



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

26 Eaton Village
Eaton, Oxfordshire OX13 5PR
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MINUTES of the Planning Committee of North Leigh Parish Council (NLPC) held on Friday, 10th January at 7:00pm in the Memorial Hall

Councillors Present: David Harris (Chair), Councillors Robert Gunn (RG) and Kevin Swann (KS) Julie Minch

In attendance: Allison Leigh, Clerk, Andy Clements (Chair of North Leigh Parish Council) District Councillor Sarah Veasey (SV), County Councillor Liam Walker

The Chairman of the Parish Council opened meeting and then turned it over to the Chair of the Planning Committee.

12/24. Apologies for absence: None

13/24. Declarations of interest: None

14/24. Public Forum:

The Chair asked if anyone was in attendance from Lioncourt, SP Broadway or Savills. No one from these organisations was in attendance.

The Chair noted that the goal of this meeting was to gain the views of residents. However the Chair encourages residents to lodge their own comments as the number of comments will demonstrate the strength of feeling.

The Chair also noted that there is always a possibility that the development would be approved, so NLPC will compile of list of requests for s106 funds should the development go ahead.

Public questions and comments:

| <u>Question</u> | <u>NLPC Comment</u> |
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| How many homes have been recently agreed | The total number of houses built since the last census is 181. 122 homes have been given permission and have yet to start – Manor Oak is one of these. |
| Flooding in gardens due to lack of suitable drainage. | The Chair noted there is a flood risk assessment, but encouraged residents to put in this in any comments they make to West |



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| | Oxfordshire District Council (WODC). |
| It was noted that Windrush Against Sewage Pollution has put in comments. | |
| Residents asked for assistance in points to cover. | The Committee suggested looking at the Neighbourhood Plan survey results and the Committee will also put together points to assist and communicate them widely (i.e. on Facebook, the website and send to those signed up to the newsletter). |
| Access is towards to the bottom end of Common Road before the farm | Noted. |
| It was noted that the travel plan notes that this development will generate 889 trips per day. | The Chair noted that Highways will take into account impact of proposed development. |
| It was noted that the Design and Access statement is unreadable on the website. | |
| What is the number of residents? | It was noted that there are approximately 1800 on the electoral register. |
| If this site gets passed, what about a grampian clause? | The Chair noted building can't start until sewage issues is sorted. |
| What is the grampian clause based on? | The Chair noted this is based on current capacity of the sewer system. |
| 5-year land supply – how to present argument about development which has been agreed, but not built due to the grampian clause | The Chair noted he would hope that WODC will take this into account. |
| | DH noted that there is an emerging Neighbourhood Plan which will carry some weight. This emerging plan is a result of meetings and surveys. |
| Concern re traffic coming from A4095 into the | The Highways access is a significant issue, |



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| village | but WODC will rely on OCC Highways' report. |
| S106: Concern about lack of follow through on s106 | |
| Some residents noted that residents in developments where s106 elements have been built (i.e. play areas) don't like people coming from other areas in the village coming to use these. | The Chair noted that anything of this nature is for all residents to use. |
| Education / health care: if all recent development is reviewed together, there is enough to justify health care provision. | Noted. |
| A question arose as to where our MP is with regards to this discussion. | The PC had approached the MP's office about coming to meet NL residents. The MP's office has informed the PC that they will be looking to arrange a meeting with NL, Long Hanborough and Freeland and will work on arranging this themselves. |
| A question arose as to who owns land. | The Chair noted that it is owned by the Webb family trust and that developers look for areas of development and reach out to landowners. |
| An easily accessible via bicycle is noted in the application. Will be a well-lit cycle path on the A4095? | Not to the Committee's knowledge. |
| Grim ditch | The Chair believes this runs underground and it the planning goes over it. A proper survey needs to be carried out to see if it runs underground. It is unknown as to when an archaeological survey will be done. |
| It is worth raising multiple comments per household? | Yes |



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| The junction with Park Road is more dangerous since Estelle Manor. | Noted |
| It was noted that the football club may move to other side of Common Road junction. | Noted |

The Chair asked for residents to email the Parish Council with any ideas for s106.

The Chair noted that once the Parish Council has submitted its comments, they will be put on the website.

15/24. Planning Applications:

24/03100/OUT

Land (E) 438356 (n) 212268 Common Road, North Leigh

Outline planning application for a residential development for up to 115 dwellings (Use Class C3), including vehicular access and pedestrian link from Common Road, public open space, car parking, drainage, landscaping and other associated infrastructure. All matters reserved except for access

The Council resolved to object to the planning application and will draft comments for the Clerk to submit to the District Council.

16/24. Matters for report: None

Meeting closed at 7:47pm.