



EYNSHAM PARISH COUNCIL

Extra Planning Committee Meeting
in the Bartholomew Room at 7.30pm
on Tuesday 25 June 2019

MINUTES

Present: Cllr Andy Mosson (Committee Chairman), Cllr Gordon Beach, Cllr Peter Emery, Cllr Nick Relph and Cllr Mark Zumbuhl.

In attendance: Katherine Doughty, Clerk to the Council and 3 members of the public.

19/PL13 To appoint a Committee Chairman for the Council year 2019/20 – Cllr Mosson was appointed as Committee Chairman.

19/PL14 To accept apologies for absence – Cllr Katy Crowe & Cllr Ross Macken.

19/PL15 Declarations of Interest in agenda items – None.

19/PL16 To review the minutes of the meeting of 9 April 2019 – The minutes were approved by Full Council on 14 May 2019.

19/PL17 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 – A resident discussed the planning application for Abbey Farm (below). They feel there are inconsistencies and inaccuracies in the planning application documents/plans. Despite a revised application, they remain concerned with the potential increase in vehicle movements and the safety of pedestrians on site.

19/PL18 To receive correspondence (if appropriate) – None raised.

19/PL19 To consider Committee Terms of Reference (with amendments) for recommendation to the Council – The draft was circulated that included reference to reporting to the Eynsham News. It was felt that the document should include co-option of non-members to the Committee. Clerk will make the amendment for approval by Full Council.

19/PL20 Applications for consideration:-

- (a) 19/01662/HHD - 6 Hawthorn Road - Erection of single storey side extension. No objection.
- (b) 19/01473/S73 / 14/02357/FUL - Abbey Farm, Abbey Street - Non compliance with condition 2 approved plans and condition 5 use as annexe of planning permission 14/02357/FUL to allow restoration of cottage and use for letting as separate dwelling. Comment only that whilst the parking arrangement is improved in this application (compared to 14/02357/FUL (drawing no. AFC-902)), it remains concerned with the safety of pedestrians while vehicles are manoeuvring in the area. Policy OS2 of the WODC Local Plan regarding safe vehicular access is therefore a relevant consideration in this application.
- (c) 19/01676/HHD - 39 Wytham View - Erection of first floor rear extension above existing kitchen. No objection.
- (d) R3.0057/19 - Oxfordshire County Council - Construction of a park & ride car park providing 850 car parking spaces, cycle spaces, motorcycle spaces, electric vehicle charging points, bus shelters, landscaping, external lighting, public open space, toilets, seating, fencing, habitat creation, drainage features, new access from Cuckoo Lane, new roundabout with access onto A40, an eastbound bus lane approximately 6.5km in length from the park & ride site to the A40 bridge over the Dukes Cut canal, two sections of westbound bus lane (each approximately 500m in length), new shared use footway /cycleway, widening of Cassington New Bridge, junction improvements, new crossings, new footbridge alongside Cassington Halt Bridge, and associated works at Land West of Cuckoo lane and adjacent to the A40, Eynsham, West Oxfordshire, OX29 4PU.

Members felt that Oxfordshire County Council should hold a public exhibition given the 95 supporting documents and sheer volume of information for the public to understand. Initial concerns were identified as :-

- Wrong place for a Park & Ride, it should be at Shores Green and not part of the Garden Village
- Air pollution.
- Inadequate health impact assessment.
- Environment impact.
- Contradictory content to conclusions.
- Heritage Statement is factually incorrect.
- Greenbelt policy and LTP4 contraventions.
- Sunderland Avenue Oxford 30mph limit replication from proposed new roundabout to Eynsham roundabout.
- Solar power use at Park & Ride.
- Proposed roundabout is missing a spur for the West Eynsham SDA.
- Still waiting to see the Business Case before the application is considered.
- Biodiversity impact.
- Light pollution.
- Cycling considerations are lacking detail.

A draft response will be considered at the next Planning Committee meeting and Full Council meeting on 9 July.

- (e) 19/01426/HHD - 3 Witney Road - Erection of single and two storey extension. No objection, however in consideration of the property being in the Conservation Area, we request the Officer ensures the building work is undertaken to the appropriate high quality.
- (f) 19/01491/FUL - 7 Clover Place - Construction of a detached dwelling with associated parking for the proposed and existing dwelling. No objection.
- (g) 19/01364/FUL - The Queens Head, 17 Queen Street - Erection of pizza shack and oven for consuming on the premises and take away. (Retrospective). Whilst the Council has no objection, it is disappointed that the application is retrospective.
- (h) 19/01217/FUL - Barnard Lodge Farm, Barnard Gate - Conversion of barn to three dwellings with associated works. No objection.

19/PL21 To note recent decisions made – The Clerk referred to the Fruitlands appeal which has been registered but not yet commenced.

19/PL22 Date of next meeting – Tuesday 9 July 2019 at 6.30pm. Councillors and residents are to refer to the published meeting agendas for confirmed dates/times.

The meeting closed at 8.50pm.