



EYNSHAM PARISH COUNCIL

Planning Committee Meeting
held at Eynsham Village Hall
7.30pm on Tuesday 31 January 2023

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 one member of the public.

23/P1 To receive apologies for absence – None.

23/P2 To receive Declarations of Interest in agenda items – None.

23/P3 Public Participation - to receive submissions from members of the public – None.

23/P4 Planning matters.

(a) To consider the following application:-

23/00028/FUL	Little Willow, Oxford Road	The siting of two residential caravans on an existing approved gypsy caravan site (retrospective). Comment only re. lack of proposed site plan. Concern re. the density of caravans on the site, highway access design and availability of appropriate sanitation facilities and utilities.
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(b) To review the planning applications log and note recent decisions – Recent planning decisions and new applications were noted.

23/P5 West Eynsham Strategic Development Area

(a) To receive an update on West Eynsham Strategic Development Area and Addendum to the Masterplan and agree actions – The Derrymerrye Farm planning application is still being processed in parallel with applicant's appeal (for non-determination). It was agreed that the Planning Officer will contact the Clerk to discuss how the two will progress and the possible outcomes. If the appeal is upheld and approved by the Planning Inspectorate, it is thought there is less control on S106 agreements.

Masterplan Addendum - West Oxfordshire District Council (WODC) has a schedule of comments which has been sent via Chess Engage from the additional third-party landowners and other 'informal' consultees. The Addendum has not been amended to take into consideration the feedback (as yet). The Addendum is to be considered by the Cabinet, possibly in March. Consideration is being given to concerns regarding 'due process' and lack of consultation. Clerk is to speak to the developer team regarding third-party landowner feedback and pursuing a back-up option for a Burial Ground.

The Planning Policy Manager was thanked for his Thames Water report at Appendix A. While water/sewerage provision in the short term is resolved for the Nursery site, long term concerns remain regarding infrastructure. It was noted that Thames Water will only plan for infrastructure improvements when there is certainty the developments will proceed.

While sewerage may be resolved for the Nursery site, there are capacity or pipe repair problems in the village which is currently being evidenced by raw sewage bubbling up through manhole covers in Evans Road. Members are to contact District Councillors Dan Levy and Andy Goodwin to understand the problems. It was **RESOLVED** to (1) arrange a meeting with Windrush Against Sewage Pollution to gain some information and ideas for appropriate questions to ask Thames Water and (2) invite Thames Water representatives to the next Planning Committee meeting to discuss existing and proposed water/sewage infrastructure challenges and problems.

23/P6 Salt Cross Garden Village

- (a) To receive an update on West Oxfordshire District Council's AAP Main Modification and agree actions – It is unknown when the Planning Inspector is to provide their findings on the AAP Modifications consultation. It was unknown whether Grosvenor will have a view of the Botley West Solar Farm which could impact the desirability of the garden village homes given the close proximity of the proposed solar arrays.

23/P7 Stewardship

- (a) To consider pursuing stewardship arrangements for all community assets in development areas and agree actions – Item deferred as the committee could not reach agreement. It was **RESOLVED** to invite Community First Oxfordshire to a further informal meeting with Councillors to understand governance models and potential costs.

The meeting closed at 8.50pm.

Thames Water connections

15/00761/FUL Eynsham Nursery and Plant Centre, Old Witney Road, Eynsham - Erection of 77 dwellings (comprising a mix of 1 bedroom flats and 2, 3, 4 and 5 bedroom houses), open space, car parking and all associated and ancillary works. Formation of new vehicular access.

There is no concern regarding waste water capacity for the nurseries site – this was confirmed by Thames Water to WODC in July 2020 (see attached letter).

In terms of water supply, Thames Water regret that a permanent source of water hasn't been able to be provided within an acceptable timeframe. This has largely been due to difficulty in crossing the A40 due to existing obstructions and proposed works affecting where they were initially proposing to lay their main.

Following discussions with OCC, Thames Water have now obtained an approved permit to commence the works and it is anticipated that this will take place as follows:

- Sunday 22nd January 2023 - complete the diversion of the existing 3" water main i.e. make fully redundant
- Monday 23rd January 2023 (night working) – prepare for the excavation of the A40 for the installation of the new permanent 125mm water main
- Continue with the installation of the new 125mm water main across the A40 to Cuckoo Lane (approx. 50m north of the A40)
- End of week commencing Monday 30th January 2023 - completion of the above (new 125mm BP)
- Pressure Test, Chlorinate and Sample new 125mm water main – Monday 6th February 2023 to Friday 10th February 2023
- Sample undertaking bacteriological analysis in Thames Water's laboratories – Monday 13th February 2023 to Friday 17th February 2023
- Final connection into Thames Water's clean water network – week commencing Monday 20th February 2023 i.e. 'live' new permanent water main for new development

Improvement in any of the above activities would bring forward the final connection date of week commencing Monday 20th February 2023.

It should be noted that the anticipated above works are based upon the following qualifications:

- Thames Water do not experience 'an event' on the surrounding clean water network e.g. a burst clean water main
- A third party does not prevent these works going ahead for some reason e.g. from the existing road 'owner'/Highway Authority, Emergency Services etc.