

Minutes of the Planning Committee meeting held on the 30th December 2020 via Zoom at 6:00pm.

Present:

Peter Williams (PW) – Acting Chairman

Pat Hall (PH)

May James (MJ)

Mick Bates (MB)

Tim Cann - Clerk

Public: 4

PW welcomed everyone to the meeting, informed them that Mick Cadd was unable to attend the meeting due to not having internet access and if all in agreement he would chair the meeting. All agreed.

PW also welcomed Christopher Moore, RIBA Dip Arch (Leics) M.AcA FRSA, architect for the Hill View Farm project.

[PLAN 20/12/01 Intentions to record the proceedings of the meeting:](#)
NONE.

[PLAN 20/12/02 Apologies:](#) Michael Cadd – Self-isolating.

[PLAN 20/12/03 Public Participation:](#) NONE.

[PLAN 20/12/04 Minutes of the meeting held on the 19th August 2019:](#) It was **RESOLVED** to accept the minutes of the meeting.

[PLAN 20/12/05 Matters Arising:](#) NONE.

[PLAN 20/12/06 20/03034/FUL – Hill View Farm – Demolition of Existing Buildings and construction of 159 dwellings, associated roads and infrastructure, drainage, and landscaping.](#)

PW stated that, although the meeting was to look at the Hill View Farm planning application there was a need to view both this and the City Council site, Land West of Mill Lane, together. PW confirmed that Old Marston Parish Council was not against housing in the area but had concerns it felt needed addressing.

The three main concerns being:

- Access – some form of access from and to the A40 ring road would be better however the Oxfordshire County Council have categorically dismissed this idea. Although there may be some temporary access for construction vehicles. The ‘S’ bend in Mill Lane is a danger as two vehicles could not pass simultaneously.
- Loss of Green Space – more vehicles mean more pollution and the cyclist route seemed unclear.
- Difficulty in consultation for residents as well as developers – It was hoped that the consultation period could be extended and the need to look at both potential developments together as they are in proximity.

Other concerns expressed were:

- site was included in the Oxford City Council’s Local Plan that the consultation was just a formality.
- Sites are in a Conservation area.
- Only one way into and out of Mill Lane.
- Implications of Controlled Parking Zone (CPZ) as there was bound to be overflow from site.
- Traffic flow survey did not account for peak times.
- CPZ in whole of Old Marston a reality, however, as new development is private land it would be outside of any CPZ control.
- Concern about land water being pumped straight into the River Cherwell. This would just increase the already saturated land water issues.
- Government are revising calculations for housing needs so this could affect this development.

Christopher Moore responded:

- He accepts that the current pandemic situation has made things difficult for consultation. Although it is the City Council, as

planning authority, who set the consultation deadline of the 15th January, however, this may be flexible to a degree.

- Accept that the cyclist route stops before the 'S' bend however it is the County Council Highways who determines what improvements are necessary.
- He had asked Highways why no access from or to the A40 and was told there will be no opening of the A40. Developers have no problem with an access onto and from the A40.
- Any alterations to proposed cycle route or 'S' bend would be down to the Highways authority but developers willing to work with what they recommend.
- 'S' bend could be narrowed making it a one car priority junction.
- They hope temporary access to and from the A40 for construction traffic possible but even that may be rejected by County Council.
- There is currently no room for a bus to negotiate on the new site although the road accessible for refuge vehicles they are not for buses.
- Government are looking at possibly changing the calculation for housing needs however this is in the future, we can only work with what we have now.
- Surface water would not be pumped into the Cherwell. A gravity system is to be used, as with all Local Authority use a balance pond which prevents flooding.

PW thanked CM for attending and answering questions openly.

CM thanked PW and commended that he was pleased the meeting was conducted in an open and positive manner.

[PLAN 20/12/07 Information Sharing](#): None.

[PLAN 20/12/08 Urgent Matters](#): There was no matters of an urgent nature brought to the Clerks attention.

[PLAN 20/12/10 Date of Next Meeting](#): TBC.

[Meeting closed: 7:04pm](#)