



# EYNESHAM PARISH COUNCIL

Planning Committee Meeting held at  
Eynsham Village Hall and remotely by M.Teams,  
7.30pm on Tuesday 26 July 2022

## MINUTES

**Councillors Present** – Cllr David Knight (Committee Chairman), Jon Bright (co-opted member)  
Cllr Tricia Crowley, Cllr Ross Macken, Cllr Andy Mosson and Mark Zumbuhl (co-opted member).

Also in Attendance – Clerk to the Council and two members of the public.

**22/P25 To elect a Committee Vice Chair for the period 2022/23** – Deferred to the next meeting.

**22/P26 To receive apologies for absence** – Cllr Katy Crowe.

**22/P27 To receive Declarations of Interest in agenda items** – None.

**22/P28 Public Participation - to receive submissions from members of the public** – None.

**22/P29 To consider co-option of Mark Zumbuhl to the Planning Committee as a non-member** –

It was **RESOLVED** to co-opt Mark Zumbuhl to the Planning Committee with immediate effect.

Acceptance of Office and Register of Interest forms were completed and signed in the presence of the Clerk.

**22/P30 To consider co-option of Jon Bright to the Planning Committee as a non-member** - It was

**RESOLVED** to co-opt Jon Bright to the Planning Committee with immediate effect. Acceptance of

Office and Register of Interest forms were completed and signed in the presence of the Clerk.

**22/P31 Planning matters.**

(a) To consider the following applications:-

<a href="#">22/01617/FUL</a>	Signal Court, Old Station Way	Demolition of existing office buildings and construction of residential development comprising of a 20 unit apartment block and 7 No. townhouses together with associated landscaping works and improvements to existing public footpath.  The applicant has informed the Parish Council of their intention to withdraw the application due to a change in site ownership. A response was therefore not considered.
<a href="#">22/01517/SCOPE</a>	Land West Of Derrymerrye Farm Old Witney Road	Scoping Opinion in relation to ecology survey work – No objection.
<a href="#">R3.0088/22</a>	Land West of Cuckoo Lane and Adjacent to the A40, Eynsham, OX29 4PU	Details Pursuant to Conditions 9 (P&R Construction Traffic Management Plan), 12 (P&R Measures to Reduce Vehicle Speeds), 14 (P&R Cycle Facilities), 18 (P&R Dust Monitoring & Mitigation), 23 (P&R Surface Water Drainage Strategy), 25 (P&R Record of SuDS), 27 (P&R Tree Protection), 29 (P&R Arboricultural Impact Assessment), 31 (P&R Arboricultural Monitoring & Mitigation), 32 (P&R Construction Environmental Management Plan), 37 (P&R Landscape and Ecological Management and

		Maintenance Plan) and 39 (P&R Hard & Soft Landscaping Scheme) of planning permission 19/01725/CC3REG & 19/01095/ADJ (R3.0057/19) – No objection.
<a href="#">R3.0077/22</a>	Land West of Cuckoo Lane and Adjacent to the A40, Eynsham, OX29 4PU	Details pursuant to Condition 3 (Revised P&R Site Layout Plan) of planning permission 19/01725/CC3REG & 19/01095/ADJ (R3.0057/19) - Comment only regarding continuous footpath within the site as opposed to only part perimeter footpath.
<a href="#">R3.0072/22</a>	Land West of Cuckoo lane, Eynsham, West Oxfordshire, OX29 4PU	Provision of one temporary construction access, one permanent entry-only vehicular access, and one permanent non-motorised bell mouth access from Cuckoo Lane onto land to the west with associated landscaping and hardstanding – No objection.
<a href="#">22/01600/HHD</a>	11 Orchard Close	Alterations to include garage conversion with first floor extension above and provision of PV array to front roof slope of dwelling. Changes to existing vehicular access – The committee discussed potential impacts on the highway due to reduced parking within the property boundary. No objection.
<a href="#">22/01724/FUL</a>	4 Lombard Street	Replacement of existing single glazed timber framed windows with double glazed PVC windows - Object as the application is contrary to Conservation Area policies.
<a href="#">22/01845/SCOPE</a>	Land At Eynsham	EIA Scoping Opinion request in respect of the proposed residential development of land within the West Eynsham Strategic Development Area.  Clerk is to request (1) a 2 week deadline extension to respond (2) Joan Desmond, Case Officer meet with the Planning Committee to answer questions about the application in relation to impacts on the village and more fully assess potential environmental impacts for consideration.

- (b) To review the planning applications log and note recent decisions – Clerk was asked to checked the determination of a Certificate of Lawfulness for 78 Spareacre Lane.

**22/P32 To receive an update on the Neighbourhood Plan revision and agree actions** – The Clerk has been liaising with Community First Oxfordshire on the second phase of the process and a meeting was recently held to update the committee. A Stewardship meeting for the Garden Village and West Eynsham is due to be held – the Clerk outlined the agenda. A Design Guide is to be drafted, Local Green Spaces reviewed and updated, policy wording tightened up and new policies considered. Parish and District Councillor Carl Rylett requested to attend the forthcoming Stewardship meeting. It was agreed that Cllr Rylett will attend the meeting in view of his position as Cabinet Member for Planning and Sustainable Development. A draft revised Neighbourhood Plan is expected by the end of 2022.

**22/P33 To consider S106 requirements for West Eynsham Strategic Development Area and agree actions** – Clerk reported that she had been requested by West Oxfordshire District Council (WODC) to draft a S106 developer contributions request and advised how this was calculated and compiled. Each section of the draft document was reviewed and it was agreed to make minor amendments before meeting with WODC to review this for compliance and ensure appropriate sums are being requested. Clerk is to submit a final version to the committee for approval following consultation with WODC.

**22/P34 To note the Inspector has approved the Salt Cross Garden Village Area Action Plan (AAP) subject to main modifications and agree actions** – It was disappointing to note that Policy 2 Net Zero Carbon AAP policy was not supported by the Inspector and is subject to a Main Modification and further consultation by WODC. The Council has been contacted by O’Neil Homer outlining why in its opinion, the Inspector’s decision was at odds with planning and climate legislation. The Clerk wrote to the Inspector to ask for his reasons behind the decision, however it was advised that he was not required to disclose this information at the current time. It was noted that a number of Local Authorities around the country are following the AAP’s progress. It appears that other organisations are also challenging the Inspector on the same issue. The proposed modification to policy 2 doesn’t make requirements clear as to how developers should comply which is contrary to what is expected of the AAP. Those present expressed disappointment that Eynsham’s new homes will not meet the Government’s climate targets and noted there is a wider national issue to address. It was further noted that the Town & Country Planning Association also feel the Inspector’s reasoning for Policy 2 proposal is ‘wholly wrong’ and issued a [news article](#). It was agreed to draft a letter to Robert Courts MP expressing the Council and community’s concern at the Policy 2 decision which is to be used as a basis for local and national media coverage. The Communications Officer, Clerk, Planning Committee members and community groups to work together accordingly.

The meeting closed at 9.47pm.