



# EYNSHAM PARISH COUNCIL

Planning Committee Meeting  
held at Eynsham Village Hall  
7.30pm on Tuesday 28 February 2023

## MINUTES

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

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

**23/P8 To receive apologies for absence** – Mark Zumbuhl (co-opted member).

**23/P9 To receive Declarations of Interest in agenda items** – None.

**23/P10 Public Participation - to receive submissions from members of the public** – None. Cllr Crowley joined the meeting.

**23/P11 Planning matters.**

(a) To consider the following applications:-

Loren Jennings, Project Manager for the A40 Programme was welcomed to the meeting and answered questions regarding the proposed lighting at the Park & Ride.

Oxfordshire County Council applications were considered first.

<a href="#">23/00135/HHD</a>	25 Saywell Crescent	Erection of an attached store including 2no. rooflights on rear elevation (amendment to previously approved 21/01791/HHD). No objection.
<a href="#">23/00211/LBC</a>	Red Lion Hotel, The Square	Exterior alterations to include the erection of illuminated and non-illuminated signage together with installation of new lighting to front elevation. (See comments below).
<a href="#">23/00210/ADV</a>	Red Lion Hotel, The Square	Exterior alterations to front elevation to include the erection of external illuminated and non-illuminated signage together with installation of new lighting.  Objection. The Council appreciate the applicants' efforts and approve the signage/lighting, however the colour change (blackberry) for the building is incongruous in the The Square setting, it being in the Conservation Area. A possible solution may be to remove the banding and blackberry background, but leave the 'The Red Lion' lettering as proposed.
<a href="#">R3.0057/19</a>	Oxfordshire County Council (Park & Ride), Land West of Cuckoo Lane and adjacent to the A40	Details pursuant to Condition No. 5 (Details of Hard Surfacing)

		<p>Eynsham Parish Council note the footpath/ cyclepath materials are bonded resin and question whether this will be a slippery surface in wet weather and therefore inappropriate for this purpose.</p> <p>The Council note a substantial area of tarmac is planned (as opposed to permeable paving). It is assumed Engineers have considered run-off into the attenuation ponds and release into the Chil Brook which could detrimentally affect Eynsham residents downstream.</p>
<a href="#">R3.0164/22</a>	Oxfordshire County Council (Park & Ride), Land West of Cuckoo Lane and adjacent to the A40	<p>Details pursuant to condition 36 (Lighting Details)</p> <p>Comment only that landscaping and trees are planted along the southern and eastern boundaries as a priority to help to contain any impact of lighting on the village, as quickly as possible.</p> <p>Additionally, the Parish Council welcome a site visit to review ongoing work at an appropriate time in the future.</p>

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

### 23/P12 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 Masterplan Addendum is likely to be on the agenda for the Executive meeting next week, 8 March. The addendum is about land use only (as opposed to stewardship or other development matters). Employment of a management company is a fall-back mechanism - members commented that they don't want to see that model on the newer developments. It was agreed to let West Oxfordshire District Council (WODC) know the outcome of our stewardship considerations and organise an update meeting with the Garden Village Programme Manager in due course.

Stewardship should feed into a Viability Assessment. It's built into the Planning Policy stage for Salt Cross and the governance structure for the West Eynsham SDA needs to be resolved.

S106, it was noted that the combined 'shopping list' isn't viable. Consultants are looking at the viability work for the Derrymerrye Farm application who will table it as part of their appeal (scheduled for 7 May). The viability work may flow into other applications for the SDA. WODC will let us know if we need to make representation at the appeal.

### 23/P13 Salt Cross Garden Village

- (a) The Inspector's report (45 pages covering 4/5 key issues) was received at the beginning of February for fact checking. Grosvenor recognise that they will have to review their planning application including the boundaries for compliance.

Regarding water, the Parish Council queried how confident WODC is that the new developments will have sufficient and timely water infrastructure. Cassington Sewage Treatment Works capacity needs to be increased and improvements to the network made between the sites for the waste water. Oxfordshire County Council (OCC) is reviewing the HIF2 A40 Improvements programme for possible consideration by Cabinet in April (water network improvements are to be built into the highway improvement project). Thames Water has changed their processes which provides more confidence that the larger schemes will have timely improvements. As soon as a S106 agreement is entered into, it is added into Thames Water's Infrastructure Business Plan (Asset Management Plan) for the next 5 years.

Thames Water have a trajectory for West Eynsham and as applications come forward, improvement plans will crystallise. The 'point of certainty of demand' is at planning application stage rather than policy making stage. 'Grampian conditions' restricts building/occupation before water provision which can be included in planning approval conditions, where necessary.

The Parish Council expressed concern about the potential impact on new and existing residents regarding poor infrastructure (low water pressure, pumping stations backing up). A meeting will be arranged with Thames Water to understand potential improvements to Cassington works (meeting with Planning Committee with invitation to other members).

Aurora Solar Farm connection is delayed by OCC's HIF2 project hold up. WODC agreed to pursue the problem with OCC.

The meeting closed at 8.42pm.