



EYNESHAM PARISH COUNCIL

Planning Committee Meeting
held at Eynsham Village Hall
7.45pm on Tuesday 27 June 2023

MINUTES

Councillors Present – Cllr Ross Macken (Committee Chair), Cllr Sue Brown, Cllr Tricia Crowley, Cllr Andy Mosson and Mark Zumbuhl (co-opted member).

Also in attendance – Clerk to the Council. There were no members of the public.

23/P21 To receive apologies for absence – Jon Bright (co-opted member).

23/P22 To receive Declarations of Interest in agenda items – None.

23/P23 Public Participation - to receive submissions from members of the public – None.

23/P24 Planning matters.

- (a) To consider the following applications and any others that are received after the agenda publication date:-

23/01418/LBC & 23/01417/HHD	4 Abbey Farm Barns, Station Road	Proposed window in front elevation. No objection.
23/01000/FUL	Eynsham Filling Station	Demolition/Removal of Existing Petrol Station Sales Building, Forecourt Including Pump Islands, Underground Tanks, Canopy, Car Wash; Erection of New Sales Building, New Forecourt Including Canopy, Pump Islands and Underground Fuel Tanks, Electric Vehicle Charging Hub and Associated Plant, Car Care Facilities, New Bin Store, Car Parking and Other Associated Works. No objection.
23/01479/HHD	13A High Street	Erection of replacement single storey rear extension, works to the roof including addition of roof lights, replacement windows and proposed timber cladding. No objection.
Applications received after the agenda publication date:-		
23/01593/HHD	21 Orchard Close	Removal of existing open sided porch. Construction of extension to front elevation of dwelling to provide small entrance lobby and extension to adjacent dining room (retrospective). No objection.

23/01582/HHD	91 Dovehouse Close	Erection of a single storey front extension and conversion of garage to create additional living space. No objection
23/01466/HHD	8 Thornbury Road	Replacement of flat roof with pitched roof with rooflights, replacement windows and doors and external render to walls. No objection
23/01356/LBC	29 Acre End Street	Internal and external alterations to insert high level kitchen window in north elevation (retrospective). No objection.
W/23/00592/PRMA	Kingsley Refuel Ltd t/as Cafe Kingsley Cars Ltd, A40	Premises licence. No objection.
23/01500/LBC	8 High Street	Replacement windows. No objection.

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

23/P25 SolarFive Ltd – EN010147 – Botley West Solar Farm

- (a) To consider the [Environmental Statement for Botley West Solar Farm](#) as part of the Planning Inspectorate's Scoping Opinion process – The documents were considered.

23/P26 Draft a response to the Planning Inspectorate and West Oxfordshire District Council for consideration and agree actions – It was **RESOLVED** to draft a response that focuses on key areas of concern (see Appendix A).

23/P27 To receive an update on the Neighbourhood Plan revision and agree actions – Village Character Assessment work needs to be resumed by a Planning Committee member following the resignation of Cllr Knight. A revised document is coming together and a further meeting is scheduled with Community First Oxfordshire this week to discuss progress and agree next steps.

23/P28 To receive an update on the recent West Oxfordshire District Council Development Liaison Meeting and agree actions – The Liaison Meeting members discussed the Parish Council's request for a Burial Ground to be included in the West Eynsham Masterplan Addendum and possible outcomes for the Addendum should it not be endorsed by the Executive. The Scrutiny Committee's report will be considered at the Executive meeting on 12 July – the recommendation is for the Addendum to not be endorsed due to unacceptable access routes via the village to the additional land parcels (rather than the Spine Road). The total amount of green space is unclear in the endorsed Masterplan and it was noted that Turley is therefore working to produce a green infrastructure budget to aid future decision making. If the two additional parcels in the Addendum are endorsed, the anticipated housing number for West Eynsham will be c.1200 as opposed to 'about 1000' as detailed in the Local Plan. It was noted that housing numbers are determined on the impacts of material considerations such as infrastructure, biodiversity etc as opposed to a set maximum.

The Planning Policy Manager is to speak with Oxfordshire County Council regarding the Burial Ground need, on behalf of the Parish Council. Clerk is to:-

- 1) Forward updated burial rate/timeline information to the Manager.
- 2) Check if there is a public session at the Executive meeting on 12 July and request to speak if there is.
- 3) Email Lichfields to request an update on housing numbers of planning applications.

In other matters, it was noted that a meeting is scheduled with Grosvenor/West Oxfordshire District Council to discuss their outline planning application and stewardship. Feedback will be provided at the next Liaison meeting.

The meeting closed at 8.47pm.



EYNESHAM PARISH COUNCIL

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The Planning Inspectorate

Sent by email – BotleyWestSolar@planninginspectorate.gov.uk

6 July 2023

Dear Sir/Madam

Proposal	Botley West Solar Farm – Photovolt Development Partners (PVDP) on behalf of SolarFive Ltd
Location	1400 hectares across Oxfordshire - the 'Middle Section' is closest to Eynsham.
EPC Response	Strongly object

Eynsham Parish Council strongly objects to a solar farm development of this magnitude and locations in Oxfordshire.

Cumulative Effects and Inter-relationships (section 7.12)

It is unclear whether the Scoping Report sufficiently addresses the cumulative impacts of the proposal when considering developments included in West Oxfordshire District Council's Local Plan 2031 (and subsequent revisions). Please see Appendix A for details of proposed and existing developments that will/do impact on the residents of Eynsham and beyond.

Whilst a planning application for Salt Cross Garden Village (2200 homes) has been registered but is not yet determined, the majority of planning applications for West Eynsham Strategic Development Area (1000 homes) have not submitted and will therefore not be included in your Environmental Impact Assessment (7.12.2. refers). The Council consider that the cumulative effects of the Solar Farm proposal in conjunction with all the Strategic Development Areas and Strategic Locations for Growth contained in the Local Plan, should be scoped in.

Oxford Green Belt

It is noted at 2.1.15 that the majority of the site is within Oxford Green Belt. The Council consider that this application is totally inappropriate as it will not preserve the openness or purposes of land contained within it. The application will cause an urbanising effect of the Green Belt and Public Rights of Way and will therefore cause substantial harm if approved. We call on the Planning Inspectorate to refuse this application as there are insufficient 'special circumstances' associated with it – it's scale and massing do not make it 'special', but rather wholly inappropriate.

Human Health (section 7.10)

In consideration of the potential substantial impacts of the proposal to existing residents, it is recommended that comprehensive, location-specification, impact assessments of human health are scoped in. Assessments should scope in physical activity, housing, social participation, water quality/availability and the built environment. It seems that when considering human health, the applicants are considering the project workforce only as opposed to existing residents who will be impacted by the proposal. (There are c.11,000 residences within 1.5k of the proposal solar farm). It is suggested that bespoke human health surveys are required as part of the assessment (7.10.6. refers).

Summary

It is not disputed that the Country needs to generate green energy and move away from fossil fuels, however this proposal seeks only to seize an opportunity to maximise profits for its landowners. Blenheim Palace appear to be gambling its World Heritage status by offering up its land for the proposal as opposed to the recommendation that it should protect it¹.

PV panels should be mounted on all properties before taking agricultural land for growing food. The wholesale development of this scale is tantamount piracy of our natural environment, farmland, residential amenity and biodiversity. The proposal as it is currently designed, has such adverse impacts that it will significantly and demonstrably outweigh the benefits and is considered contrary to the National Planning Policy Framework 2021.

Yours sincerely



Mrs Katherine Doughty
Clerk to the Council

CC Andrew Thomson, West Oxfordshire District Council

¹ UNESCO (2023) Blenheim Palace:- 'The integrity of the property is well protected by its enclosing wall but important visual links do exist between the gates, the parkland buildings, buildings in the surrounding villages and landscape, and care needs to be taken to ensure these key visual links are protected.' Available at: <https://whc.unesco.org/en/list/425> Accessed: 04.07.2023.

