



EYNESHAM PARISH COUNCIL

Planning Committee Meeting
held at Eynsham Village Hall, 7.30pm
on Tuesday 22 June 2021

MINUTES

Councillors Present – Cllr Mark Zumbuhl (Committee Chairman), Cllr D Knight, Cllr R Macken, Cllr A Mosson and Cllr N Relph.

Also in Attendance – Clerk to the Council. There were no members of the public present.

21/P9 To receive apologies for absence – None.

21/P10 To receive Declarations of Interest in agenda items – None.

21/P11 Public Participation - to receive submissions from members of the public - None.

21/P12 To receive correspondence and agree actions – None.

21/P13 To confirm the minutes of the Planning Committee meeting of 25 May 2021 and note the delegated decisions contained therein. It was **RESOLVED** that the minutes were signed as a true record and delegated decisions were noted.

21/P14 To consider the Salt Cross Garden Village Area Action Plan Hearing Statements and consider who and how to address the key points – It was **RESOLVED** that the Clerk and Councillors Macken, Knight, Relph and Zumbuhl represent the Council at the forthcoming hearing sessions. Clerk is to liaise with the Programme Officer accordingly.

21/P15 To receive an update on creating an Eynsham Greenbelt for the purposes of promoting biodiversity and recreation and agree actions – Clerk is to obtain ownership details via Land Registry for fields to the east of the Village. Cllr Macken is to agree a date with Eynsham Nature Recovery Network for an informal meeting to be raised at the next Full Council meeting.

21/P16 To receive a report on the West Eynsham Strategic Development Area (SDA) Supplementary Planning Document and agree the recommendations. Cllr Relph provided an update and advised that West Oxfordshire District Council is no longer drafting a Supplementary Planning Document containing a masterplan for West Eynsham SDA due to a recent legal challenge for a different SDA. This was disappointing and felt not to comply with the Eynsham Neighbourhood Plan. The following recommendations were **RESOLVED**:-

- (a) The Council should ensure that the ENP has been fully taken into account by WODC in its current and future decision making.
- (b) WODC should be asked to obtain and share with EPC a legal view on the status of policies 14 and 14A of the adopted ENP. Failing this the Council should consider seeking a legal view itself.
- (c) WODC should provide clarity on the legal status of a “masterplan”.
- (d) The Council should assert that development that hinders the creation of a “green belt” should not take place and that this includes all development south of the Chilbrook.
- (e) Consequently, the building of a “spine road “crossing and to the South of the Chilbrook would no longer be required. The Council should work with the developers to see whether an alternative creative solution for access to the SDA which encourages active travel can be developed.
- (f) EPC should work with WODC, OCC and the developers to ensure a comprehensive joined up strategy for green spaces and biodiversity is urgently developed.
- (g) EPC should engage actively with the developers at West Eynsham and encourage them to adopt and share a comprehensive public engagement strategy.

- (h) EPC should approach the Environment Agency with a request for a comprehensive flood risk assessment to be undertaken taking account of all known developments.

An article is to be drafted on the greenbelt project for the next Eynsham News and advice sought from Community First Oxfordshire at the next Full Council meeting which the organisation will be attending.

21/P17 Planning matters.

- (a) To consider the following applications:-

Reference	Address	Proposal
21/01688/HHD	52 Back Lane	Erection of 1.8m by 3.0m garden studio. Roof apex no more than 2.5m. No objection.
21/01711/HHD	5 Newland Street	External alterations and extension to include cladding of rear elevation, changes to the fenestration, installation of metal guttering, addition of rooflight to south the fenestration, installation of metal guttering, addition of rooflight to south elevation, installation of an air source heat pump to front, erection of replacement single storey extension and alterations to increase the size of the existing dormer window. Objection. Concerns were raised regarding the location of the ground source heat pump due to noise/visibility and incongruous roof lights onto street. It was felt that the back windows are too large and will create excessive overlooking.
21/01885/HHD	4 Bitterell	Conversion of garage to single bedroom annexe to main dwelling. Objection. Members consider the annexe will be a separate, self contained dwelling contrary to an existing planning condition.
21/01916/HHD	26 Clover Place	Replacing all existing windows (excluding Velux skylights). Comment only – It is recommended that the views of the Conservation Officer should be sought regarding the appropriateness of the proposed materials/colour.
W/21/00429/PRMA	Eynsham Emporium Ltd 32 - 34 Mill Street	Premises licence. Members were unclear about the aims of the licence and deferred its consideration to the next Full Council meeting, at which the applicants will be invited to discuss their proposals. A consultation response will be sent shortly thereafter. Clerk is to contact the applicants accordingly

- (b) To review the planning applications log and note recent decisions. The log was noted.

The meeting closed at 9.00pm.

