



EYNSHAM PARISH COUNCIL

Planning Committee meeting held at the Sports Pavilion
on Tuesday 1 September 2015 at 6.30 pm

MINUTES

Present: Mr D Stukenbroeker (Committee Chairman), Mr R Andrews, Mr P Emery, Mr G Beach, Mr Mosson, Ms J Baldwin, Mr A Bickley

Also Present.: Rachel Faulkner, Clerk to the Council.

15/P56 Apologies for Absence: None

15/P57 Declarations of Interest: None

15/P58 Minutes of the last meetings The minutes of 7 July 2015 were signed as a true record.

15/P59 Public Participation

An email had been received regarding an application for a property on Thames Street which had been refused by West Oxfordshire District Council. The applicant wanted advice on what steps he should take.

15/P60 Applications discussed:

- 15/02859/LBC Replacement windows to match existing. 35 Mill Street. No objection.
- 15/02644/HDD Conversion of garage to habitable accommodation. 126 Spareacre Lane. **No objection.**
- 15/02888/HDD Removal of existing conservatory. Erection of rear garden room and front porch. 36 Spareacre Lane. **No objection.**
- 15/02877/HHD Erection of two storey side extension. 5 Willows Edge. **No objection.**
- 15/02945/HHD Loft conversion above kitchen, replacement of staircase from 1st to 2nd floors and other minor alterations. 68 Acre End Street. **No objection.**

- 14/1009/P/OP Land West of Fruitlands Appeal No 15/00022/APPEAL

1. **Eynsham Parish Council (EPC) opposes this Appeal** and reiterates its responses of 8 August 2014 and 11 January 2015 contained in the submitted Council's documents Part 1.

2. The Planning Inspectorate should also take into consideration the following applications decided since this application was refused by the Council by notice dated 20 January 2015:

- a) 14/01863/OUT (Appeal reference: APP/D3125/W/15/3019438) Land West of Station Road, Eynsham (Proposed residential development of up to 49 dwellings) refusal notice dated 22 January 2015, and
- b) 15/00761/FUL Eynsham Nursery and Plant Centre, Old Witney Road, Eynsham (Erection of 77 dwellings) refusal notice dated 22 July 2015.

3. This Application, and the two above applications, are for isolated, opportunistic developments which do not relate to each other or the village as a whole. Individually and collectively they create a significant obstacle to further comprehensive development of Eynsham.

4. EPC is aware of an additional application close to the Appeal Site, and the Eynsham Nursery site, for WODC's Strategic Housing Land Availability June 2014 (SHLAA) site 179. This is for a proposed 150 dwellings which presents similar problems to the appeal Site and those above with regard to access, impact on infrastructure such as roads and traffic, schools and healthcare and as an obstacle to comprehensive development.
5. While the Appeal Site is identified as 'not suitable' in the SHLAA (site 180), the adjacent Eynsham Nursery site (SHLAA sites 187 and 187a) is identified as 'suitable but only as part of a larger, comprehensive development'. Site 179 is listed as 'suitable' but with a caveat that 'access is a key constraint'.
6. Any future development in Eynsham, particularly in the area of SHLAA sites 179, 180, 187 and 187a should be part of a comprehensive master plan for the longer term growth of Eynsham with other landowners of sites for sustainable development, which identifies key infrastructure provision for transport, schools, healthcare, utilities and social amenities.
7. WODC rightly refused the Appellant's application 15/00597/TPO to remove trees from the Site and confirmed TPO 1/2015 imposed by WODC on 19 January 2015 when 14/1009/P/OP was refused. This would allow this area to become an amenity space which is part of a larger plan for sustainable development of the area.
8. The Appeal application also ignores the proposals in the draft Local Transport Plan 2015-2031 (LTP4) of Oxford County Council (OCC). The Site (and the Eynsham Nursery site) are in proximity to a section of the A40 identified as having serious and continuous congestion which has now been identified in OCC's A40 strategy as a site for an Eynsham park and ride and a Bus Rapid Transit system, with associated road works, including a new roundabout. The building of the development Site, and the other nearby ones mentioned above, would be an obstacle to provision of improved, integrated transport access for the future development of Eynsham as part of improvements to the A40 and to accommodate the LTP4 proposals.
9. The Appeal application also ignores the West Oxfordshire Local Plan 2031 (now under examination) which, at Policy T2, supports the LTP4 proposals. This Application is contrary to Local Plan 2013 objectives CO10 (Ensure land is not released for new development until the supporting infrastructure and facilities are secured) and CO13 (Improve access to services and facilities without unacceptably impacting upon the character and resources of West Oxfordshire). The NPPF (at para 32) says developments should be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
10. This Application should not be approved as the adverse impact on the future growth of development and infrastructure would significantly and demonstrably outweigh the benefits (NPPF para 14, Local Plan 2031 Policy OS1 and Local Plan 2011 Policy BE1).

If this Appeal is allowed:

- a) It is intended by the Appellant to access the Site for construction along Fruitlands. It is the opinion of EPC that Fruitlands (built by the Appellants), which has no pedestrian footways, is too narrow and not suitable as a construction access. Any approval should be conditional on strict restrictions on the times and volume of construction traffic to preserve the safety of pedestrians, cycle and motor traffic and to protect the residents from the noise, nuisance and dust created by construction vehicles.

b) Any approval should also prohibit further development on the Site to preserve the open space and amenity of the development.

c) Following advice from the District Council on S106 contributions EPC request for the benefit of residents a developer contribution of £36,630 towards sports and recreation, play areas or street furniture or other appropriate village amenities to reflect the additional strain on existing community infrastructure this development will represent.

Date of next meeting – Tuesday 6 October 2015 at 6.30pm

The Meeting closed at 7pm.