

## DEDDINGTON PARISH COUNCIL

### Minutes of the Extraordinary Parish Council meeting held at 7:30pm on 10 July at Hempton Lounge, Windmill Centre, Deddington.

**Present:** Cllrs H Oldfield (Chair), A Collins, M Cox, M Ince, S O'Neill, M Robinson, C Snashall, M Swadling, A Swan and T Timms. **Also, present:** District Cllr B Williams, Parish Clerk, a Deddington News representative and 14 members of public

125/23	<b>Apologies:</b> Cllrs J Higham, J Norton, S Patterson and J Watts
126/23	<b>Declarations of Interest;</b> None
127/23	<p><b>10-Minute Open forum:</b></p> <p>Many members of public raised their objections to 22/03869/OUT (Amended) Land North of Wimborn Close and Mackley Close, Deddington citing numerous reasons that had been made in their objection letters to CDC Planning. Consisting of traffic concerns, narrowness of road, safety of residents particularly children accessing the play area, lack of water pressure, little consultation.</p>
128/23	<p><b>Large Scale Developments Working Group report.</b></p> <p><b>22/03869/OUT (Amended) Land North of Wimborn Close and Mackley Close, Deddington</b> Cllr H Oldfield proposed that the PC consider the drafted response to the Planning Committee. Cllr A Collins proposed an amendment, Cllr M Cox seconded this amendment and the Council <b>RESOLVED</b> (unanimous) to remove one line from the drafted response. The Council then considered Cllr H Oldfield original proposal, Cllr A Collins seconded the motion and the Council <b>RESOLVED</b> (unanimous) to send the amended report, as set out below, to CDC copying in all committee members and officers.</p> <p>Deddington Parish Council at an extraordinary meeting on Monday July 10 carried unanimously the following resolution calling on CDC's planning committee to reject the planning application 22/03689/OUT for permission to build 53 houses on a site north of Wimborn Close, Mackley Close and Stone Pits.</p> <p>1) Crucially, the planning officer's report recommending approval of this application makes no mention of the Deddington Neighbourhood Plan (NP). The Plan has been several years in the making and reflects the wishes of the the NP steering group, the parish council and parishioners at large. It is well advanced – its Regulation 16 consultation, carried out by CDC, ends next week. Ignoring our NP is contrary to planning procedure laid down in the NPPF and CDC's Local Plan, potentially making approval of this application subject to legal challenge.</p> <p>2) Our Submission NP allocates another site in Deddington for development which is regarded as greatly superior to the application before you. It offers twice as many houses as the target figure set for Deddington to 2040 in the emerging CDC Local Plan (85 houses rather than 43) and over 30 more than the application before you (including more affordables). The site allocated in the NP, unlike the application before you, lies in close proximity to the centre of the village – genuinely within walking distance – lessening congestion and parking problems. It also offers far more generous community benefits than this application including a built nursery, a community orchard, and overspill parking for the Health Centre, which should enable the overstretched Health Centre (waiting time for appointments currently six weeks) to expand.</p> <p>3) CDC now has 5.4 years' land supply and 703 houses have been built of the 750 stipulated for the 23 Category A villages in the current Local Plan (101 more under construction). Deddington is already accommodating at least its share of the 750 - 36 built, 15 more under construction and seven more approved.</p> <p>4) Access to the site under consideration would be exclusively through Wimborn Close, a narrow road given the increasing size of domestic vehicles – 5.5metres – which is flanked by residents' cars and, when there is an event at the Windmill Centre, visitors' cars.</p>

	<p>5) OCC is requiring that a pavement be installed on the west side of the cul-de-sac which would involve felling a strip of mature trees more than 100 metres long, destroying wildlife habitats.</p> <p>6) The play area, currently accessible round the end of the cul-de-sac, stands on the opposite side of road from the 25 houses in Wimborn Close. An extended thoroughfare serving 53 extra houses would create a safety hazard for small children crossing the road.</p> <p>7) Deddington Parish Council owns the wooded strip alongside Wimborn Close and a ransom strip across the proposed entrance to the development site at the north end of the cul-de-sac.</p> <p>8) The proposed development would mean a loss of amenity to Wimborn Close residents and Stone Pits residents because of the destruction of the band of trees separating their estates and because a considerable part of the green public space at the north end of Wimborn Close would be swallowed up by the new access road, with pavements on either side.</p> <p>9) The 2018 CDC HELAA report deems this site unsuitable for development because it intrudes into the countryside (and would obscure a valued view). The officer's report downplays the HELAA findings on the grounds that nearby new development alters the context. We would challenge this opinion – the new development is adjacent to the Hempton Road, this site is not.</p> <p>There are other objections listed on the planning portal concerning highway considerations and infrastructure – for instance, Thames Water states that the existing water network could not support 53 new houses and Wimborn Close residents confirm that water pressure is already low in their location – but we hope the information detailed above will persuade you to refuse this application.</p> <p>Cllr H Oldfield proposed, Cllr M Ince seconded the motion and the Council <b>RESOLVED</b> (unanimous) that Cllrs Helen Oldfield and A Collins be granted permission to speak, at the Planning Committee, on behalf of Deddington Parish Council and Neighbourhood Planning Steering Group.</p>
129/23	<p><b>Date of the next meeting:</b> The next Parish Council meeting will take place on 19 July 2023 at 7:30pm in Hempton Lounge, Windmill Centre, Deddington. Meeting closed at 8:08pm</p>