

**Newington Parish Council
Oxfordshire
Draft Minutes of the Parish Council Meeting held on
23rd September 2026 at 7:00pm in St Giles Church**

Present:

Cllr Black; Cllr Howlett (D); Cllr Nettleton; Cllr Thomson

In Attendance: Clerk/RFO Lawrence Wootten

Members of the public: None

31.26 ELECTION OF THE CHAIRMAN

Cllr Nettleton was elected as Chairman for the meeting (proposed by Cllr Howlett, seconded by Cllr Black).

32.26 APOLOGIES FOR ABSENCE – Cllr Howlett (NH); District Cllr Turner and County Cllr Edwards

33.26 DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS – None

34.26 ITEMS RAISED BY MEMBERS OF THE PUBLIC – No members of the public present

35.26 REPORTS FROM DISTRICT & COUNTY COUNCILLORS

The reports from County Cllr Edwards and District Cllr Turner for June had been circulated to the Parish Council and are available as Annex A to the minutes of this meeting.

36.26 MINUTES OF THE LAST MEETING

(a) The minutes of the last meeting held on 22nd June 2026 were approved, signed by the Chairman and will be added to the website by the Clerk.

ACTION FOR CLERK – post approved minutes on website.

(b) The Clerk reported that the Period for Exercise of Public Rights had now expired and the AGAR process for 2025/26 was complete.

37.26 FINANCE AND ADMINISTRATION

a) The bank reconciliation and financial report were presented by the Clerk/RFO and approved.

On 31 August 2026 the balances of the council's accounts were noted and approved as:

Barclays Community Current Account - £2,526.60

Barclays Savings Account - £571.66

Unity Trust T1 Current Account - £ 1,087.59

Unity Trust Instant Access Account - £0.00

b) Invoices for payment – the following invoices were approved for payment:-

L J Wootten – Clerk's salary (September 2026) minus PAYE and NI £ 205.63
(to be paid on 30/09/2026)

HMRC – PAYE and NI on Clerk's September salary £ 51.20
(to be paid on 30/09/2026)

L J Wootten – Clerk's salary (October 2026) minus PAYE and NI £ 205.43
(to be paid on 30/10/2026)

HMRC – PAYE and NI on Clerk's October salary £ 51.40
(to be paid on 30/10/2026)

ACTION FOR CLERK – set up BACS payments on Unity Trust banking portal for approval by two councillors.

c) Invoices and Direct Debits paid since last meeting – the following payments were approved

1 st June: Information Commissioner's Office – annual fee	£ 47.00
26 th June: Hugo Fox – website monthly fee	£ 11.99
30 th June: Unity Trust - monthly banking fee	£ 7.00
13 th July: Oxford Diocese – allotment site rental	£ 7.15
27 th July: Hugo Fox – website monthly fee	£ 11.99
31 st July: Unity Trust – monthly banking fee	£ 7.00
10 th August: HMRC – PAYE & NI on Clerk's July Salary	£ 51.40
10 th August: L J Wootten - Clerk's salary (July)	£ 205.40
26 th August: Hugo Fox – website monthly fee	£ 11.99
27 th August: L J Wootten – Clerk's salary (August)	£ 205.43
27 th August: HMRC – PAYE& NI on Clerk's August salary	£ 51.40
31 st August: Unity Trust - monthly banking fee	£ 7.00

d) Receipts since last meeting:

Barclays Bank – Interest Received	£ 1.62
HMRC – VAT S126 Reclaim	£ 640.55

The Clerk informed Council that he had submitted a VAT S126 reclaim covering the period 3rd February 2023 to 31st March 2025. The sum reclaimed was £640.55, which was paid into the Parish Council's bank account by HMRC on 14th August.

The Clerk informed Council that the second half of the precept (£2,000) had been paid by SODC on 3rd September 2026.

e) Community Grants – no requests received

38.26 PLANNING

The following Planning Application received from SODC was considered:

(i) **Ref:** P26/S3786/PIP

Proposal: Erection of a minimum of 9 and a maximum of 9 residential dwellings

Location: Land adj former Newington Nurseries, Newbury Hill View, Stadhampton, Oxon

Applicant: Mr J Hunt

The Council resolved to object to the application and for the Clerk to submit the following response to SODC:

Newington Parish Council wishes to object to this planning application.

Having reviewed the application and supporting documentation, the Parish Council does not consider the proposed development to be a suitable location for development when assessed against the requirements of the Local Plan and the National Planning Policy Framework (NPPF).

As acknowledged within the applicant's Planning Statement, the proposal does not meet the requirements of the adopted Local Plan and is therefore reliant upon the provisions of the new NPPF, including Policies S4 and S5, and in particular subsection (j) of Policy S5.

Subsection (j) requires development to:

"Be physically well-related to an existing settlement."

The Parish Council considers that the proposal fails to satisfy this requirement for a number of reasons.

1. Scale and density of development

The character and grain of the proposed development would be substantially different from the two sites in its immediate vicinity, namely Hampton Meadow, which has been developed, and Newington Nurseries, for which planning permission has been granted but which has not proceeded.

Using the total site area and the densities stated within each applicant's Planning Statement provides an appropriate comparison, as the site areas for the neighbouring developments also include areas of amenity

and access. Excluding these elements from the proposed development would therefore produce a misleading comparison.

The respective densities are approximately:

Hampton Meadow: 21.4 dwellings per hectare (dph)

Newington Nurseries: 18.6 dph

Current proposal: 9.7 dph

The proposed development is therefore substantially less dense than the two neighbouring sites. This results in a materially different development grain and character and further reinforces the separation between the proposal and the existing settlement.

2. Relationship to the existing settlement

The proposed development is wholly located outside the existing settlement, with no part of the site being located within the village. The proposed access arrangements do not alter this fundamental relationship with the settlement (addressed further below).

The development would therefore effectively create a new and isolated settlement edge rather than extending the existing built form in a manner that is physically well-related and well integrated with the village.

The Parish Council does not consider that the proposed development can reasonably be described as forming a well-integrated extension to Stadhampton.

3. Reliance on the proposed Newington Nurseries development

The Parish Council considers note 28 from Policy S5 (j) of particular relevance to this application. It states: "Where a development proposal is located outside a settlement, and separated from the existing built-up area by virtue of being beyond the outside edge of an allocated site that has yet to be fully developed, consideration should be given to whether the proposal is in a suitable location should the allocated development not proceed."

The Newington Nurseries development has not proceeded, despite reserved matters approval having been granted approximately six years ago. Consequently, it cannot reasonably be assumed that this development will be delivered or that it will provide the built form, infrastructure or connections upon which the integration of the current proposal appears to depend.

This is particularly important because, without the Newington Nurseries development being constructed, the application site would remain physically separated from the existing built-up area of the village.

The Parish Council therefore considers that the application should be assessed on the basis of the development and settlement pattern that exists, rather than on the assumption that the Newington Nurseries scheme will ultimately be implemented.

4. Accessibility and sustainable transport

The absence of the Newington Nurseries development also has significant implications for the accessibility of the proposed site.

Without that development being constructed, there is no direct pedestrian connection between the application site and the existing village. Access to the village would consequently be dependent upon the use of a private motor vehicle.

The Parish Council does not consider a location that requires residents to use a car to access the village and its facilities to represent a sustainable location for development. This is particularly relevant given the emphasis placed upon sustainable transport and accessibility within both the Local Plan and national planning policy.

The importance of providing a suitable pedestrian connection is also demonstrated by the planning permission for the Newington Nurseries development, which included a Unilateral Undertaking (UU) relating to the provision of the footpath connection. This indicates the significance of pedestrian connectivity in establishing an appropriate relationship between development in this location and the existing village.

Furthermore, the sustainability of the location has reduced since the earlier planning permissions were granted. In particular, the frequency of bus services has reduced and a public house within the village has closed. These changes should be taken into account when assessing the current accessibility and

sustainability of the site rather than relying upon the circumstances that existed when previous permissions were considered.

Conclusion

For the reasons set out above, Newington Parish Council considers that the proposed development is not physically well-related to the existing settlement and does not represent a suitably integrated extension of Newington.

In particular, the proposal is located wholly outside the existing settlement; has a substantially lower density and different development grain from the neighbouring developments; would remain physically separated from the village if the Newington Nurseries development does not proceed; cannot reasonably rely upon the delivery of the Newington Nurseries development given the length of time since reserved matters approval; lacks a direct pedestrian connection to the existing village in the absence of that development; and would therefore result in a significant reliance upon private car travel to access village facilities.

For these reasons, the Parish Council considers that the proposal fails to demonstrate that it is “physically well-related to an existing settlement” as required by Policy S5(j) of the NPPF, and that insufficient weight has been given to the implications of the Newington Nurseries development not proceeding, as addressed by paragraph 28 of that policy.

Newington Parish Council therefore respectfully requests that the planning application be refused.

39.26 COUNCILLOR & PARISH REPORTS

a) **Community Liaison/Notice Board** - Nothing to report

b) **Event Co-ordination** – Nothing to report

c) **Highways & Potholes**

The Clerk had received a letter from Oxfordshire County Council Environment & Highways asking for feedback on the 20mph schemes in South Oxfordshire and asked the Council how they wished him to respond.

It was agreed that the Clerk would respond that the scheme in Newington was working to an extent.

ACTION FOR CLERK – respond to OCC survey on 20mph scheme.

d) **Footpaths** – nothing to report

e) **Allotments**

(i) To consider various options for water supply to the allotments

It was agreed that an initial survey for providing an independently-metered mains water supply to the allotments should be sought.

The Clerk presented Council with costings for water bowsers for rain capture at the allotments which could be purchased with grant funding through County and/or District Council schemes.

It was agreed that the Clerk should pursue this and make the grant applications for water bowsers/rain capture equipment.

(ii) To consider grant applications to support decisions made under item (i).

It was agreed that the Clerk will investigate County and District Council funding schemes.

ACTION FOR CLERK – investigate County and District Council funding schemes.

f) **Churchyard/burial ground mowing**

It was reported that sheep were now grazing the churchyard, and no further action was currently required from the Parish Council.

40.26 ITEMS RAISED BY COUNCILLORS

Cllr Black – The Council needs to follow-up the issue of the dropped kerb in the village that needs to be raised to avoid household flooding. This was supposed to be on the County Council's schedule of works but has not yet been done. Clerk to ask County Cllr Edwards for an update.

41.26 LOCAL GOVERNMENT REORGANISATION

The Clerk informed Council that on Monday 7th September, the Government announced that it will review its decisions on preferred options for Local Government Reorganisation (LGR) across England. The Government has not yet agreed the scope of the review but aims to complete it by mid-October, although no firm commitment was given on timing. The Minister also indicated that shadow elections to the new councils are now unlikely to take place in May 2027 and that elections to existing councils will proceed as they would have done without LGR. The timeline for Oxfordshire and West Berkshire may therefore be moved back. The change in timeline also means the existing councils are likely to continue for at least another year and the South Oxfordshire District Council elections will take place in May next year instead of shadow elections for a new unitary authority.

42.26 COUNCILLOR AND CLERK TRAINING – nothing to report

43.26 CORRESPONDENCE – To note correspondence received where decisions are not required

OALC monthly newsletters
SODC media releases
Oxfordshire County Council media releases

44.26 ITEMS FOR INFORMATION OR NEXT AGENDA

Purchase of new Union Flag

45.26 DATE OF NEXT MEETING – Wednesday 25th November 2026 (to be confirmed)

Meeting closed at 8.15pm

Signed Date