

SOUTH NEWINGTON PARISH COUNCIL
Minutes of an Extraordinary Parish Council Meeting
Held on Thursday 10th April 2025 at 8pm
In the Village Hall

Present:

Councillors: Vanessa Doyle, Stephan Lucks, Mike Rapp, Graham Smith and Sarah Wilson-Medhurst

25/25. To receive apologies for absence

Christine Coles, Parish Clerk (holiday)

25/26. To receive Declarations of Interest under the Council's Code of Conduct relating to business on the agenda *(Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business)*
No interests were declared.

25/27. Public participation session *(Members of the public are invited to address the council. The session will last for a maximum of fifteen minutes with any individual contribution lasting a maximum of 3 minutes)*
Please see below.

25/28. To discuss the following planning application and agree a response:

MW.0009/25, Section 73 application to continue the development permitted by permission MW.0080/15 (Change of use of Agricultural Barns to Topsoil storage and screening for Topsoil business, a new lean-to 10 x 30m barn and new farm access for Barford Road Farmhouse), altering condition 2 from no more than 12 HGV movements per day to no more than 24 HGV movements per day and no more than 36 HGV movements per day during exceptional operations, with exceptional operations to last no more than six weeks per year at Barford Road Farm, Barford Road, South Newington, Oxfordshire OX15 4JJ

The following represents the discussion and issues that were raised at this meeting:-

1. Cherwell District Council has objected.
2. Even if OCC now approve the permission, it is likely it will still go to committee, particularly as Councillor Reynolds has also objected.
3. The Highways Authority have not objected. However, there are obvious inaccuracies and errors with the report of the Highways Authority (HA) officer.
 - a. It is clear that the HA Officer did not attend.
 - b. The traffic calculation was taken from the corner to the left of the NOTS entrance. This meant the survey was palpably wrong with no traffic been considered going right out of NOTs.
 - c. It was also done in the first week of December which will likely be an artificially low period of traffic
 - d. The recommendation is to go back and make all the points about the HA report and flagging its weaknesses.
4. Everyone should continue to make comments even though the date has expired. Ordinarily all comments will be considered up to the date of the decision. Therefore, it is certainly worth making comments, however it is important to appreciate that there is no guarantee they will be taken into consideration.
5. NOTS has already expanded beyond its pre-site.
6. S.73 application cannot be used to change the basis of permission.
7. The business is already working outside of it agreed hours.
8. It has expanded the site.
9. It has expanded the number of vehicles.

10. It regularly breaches if present conditions and this has been reported historically and evidence is in existence that proves this.
11. On the point of evidence any evidence to back up submissions will make a significant difference and should be done.
12. The numbers sought are the tip of the iceberg. In reality there will be far more traffic be generated coming out of NOTS because the movements of treated soil coming out of the site will be in smaller vehicles necessitating much more movement.
13. Could consideration be given to apply a weight limit to the section of the road although it is difficult to know how that will be in enforced?
14. It might be worth considering contacting Geoffrey Saul, solicitor in Chipping Norton, who is previously chair of the planning committee.

In summary the main areas of objection/concern are:

- Road safety
- Loss of amenity
- Breaches of present conditions including time of operation, beyond approved site, and no. of vehicle movements. Noting also S.73 point above.
- Noise disturbance from increased operations and including when operating outside of permitted hours
- Damage to verges

Action: The Parish Council to respond to OCC.

Meeting Closed at 9pm