



# EYNSHAM PARISH COUNCIL

Planning Committee Meeting  
in the Bartholomew Room at 6.30pm  
on Tuesday 14 January 2020

## MINUTES

**Councillors Present:** Cllr Andy Mosson (Committee Chairman), Cllr Gordon Beach, Cllr Katy Crowe, Cllr Ross Macken, Cllr Nick Relph and Cllr Mark Zumbuhl.

**Also in attendance:** Katherine Doughty, Clerk to the Council. There were three members of the public present.

**20/PL1 To accept apologies for absence** – None.

**20/PL2 Declarations of Interest in agenda items** – Cllr Macken declared a personal interest in application 20/PL6(a).

**20/PL3 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** –

Two members of the public provided a presentation on application number 19/03003/FUL. It was noted that the proposal is to replace the existing property with a building for a field study centre (basement) on the same footprint which is designed to replicate a hide (using stained wood). The building is to support conservation of the species-rich Long Mead meadow. The study centre will accommodate new and existing visits from a wide range of organisations including schools, FarmAbility, community groups and students of Oxford Brookes University. The new building will only be visible from the Thames Path or private properties and is designed to be modest with pods from the centre of house as cantilevers, designed to observe wildlife. There is a small, recessed observatory on top of the building for bird watching. The replacement building will be self-sufficient off-grid, designed for solar gain and of Passivhaus design standards. It was noted that a separate planning application for a barn is also being considered by West Oxfordshire District Council (WODC) – this is for the storage of machinery and tools. (Members considered agenda item 20/PL6(a) following the presentation).

**20/PL4 To review the minutes of the meeting of 10 December 2019** – It was noted that the minutes were to be approved at the Full Council meeting later that evening (14 January 2020). No queries raised.

**20/PL5 To receive correspondence (if appropriate)** – Low Carbon re. Proposed Solar Farm at Twelve Acre Farm, Eynsham (19/02516/FUL). Advice of application progression with Low Carbon Hub and the District Council.

**20/PL6 Applications for consideration:-**

- (a) [19/03003/FUL](#) - Footpath North West of Bettys Meadow, Oxford Road - Demolition of the existing dwelling, associated barn and greenhouse on Horseshoe Island, the construction of a replacement building for a dwelling (C3) that incorporates an ancillary field study centre (D1) on the footprint of the existing dwelling on Horseshoe Island, and improvements to the opening of the site's existing access onto the public highway (Oxford Road, B4044). Cllr Macken declared an interest in the application. It was felt that whilst the building design is incongruous to the area, the benefits of the application (both now and in the future) outweigh concerns. It was resolved to respond to the application consultation with no objection.
- (b) [19/03217/S73](#) - 2 Clover Place - Non compliance with condition 2 of planning permission 19/00056/FUL to allow changes to fenestration. No objection.

- (c) [20/00010/FUL](#) - 53 Newland Street - Alterations and extensions to first floor (53 and 55 Newland Street, Eynsham). No objection.

**20/PL7 To note recent decisions made** – The Clerk circulated the Planning Applications Log detailing up to date information on all applications considered.

**20/PL8 Date of next meeting – Tuesday 4 February 2020 at 6.30pm (changed from Tuesday 11 February).** Councillors and residents are to refer to the published meeting agendas for confirmed dates/times. The meeting closed at 7.22pm.