onto Common Road with its close proximity to the junction with the A4095 is likely to cause considerable further traffic issues, particularly around peak times and the assessment provided does not assess the traffic impact of the development on the key junctions here and its impact on the remainder of the village, in particular at key times.

The proposal states “a mix of homes of different sizes and tenures will cater to the local needs and will complement existing housing in the village. This will include the provision of affordable housing”. No details have been provided as to the proposed mix nor the number of affordable housing that is being proposed.

The proposal would be in clear breach of Policy EW10 of the local Plan which states that development in the rural centres should be of an appropriate scale and development or be of an appropriate scale and will be limited to meeting local housing.