

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the **Development Control Committee**
held via video conferencing at 12 noon on
Monday 8 February 2021

PRESENT

Councillors: Jeff Haine (Chairman); Ted Fenton (Vice Chairman); Richard Bishop, Owen Collins, Julian Cooper, Maxine Crossland, Marilyn Davies, Harry Eaglestone, Duncan Enright, Hilary Fenton, Steve Good, David Jackson, Nick Leverton, Neil Owen, Alex Postan, Carl Rylett, Geoff Saul and Harry St John.

Also in attendance: Councillors Andy Graham and Dan Levy.

Officers: Phil Shaw (Business Manager Development Management), Joan Desmond (Principal Planner), Andrea Clenton (Salt Cross (Garden Village) Programme Manager), Will Barton (Business Development Officer) and Amy Bridgewater-Carnall (Senior Strategic Support Officer).

8. MINUTES

RESOLVED: That the minutes of the meeting of the Committee held on 21 September 2020 be approved as a correct record and signed by the Chairman.

9. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Councillor Langridge and there were no temporary appointments.

10. DECLARATIONS OF INTEREST

There were no declarations of interest from Members or Officers relating to items to be considered at the meeting.

11. UPDATE ON THE OUTLINE PLANNING APPLICATION FOR SALT CROSS (20/01734/OUT)

The Committee received and considered the report from the Principal Planner, Mrs Desmond which provided an update on the progress of the application with regard to technical and public representations received so far and main issues identified when considered against the pre-submission draft Area Action Plan.

The report explained that an outline planning application (OPA) for the new Garden Village (Salt Cross) was submitted in July 2020. The outline application included the means of access and was for a mixed-use Garden Village, comprising; residential (Class C2 and C3), retail, food and drink (Use Classes A1-A5), health and community facilities(Use Classes D1-D2) , hotel (C1), employment use (Use Classes B1, B2 and B8), education provision (Use Class D1), burial ground, public open space with sports pitches together with ancillary facilities, landscaping and associated infrastructure and works including pedestrian and cycle routes.

Members were reminded that this was not a full report but its purpose was to bring them up to speed by setting out the key elements of the application as tabled, the comments received and the areas where it departed from the AAP as currently framed.

It was noted that it would be necessary to await the outcome of the AAP process before any clear recommendations and decisions could be made as it would only be when the Council was aware of the Inspectors findings that officers would be able to test the submission against the “actual/adopted AAP”, as opposed to “tabled” AAP policies as currently framed.

Following two previous rounds of public consultation in 2018 and 2019, the pre-submission draft AAP was formally published for a final period of consultation from 28 August – 23 October 2020. Representations were received from 60 individuals and organisations and at the time of writing, it was anticipated that the AAP would be submitted around the end of January.

In terms of representations, 87 objection letters, six letters of support and 20 representations providing general comments had been received. Representations had been received from various organisations including Eynsham Planning Improvement Campaign (EPIC), Members of GreenTea, Woodland Trust, Wildlife Trust and Eynsham Road Runners.

A summary of the consultation responses received to the outline planning application was attached as Annex I to the report and highlighted gaps in the information submitted which the applicant was seeking to address and identified areas of concern relating to the application.

Table I in the report detailed a number of differences between the OPA proposals and the draft AAP proposals and these were also summarised at paragraph 2.10 of the report.

Mrs Desmond presented the report and answered questions from Members. Queries from those present included;

- The exclusion of land from the outline planning application;
- The number of roundabouts on the A40, access points and crossings provided and how these matched up with other nearby developments;
- The implications if only one roundabout was provided at the western end
- The ridge and eaves height of buildings; and
- How much funding could be provided via S106 monies to improve A40 works

Mrs Desmond reiterated that discussions on the details were ongoing and the examination of the AAP needed to run its course. She noted that the County Council Highways team had raised concerns and that in accordance with the AAP active modes of travel were being encouraged. She reminded the meeting that the site needed to be looked at holistically and discussions regarding the S106 contributions were ongoing.

Members noted the opportunity the report gave them to raise concerns and thanked officers for their work so far. Other areas of discussions included:

- An analysis on the impact of the development on other areas, such as Bladon, with traffic congestion concerns raised about pinch points in the village, in particular Lower Road;
- How the area of land outside the AAP could be protected from future development;
- Heights of buildings and number of storeys and how these could be managed by policy;
- S106 provisions – if feedback could be provided to Parish Councils who may be best placed to appreciate what is covered and what may need amending;
- A desire to see truly affordable homes built using modern methods of construction as they may not be achievable using current methods;

- Potential for Park and Ride provision and use of public transport;
- Land Value Capture;
- The potential for any remaining land to be turned into a nature reserve and wildlife protection;
- The importance of a Community Building to be included at an early stage, as per the Milton Keynes example;
- Thames Water comments and drainage details, which officers advised were available on the website; and
- An update on news of progress with the CCG.

Mrs Desmond addressed the points raised and repeated that all parties needed to wait until the AAP had been judged by the Inspector. She noted that some of the details being discussed were outside the scope of the outline planning application but all options including mix of houses, modes of transport and construction methods were being considered. Members noted that a response from the Environment Agency on additional information submitted was awaited and the provision of healthcare was being looked into.

The Cabinet Member for Strategic Development, Councillor Haine thanked officers for the report and for the opportunity for Members to note progress to date.

RESOLVED: That the content of the report be noted.

The meeting closed at 12.53 p.m.

CHAIRMAN