



EYNSHAM PARISH COUNCIL

Planning Committee Meeting held at
Eynsham Village Hall and remotely by M.Teams,
7.30pm on Tuesday 19 April 2022

MINUTES

Councillors Present – Cllr David Knight (Committee Vice Chairman), Cllr Ross Macken, Cllr Andy Mosson and Cllr Nick Relph.

Also in Attendance – Clerk to the Council and one member of the public present.

22/P11 To receive apologies for absence – Cllr Tricia Crowley and Cllr Mark Zumbuhl.

22/P12 To receive Declarations of Interest in agenda items – None.

22/P13 Public Participation - to receive submissions from members of the public – None.

22/P14 To receive an update on the recent West Oxfordshire District Council Development Liaison Meeting – The meeting was cancelled and therefore no report was available.

22/P15 To receive an update on the Neighbourhood Plan (NP) revision and agree actions – The Council and Community First Oxfordshire (CFO) met earlier on 19 April to consider possible updates to the NP. Each policy was reviewed and the Council's comments below were noted:-

ENP1 - To consider including energy affordability in revised policy wording.

ENP2 - Set a minimum new housing density that would reduce urban sprawl and protect the wider area of green space. This could be a ratio of green space¹ to dwellings.

ENP3 - Provision of existing amenities and infrastructure should not be compromised or services reduced, by the impact of new developments. Infrastructure first required. The Square and centre of the village should remain as the primary core while other locations in new developments may become secondary centres.

ENP4 - Consideration of an Eynsham Greenbelt in recognition of the limited green space available (as mentioned at ENP2).

ENP5 - Refer to [Cassington NP](#).

ENP7 - Priority to active travel users over vehicles where roads cross PROW. Good cycle routes as a priority for Oxford, Stanton Harcourt, Botley and beyond.

ENP8 - Suitable Alternative Natural Greenspace (SANG) areas to be provided in addition to areas specifically set aside for biodiversity. SANG areas are designed for recreation/dog walking.

ENP9 - A maximum of 'X' number of parking spaces per home to be available for EV charging subject to public transport infrastructure etc.

ENP10 - Residential accommodation to be provided above workshops/shops.

ENP11 - We discussed drafting a list of 'local listed heritage assets' that the Council might want to protect in future. (Potential Assets of Community Value). A ratio or number of shops/pubs/libraries etc needed per number of dwellings is to be considered. Existing brownfield sites must be retained and existing buildings refurbished/rebuilt before new commercial units are given permission to be built on greenfield sites.

ENP12 - 'Greenwheel' parcels for recreation and biodiversity. Additional Local Green Spaces are to be considered.

ENP13 - Trees in the borrowed landscape and heritage trees are important within the community and should be afforded a level of protection. Development should fit in with nature not the other way round. All planting to be native varieties ideally of local provenance.

¹ Total area of accessible green space available to the public in Eynsham is 1.1% (OCSI, 2021. Available at: http://www.oxford.gov.uk/districtdata/download/downloads/id/1663/2021_eynsham.pdf).

ENP14 - A strategy for the whole community and future new communities is needed.

ENP14a - Current policy wording refers to a Masterplan. Clarification on what a Masterplan should contain is needed and it was felt this aspect could be included within a new Design Code document. Items raised in our response to the West Eynsham developers include: enforceability, 'step-in rights', detailed phasing plans, no construction traffic via village residential roads, 20mph zones, connected greenspaces and an invitation to do more than the minimum building standards re zero carbon and biodiversity net gain. Additionally, a Masterplan should include community engagement expectations and meaningful consultations that are independently assessed for compliance.

Members were in agreement with CFO's comments for each policy and a proposed new policy on Biodiversity Net Gain. Stewardship arrangements (which may be included in the NP) re. West Eynsham Strategic Development Area and the Garden Village were discussed. It was agreed that the Council with CFO, arrange a meeting with all West Eynsham developers/land owners to explain the community desire for a whole site solution (i.e. applying across all development parcels/planning applications) and ideally, a governance solution and structure that joins up with stewardship at Salt Cross. Members considered that this may be an expansion of ongoing trust work being progressed for land which is currently being leased to the Council by Fields in Trust.

22/P16 Planning matters.

- (a) To consider the following applications and any others received inbetween 8 April and the meeting date (not otherwise listed):-

Reference	Address	Proposal
22/00748/HHD	Holly View, 16 Queen Street	Erection of single storey rear extension. No objection.
R3.0039/22	Shores Green	The construction of two new west-facing slip roads at the Shores Green junction of the A40; an off-slip to allow eastbound vehicles to exit the A40 on to the B4022 towards Witney and an on-slip to allow westbound vehicles to enter the A40 from the B4022 at this junction. Two existing lay-bys to the west of the A40 overbridge will be removed to accommodate the construction of the slip roads. No objection.
22/00964/HHD	27 Evans Road	Single storey side extension. No objection.
22/00801/FUL	Twelve Acre Farm Chilbridge Road	Erection of an equine wash bay and replacement stable block. Comment only that an appropriate environmental risk assessment of waste water being discharged from the stable block into the ground water system (and into the Chil Brook) should be undertaken for consideration.
22/00991/HHD	11 Newland Street	Single storey ground floor rear extension and loft conversion incorporating a rear facing dormer. Comment only. The Council request that the Conservation Officer consider the proposed design and materials for compliance with Conservation Area policies.

- (b) To review the planning applications log and note recent decisions – Noted.

The meeting closed at 8.57pm.