

## Minutes of the Old Marston Parish Council Planning Committee Meeting held on the 16<sup>th</sup> March 2021 via Zoom from 7:00pm.

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### Present:

Mick Cadd (MC) – Chairman      Pat Hall (PH)      Mary James (MJ)

Peter Williams (PW)      Mick Bates (MB)      Tim Cann (Clerk)

Members of Public: 3

**PLAN 21/03/01 Intention to record the proceedings of the meeting:** NONE.

**PLAN 21/03/02 Apologies for Absence:** NONE.

**PLAN 21/03/03 Minutes of the Planning Committee Meeting held on 30<sup>th</sup> December 2020.** It was **RESOLVED** these are a true record.

**PLAN 21/03/04 Matters Arising (omitting those for which an agenda heading follows):** NONE.

### **PLAN 21/03/05 Plans to be considered:**

21/03034/FUL – Hill View Farm – Demolition of Existing Buildings and construction of 159 dwellings, associated roads and infrastructure, drainage, and landscaping (amended plans).

MC welcomed everyone to the meeting and passed on to PW for a summary so far.

PW reminded the committee that the Council had expressed concerns about not opening access to the ring road, unsuitability of Mill Lane for such increasing in traffic, proposed cycle route along the Oxford Road and Elsfeld Road, loss of green land. He felt that the response to objections still did not address concerns. The County Council, although seemed to object, still felt that the scale of the development did not warrant opening Mill Lane onto the ring road.

It was then opened for general discussion:

**ACCESS:** It was felt that there is still an issue with access along Mill Lane.

- the 'S' bend is not wide enough for two-way traffic, as stated in the Oxford City Council Local Plan,
- widening the road as suggested would not be feasible due to privately owned gardens, walls, and properties.
- There is a need to protect Back Lane. It is an ancient bridleway enjoyed by many including horse riders so to upgrade it for cyclists etc could make it dangerous.

Signed by the Chairman.

**PUBLIC TRANSPORT:** The roads on the proposed development are not wide enough to take busses.

**SIZE OF DEVELOPMENT:** Old Marston Parish Council have never disputed the need for affordable dwellings, however, achieving truly affordable dwellings is another matter.

**AFFECTS ON CONSERVATION AREA:** It was felt that not enough had been done to ensure the local environmental impact of such a development was minimal. With this development and the potential other development 'West of Mill Lane' it is important to ensure the whole surrounding area is encompassed into any plan.

It was **RESOLVED** that PW would draft a letter in response to the application and the Clerk would circulate for agreement.

#### **PLAN 21/03/06 Neighbourhood Plan:**

MJ informed the Committee that she and the Clerk had attended a webinar on this and explained how the White Paper 'Planning for the Future' could change much of the planning policies and procedures which have been around since the 1940's. How the government felt that the various 'Localism' regulations slow down the planning process.

There are two schools of thought with NP, one that it is a waste of time and the second that to have a NP gives the Community some influence.

It is a great deal of work. However, it can be as complicated as you want to make it. You can get grants and hire consultant to help with most of the work, the final decision would be with the Community as a referendum.

It was **RESOLVED** to recommend to the Council that further investigation was needed with the view of proceeding with a NP.

#### **PLAN 21/03/07 Information sharing (including correspondence)**

PW asked about the 'Land West of Mill Lane' development. The Clerk advised that no application had been submitted yet.

#### **PLAN 21/03/08 Items of an urgent nature which have come to the Clerk's attention since the Agenda was set:**

NONE.

#### **PLAN 21/03/09 Date of Next Meeting:**

TBA.

**MEETING CLOSED: 8:05pm**

Signed by the Chairman.