



# EYNSHAM PARISH COUNCIL

Planning Committee Meeting  
in the Bartholomew Rooms at 6.00pm  
on Tuesday 6 March 2018

## MINUTES

**Present:** Cllr Dennis Stukenbroeker (Committee Chairman), Cllr Richard Andrews, Cllr Jane Baldwin, Cllr Gordon Beach, Cllr Andrew Bickley, Cllr Peter Emery, Cllr Andy Mosson and Cllr Nick Relph.  
**In attendance:** Katherine Doughty, Clerk to the Council and 7 members of the public.

**18/10 To accept apologies for absence** – None.

**18/11 Declarations of Interest - to receive any declarations of interest from Councillors relating to items on the agenda, in accordance with the Council's Code of Conduct** – Cllr Nick Relph declared an interest in items 4(a) Correspondence being an acquaintance of the correspondent; 5(c) and 5(d) applications for 43 Queens Street and 65A Newland Street being a neighbour. Cllr Relph vacated the room for the agenda items.

**18/12 Public Participation - to receive submissions from members of the public relating to items on the agenda, in accordance with the Council's Code of Conduct and Standing Orders** – Residents raised concern that the Planning Committee minutes do not reflect discussions or application comments during meetings. Reference was made to the January meeting at which the resident's planning application was considered by the Committee and in relation to the response sent thereafter to the Planning Authority which was also included in the Committee minutes. Furthermore, residents considered that various parts of the minutes were factually incorrect, the response sent was not balanced and contained incorrect interpretations of the application documents. For these reasons, they felt that their application had become prejudiced and the matter was being raised with the Planning Officer.

Cllr Stukenbroeker considered that the issues raised in the Committee meeting minutes reflected those discussed during the meeting and were approved as an accurate record at the following Full Council meeting. However, it was felt that parts of the application were unclear and may have been misunderstood by members. It was noted that an extension to the deadline to submit responses was being pursued by the applicants. A document was provided by the applicants to Committee members for consideration. It was agreed to add the application to the next Planning Committee meeting agenda for re-consideration and revised response to be the Planning Authority if appropriate.

**18/13 To receive correspondence (if appropriate):-**

- (a) Correspondence relating to planning application 17/03959/FUL. This was discussed as part of the previous agenda item.

**18/14 Applications for consideration:-**

- (a) 18/00273/OUT - Land north and south of Barnard Gate, Witney - Outline planning application for the demolition of existing dwellings and farm buildings and the development of a new village, comprising the following, the erection of up to 3000 dwellings (including 50% affordable housing), vehicle access from two new at grade roundabouts, improvements to the A40 (including dualling and new pedestrian/cycle crossing points along the site frontage) alterations to the existing single track lane to South Leigh/Church End, a neighbourhood centre comprising 4500m of floorspace within use classes A1, A2, A3, A4, A5, D1, and D2 and a market square (including retail, a medical centre, pharmacy, community hall, nursery/creche facility and a pub) two primary...

(Continued)

schools, 24700m floorspace science/business park (B1a and B1b uses) parking and a cafe, apartments with care (C2 use class), open space and landscaping, new community buildings, an 80 bedroom hotel and parking (C1 use class) land for a cemetery, acoustic mitigation and associated infrastructure including roads and sewers, sustainable drainage systems (SuDS) and associated engineering and earthworks. All matters reserved except for means of access. Consultation under Regulation 19 of the Town & Country Planning (Environmental Impact Regulations) 2017 – No objection. • Need for the science/business park to be of exemplary design to blend with the otherwise adjoining rural landscape. • Provision of a sixth form college to be considered and any pupils transferring to and from Eynsham should be able to do so in a manner avoiding the A40. • Consent should be conditional on limiting the envelope of the development on the east to maintain the integrity of the proposed garden village against potential merger with Eynsham village. However, provision should be made for pedestrian and cycle ways to communicate between the two. • S106 considerations.

- (b) 18/00214/FUL - Bartholomew School Witney Road - Erection of two storey and single storey extensions, alterations to entrance with associated landscaping new car parking and internal access road – Comment only. • No construction travel management plan (CTMP) has been submitted. • Road Traffic Order requested to implement double yellow lines and other appropriate traffic management measures in the area.
- (c) 18/00130/HHD - 43 Queen Street - Proposed loft conversion to include two new velux roof lights and a dormer window – No objection.
- (d) 18/00259/HHD - 65A Newland Street - Loft conversion with the construction of two dormer windows to front elevation. Insulated render to external elevations – No objection.
- (e) 18/00395/HHD - 20 Queens Lane - Erection of single storey rear extension (to allow change to roof pitch) – Object on the same basis as the previous application (17/02550/HHD).

**18/15 To note recent decisions made** – The Clerk circulated the Planning Applications Log detailing up to date information on all applications considered.

The meeting closed at 7.30pm.