



# EYNESHAM PARISH COUNCIL

Planning Committee Meeting  
held at Eynsham Village Hall  
7.00pm on Tuesday 29 August 2023

## MINUTES

**Councillors Present** – Cllr Andy Mosson (Vice Chair), Cllr Sue Brown, Cllr Tricia Crowley, Jon Bright (co-opted member) and Mark Zumbuhl (co-opted member).

Also in attendance – Clerk to the Council. There were two members of the public.

**23/P34 To receive apologies for absence** – Cllr Ross Macken and Cllr Sue Osborne (although a substitute member).

**23/P35 To receive Declarations of Interest in agenda items** – None.

**23/P36 Public Participation - to receive submissions from members of the public** – None.

**23/P37 Planning matters.**

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

<a href="#">23/01971/FUL</a>	The Boot Inn, Barnard Gate	Demolition of single and two storey side and single storey rear extensions. Conversion of former Public House to a pair of semi detached dwellings with two storey side and rear extensions and associated car parking spaces.  Members discussed the public footpath being redirected. It was <b>RESOLVED</b> to comment:- the redirection of the footpath should not be detrimental to public access/amenity, and should remain unchanged and open until such time that approval is resolved by the local authority.
<a href="#">23/02007/FUL</a>	33 High Street	Erection of two detached dwellings and associated works. No objection.
<a href="#">23/01938/HHD</a>	2 Dutch Cottage, Station Road	Provision of a dropped kerb to allow vehicular access/egress from/to the highway. Installation of permeable hard standing for provision of off-road parking. No objection.
<a href="#">23/01981/HHD</a>	Wytham Barn, Pipers Yard, Acre End Street	Insertion of new window to gable wall to comply with building regulations for means of escape from a bedroom. No objection.
<a href="#">23/01936/HHD &amp; 23/01937/LBC</a>	Large Thatch, Church Street	Erection of single storey rear garden room extension and internal works including alterations to fenestration.

		No objection.
<a href="#">R3.0100/23</a>	Land West of Cuckoo lane and adjacent to the A40, Eynsham	Details pursuant to Condition 22 (Archaeology) of planning permission no. <a href="#">(R3.0057/19)</a> Noted.

- (b) To review the planning applications log and note recent decisions – Recent planning decisions were noted and a holding objection for 23/00955/FUL Roseraie, Old Witney Road (with highway junction plans) was reviewed.

### 23/P38 Neighbourhood Plan

- (a) To receive an update on the latest draft of the Neighbourhood Plan and agree actions – Community First Oxfordshire (CFO) has been liaising with community groups and reviewing/amending the Neighbourhood Plan (NP) policies. Feedback from members present were that key messages need to be emboldened in policies so that the NP can be an effective communication tool for the community. We need to highlight points that reflect what's good and rather than bad. A query was raised regarding the wording of the development boundary west of Eynsham and consideration of the effect of the Spine Road south to communities beyond Eynsham. There was some debate about the phrase 're-wilding' and whether it should be changed to ensure that areas do not prohibit accessible public use. It was noted that timing is important to ensure it is referenced by developers' forthcoming planning applications.

Jon Bright introduced his work with community representatives on character assessments. The emerging common themes are:-

**1. Design and layout of the built environment** - This refers to street scene, landscaping, and access. It focuses on a sense of place rather than individual houses. Character Assessment Recommendation 1 - The group recommends that a 'Design Review Panel' should be set up by Eynsham Parish Council (EPC). Its main purpose would be to engage with developers and district planners and test emerging designs against the design guides and policies in the Neighbourhood Plan.

**2. Traffic** - Traffic is a major problem that threatens the character of the village and its 'liveability'. Traffic in the village is set to increase significantly as the substantial developments planned in the north (c2,200 new homes) and west (c1,000 new homes) come into being. This growth will result in a doubling of the village population. In addition, through traffic will also increase because of a similar scale of housing growth west along the A40 corridor (in Carterton and Witney). Character Assessment Recommendation 2. It is recommended that a professional report on options for traffic management be commissioned as soon as possible so we have sound evidence on traffic flow predictions. Given the controversies that often arise with schemes to tackle traffic problems, its recommendations should be subject to wide discussion and consultation.

**3. Heritage** - The preservation of historic features should be given priority (various examples provided).

#### **4. Landscaping - to be completed**

CFO will incorporate the Character Assessment work into the Design Guide of the ENP.

- (b) To consider a quote from Community First Oxfordshire for Character Assessment support and agree actions.

The committee considered a quote for £3300 for Character Assessment support work. Accepting the quote would mean that the Council would be required to fund £1855 of this sum (it being over the limit that Locality can provide a grant for). It was **RECOMMENDED** that Full Council approve the quote.

The meeting closed at 8.22pm.