



EYNSHAM PARISH COUNCIL

Planning Committee Meeting held at
Eynsham Village Hall and remotely by M.Teams,
7.30pm on Tuesday 31 May 2022

MINUTES

Councillors Present – Cllr David Knight (Committee Chairman), Cllr Tricia Crowley, Cllr Ross Macken and Cllr Andy Mosson.

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

22/P17 To elect a Committee Vice Chair for the period 2022/23 – Deferred to the next meeting.

22/P18 To receive apologies for absence – Cllr Katy Crowe.

22/P19 To receive Declarations of Interest in agenda items – None.

22/P20 Public Participation - to receive submissions from members of the public – None.

22/P21 Planning matters.

(a) To consider the following applications:-

22/01029/HHD	78 Spareacre Lane	Removal of 4no. existing garden sheds and erection of single storey annexe housing two offices, plant room and sanitary accommodation. Comment only that if the Local Planning Authority is minded to approve this application, it should be subject to a condition to ensure the extension remains ancillary accommodation to the host dwelling for residential/home office use only. Further, that where possible, business visitors to the property should be kept to a minimum in the interests of good neighbourliness. Application withdrawn.
22/01166/HHD / 22/01167/LBC	3 Lords Row, Oxford Road	Removal of existing gable porch and the erection of a replacement porch. Amendment to previous approval 22/01167/LBC & 22/01166/HHD. Comment only that we defer to the views of the Conservation Officer.
22/01177/HHD	13 Hanborough Road	Alterations to extend existing vehicular access and provision of hardstanding within existing garden. Comment only that use of the alternative, straight access route on north side of the bus shelter is pursued.
22/01269/FUL	7 Clover Place	Construction of a detached dwelling with associated parking for the proposed and existing dwelling. No objection.
22/01281/HHD	26 Hazeldene Close	Conversion of attic space to create additional living space to include insertion of two front dormer windows. No objection.

- (b) To note a Planning Appeal for [APP/D3125/W/21/3288375 \(21/01187/S73\)](#) - Little Willow, Oxford Road - Variation of condition 3 of planning permission 10/0813/P/FP to allow no more than 3 caravans (of which no more than two shall be a static caravan or mobile home) shall be stationed on the site at any time and consider forwarding an updated response. Noted, no further representation required.
- (c) To note Planning Appeal for [APP/D3125/W/22/3291159 \(21/03849/PN56\)](#) - Fir Tree Farm, Barnard Gate - Conversion of an agricultural barn to a dwelling house and consider forwarding an updated response. Noted, no further representation required.
- (d) To review the planning applications log and note recent decisions – Members discussed the approval of The Hermitage, 5 Mill Street/Conduit Lane wall proposals and the associated extended closure of Conduit Lane (Public Right of Way) by Oxfordshire County Council. It was noted that the diversion routes are prohibitive to those using mobility scooters and will continue to cause residents access problems to the centre of the village. County Cllr Levy has advised he will pursue for the work to be undertaken promptly.

22/P22 To receive an update on the Neighbourhood Plan revision and agree actions – The Clerk has been liaising with Community First Oxfordshire and consultation reports have been provided. The most recent report provides:-

- Feedback on existing plan policies, namely that ENP5 Sustainability is out of date on climate change matters. That the Council and stakeholder representation relating to West Eynsham and the Garden Village issues could be included and that all policy wording needs tightening up.
- New policy suggestions include shared working spaces provision, zero carbon transition and responding to the ecological emergency.
- Some interesting feedback from a primary school focus group.
- What's good about Eynsham: 'an army of people doing amazing things for Eynsham' and 'the facilities and shops are fantastic, we don't really need to go out of the village for anything.'
- What could be improved: Pressures of development and transport on infrastructure, local health and community spaces. Local response to climate and nature emergency.
- The Neighbourhood Plan should inspire developers who want to build to do something a little different, to be associated to success and to build on Eynsham's strengths.
- Developers to engage more effectively through a charter setting out expectations.
- Stewardship for green spaces, community buildings on new developments.
- Thoughts on extension of Local Green Spaces.

The Clerk has applied for the next phase of grants from Locality which total £11,000 and is awaiting feedback. This is broken down as:

- Draft Pre-submission (Regulation 14) NP – 6 days - £3300
- Design Code – 14 days - £7700

Once this work is completed, the final stage is drafting the Neighbourhood Plan final submission which is anticipated to be 5.5 days totalling £3025. A further grant will be required.

It was felt that the Council should take the lead on stewardship, that it is a positive step in the future management of community spaces. It was agreed to meet with CFO midway through their next phase of work.

22/P23 To receive an update on the recent West Oxfordshire District Council Development Liaison Meeting - Garden Village Inspectors were due to respond to the Area Action Plan (AAP) examination. They have since approved the AAP with main modifications which will be subject to further consultation and Examiner feedback before adoption.

It was noted that the A40 underpass exploration work continues to be undertaken and that forward funding is needed. Jansons are awaiting their [planning application](#) to be considered. Noted that Berkeley Strategic is joining with OCC (land owners) to work on their planning applications. Members requested that stakeholder engagement continues and that we discuss stewardship with developers, to help form a 'Green Wheel.' The Planning Policy Manager is working on the Oxfordshire 2050 Plan. Query raised re S106 wording for Oxford Road Play Area which will be doublechecked.

22/P24 To receive an update on Oxfordshire County Council's A40/Park & Ride development following a briefing – A meeting with the A40 team was held to discuss a revised layout for the Park & Ride. The revised design appears to be improved and will be included in a new planning application. Members raised the possibility of joining all the footpaths together to create a circulate exercise route and suggested the team discuss the application with the Woodland Trust who previously had concerns regarding the Park & Ride's close proximity at its southern end.

The meeting closed at 8.57pm.