



EYNSHAM PARISH COUNCIL

Planning Committee Meeting
held at Eynsham Village Hall
7.30pm on Tuesday 29 November 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/P46 To receive apologies for absence – None.

22/P47 To receive Declarations of Interest in agenda items – None.

22/P48 Public Participation - to receive submissions from members of the public – None.

22/P49 Planning matters.

(a) To consider the following application:-

22/03097/HHD	34 Newland Street	Erection of wooden garden shed. No objection.
------------------------------	-------------------	---

(b) To review the planning applications log and note recent decisions – Recent planning decisions were reviewed and noted.

22/P50 To consider a response to [Photovoltaic Development Partner's Botley West Solar Farm](#) and agree actions. Members were asked for their initial views – the deadline for feedback is 15 December. It was felt the proposal represents the largest solar farm in Europe with likely detrimental effects on amenity/Public Rights of Way and negative cumulative impacts of over-development in the area. Further considerations include a lack of democracy in the planning process (the decision be made by the Secretary of State); development in Oxford Green Belt; use of (best and most versatile) agricultural land which should be used for food production; re-use of reclassified 'development' land when the sites are decommissioned; and nesting swans (Lower Road area). Councillors were also concerned that the cabling route across the River Thames to connect the three sites to the sub-station had the potential to cause significant damage to nationally important water meadows. 'All Our Back Yard Gone' as opposed to 'Not In My Back Yard' demonstrating the volume of development in and around Eynsham.

Members of the public present commented on the scale of the proposal and the need for solar panels to be on roofs instead of in fields. The view of the ridge above the Evenlode Valley (Freeland to Bladon) will be lost. It was reported that Project LEO/Low Carbon Hub are to chair a meeting with the developers and West Oxfordshire District Council (WODC).

It was **RESOLVED** that the Council objects to the current proposals and acknowledges that whilst it is critical that we move away from fossil fuels and use alternatives such as solar power, the scale/massing and location of sites will seriously impact residential amenity. The Council's response will be published when available.

22/P51 To receive an update on the Eynsham Neighbourhood Plan revision and agree actions – Existing policies are being reviewed/amended/merged as suggested by Community First Oxfordshire (CFO). Clerk is assessing Local Green Spaces that were previously found non-compliant by the examiner to see if their justifications can be improved. Cllr Knight is leading on a Design Code character assessment, supported by CFO. The overall aim is to describe what Eynsham feels like (organised in historical phases) and how that may shape future development.

22/P52 To receive an update on the recent WODC Development Liaison Meeting –

- (a) Salt Cross Garden Village Area Action Plan Main Modifications examination consultation - It was noted there were [175 responses](#) received this time and only 60 previously. WODC's response [can be found here](#). The main policy/theme was net zero carbon. The Inspector is likely to produce a report after Christmas.
- (b) Salt Cross Garden Village planning application – WODC Officers are currently assessing the submitted planning application against the Area Action Plan. There are delays with the A40 improvements planning application whilst a cost value assessment is undertaken by the Oxfordshire County Council (OCC). The budget for the proposals cannot be increased due to Government funding limitations which may mean elements of the A40 improvement works are removed. It is anticipated that work at the Garden Village may commence in 2027.
- (c) Adoption of Community Infrastructure Levy (CIL) – Officers are meeting shortly to review the Parish Council's problems with claiming S106 money. A refreshed CIL evidence base may change into a Viability Assessment for the Local Plan which may take up to 6 months to produce.
- (d) The 5 year Housing Land Supply Statement is [now available online](#) and concludes a 4.1 year supply is held. There is a requirement to build 1100 homes p.a. for the next 6 years. This means there is a 'tilted balance' in favour of unplanned development for the forthcoming months.
- (e) Update on West Eynsham/S106 - Progression of planning applications continue. An issue with the landowner team at the outset means the Masterplan is being amended and will be considered by Cabinet, likely in the New Year. It was agreed that the Parish Council will be invited to attend future S106 meetings with WODC and OCC. Developers have been asked to consider stewardship arrangements of community assets. It was agreed that the Parish Council will produce additional information that supports the need for a burial ground at West Eynsham in view of development build-out timescales for the Garden Village.
- (f) Thames Water – It is understood from a home-buyer there are problems with connections to the sewerage for 50 homes at the Abbey Green site. There are also wider problems with the water network and Cassington Treatment Plant regarding West Eynsham and the Garden Village. The Officer has a meeting scheduled and will report findings to the Clerk thereafter.

The meeting closed at 7.25pm.