



EYNSHAM PARISH COUNCIL

Planning Committee Meeting
held at Eynsham Village Hall
7.30pm on Tuesday 23 April 2024

MINUTES

Councillors Present – Cllr Ross Macken (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.

24/P16 To receive apologies for absence – Jon Bright.

24/P17 To receive Declarations of Interest in agenda items – None.

24/P18 Public Participation - to receive submissions from members of the public – None

24/P19 Planning matters.

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

24/00684/S73	38 Witney Road	Variation of condition 2 of Planning Permission 20/02779/HHD to allow amendments to the approved design. No objection.
24/00638/HHD	27 Hazeldene Close	Loft conversion to create habitable rooms in roofspace with rear dormer and front velux rooflights. No objection.
24/00431/HHD	23 Witney Road	Removal of side extension. Erection of a part single storey part two storey front extension, single storey rear extension and conversion of part of the existing garage to create additional living space. Works to include installation of timber cladding to front and rear elevations and new solar panels front and rear elevations and new solar panels. No objection.
24/00717/S73	Ambury Close Farm, Barnard Gate	Variation of condition 2 of planning permission 21/02544/FUL to allow design changes to approved dwelling. No objection. Eynsham Parish Council wish to comment only that should the Local Planning Authority approve the application, a condition is required that the current property is demolished within 12 months of completion of the new dwelling.
24/00704/HHD	55 Millmoor Crescent	Construction of first floor front extension. Members discussed the application at length and considered the proposed extension to be of a poor quality design whilst recognising that a small number of other similar style properties in Eynsham, also had replicated the proposed design.

		The committee resolved to respond:- Eynsham Parish Council object to this planning application and concur with the Planning Officer's pre-application comments. The proposed addition is considered incongruous and out of character in the streetscene and is of a poor design. It is therefore contrary to Eynsham Neighbourhood Plan Policy 2 Design and WODC's Local Plan policies. This application should not be supported based on a potential precedent of other properties with similar designs in the village.
24/00640/LBC	Cobden 45 Queen Street	Internal alterations to raise kitchen chimney lintel. No objection.
24/00668/HHD	24 Daisy Crescent	Construct single storey rear extension with pitched tiled roof. No objection.
24/00834/FUL	Eynsham Filling Station	Demolition of car wash and store, and erection of food-to-go pod and associated works. No objection.
24/00628/LBC & 24/00627/HHD	26 Newland Street	Erection of single storey rear extension and internal alterations. No objection.

(b) To review the planning applications log and note recent decisions – Noted.

24/P20 West Oxfordshire District Council (WODC) – The Clerk provided a summary of key points made during the liaison meeting as follows:-

Salt Cross Garden Village Area Action Plan – WODC has taken legal advice and need to re-open the AAP examination – they can't do part only, so the whole AAP document will be considered with Policy 2 focussed on and modified. The online evidence base will be updated – it is likely to be a 2 day hearing. Implications for viability and deliverability because costs will have increased since the examination.

A40/Oxfordshire County Council – A revised scheme that contains elements of the previous proposal is being considered by Homes England. The original proposals exceeded the agreed budget and the County Council has needed to amend these. The Clerk will organise a meeting with the A40 HIF Team and others to receive an update.

West Eynsham Strategic Development Area – No update other than a meeting is being scheduled with Berkeley Strategic.

Burial Ground – WODC is to contact OCC for an update and assess whether there is any movement.

Adoption of CIL – A viability report has been undertaken and a charging schedule is to be considered at the Executive meeting on 12 June. A consultation is likely to be undertaken in the summer with adoption in the autumn.

Twelve Acre Farm/Aurora Solar Farm – Clerk is to contact Aurora for an update.

The meeting closed at 8.12pm.