



EYNSHAM PARISH COUNCIL

Planning Committee Meeting
in the Bartholomew Rooms at 6.30pm
on Tuesday 1 May 2018

MINUTES

Present: Cllr Dennis Stukenbroeker (Committee Chairman), Cllr Richard Andrews, Cllr Jane Baldwin, Cllr Gordon Beach, Cllr Andrew Bickley, Cllr Peter Emery and Cllr Nick Relph.

In attendance: Katherine Doughty, Clerk to the Council and 1 member of the public.

18/22 To accept apologies for absence – Cllr Andy Mosson.

18/23 Declarations of Interest in agenda items – None.

18/24 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 – Cllr Crowley was present as a member of the public and commented on the Thornbury Road Reserved Matters application. Cllr Crowley queried floodwater ditch capacity, play area provision, footpaths and disruption of views due to the proposed 3 storey properties at the centre of the site.

18/25 To receive correspondence (if appropriate) - None.

18/26 Applications for consideration:-

- (a) 18/00906/FUL - 47 Spareacre Lane - Removal of existing garage and erection of detached dwelling on land to the rear of 47 and 47A Spareacre Lane. Formation of new vehicular access onto Back Lane – It was noted that the previous application had been refused by West Oxfordshire District Council (WODC). It was felt that the scale of the revised plans are questionable and the design continues to be overbearing. (Cllr Baldwin joined the meeting). The proposed dwelling has been reduced in size (in comparison to the previous application), however it does not overcome the reasons that WODC previously refused the application for. Object.
- (b) 18/00976/HHD - 74 Evans Road - Demolition of existing garage/shed. Erection of single storey building to provide ancillary accommodation and utility/garden storage. Erection of single storey front extension – Members considered the application and felt the design was of poor quality. It was resolved to comment only to this application, that whilst the Council has no objection, architecturally it is not the best solution and that the accommodation must remain ancillary to the host dwelling.
- (c) 18/01009/RES - Land west of Thornbury Road - Construction of 160 dwellings and associated works. To include discharging of conditions 2,5,6,7,8,9,11 and 12 of planning permission 15/03148/OUT – It was noted that the Eynsham Neighbourhood Plan had been taken into consideration which was welcomed by members. All the affordable housing is positioned in one section of the site which represents a ghettoization. Furthermore, it was felt that the concept is an out of date town planning model and a better mix of properties across the site is preferable. Very few of the properties are to be built to lifetime home standards or are aimed at those downsizing their homes. It was recommended that a good quality smaller property design is needed for first time buyers and Taylor Wimpey ought to be encouraging these. The property designs are out of character with Eynsham as a whole and there are too many 4/5 bedroom homes.

The Traffic Management Plan for construction was considered beneficial - highway lining in the area was clarified.

Cllr Baldwin queried whether views will be obstructed by the proposed 3 storey 'feature' buildings (at the highest point) which could negatively impact on the landscape views from north and west.

Provision for on-street parking in the home-zone area should be checked for compliance with national guidelines/Manual for Streets. Long term maintenance of public spaces needs to be a focus. Provision for landscaping needs to be a consideration based on experiences at Hazeldene.

It was resolved to object to the application on the above specific issues, but not objecting to the principle of development.

18/27 To note recent decisions made – The Clerk circulated the Planning Applications Log detailing up to date information on all applications considered.

The meeting closed at 7.27pm.