



EYNSHAM PARISH COUNCIL

Planning Committee Meeting
in the Bartholomew Rooms at 7.00pm
on Tuesday 2 January 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 Andy Mosson.

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

18/1 Apologies for Absence – Cllr Nick Relph.

18/2 Declarations of Interest – None.

18/3 Public Participation – A resident commented on the application for 24 High Street.

18/4 Applications for consideration –

- (a) 17/03944/HHD - 22 Chilbridge Road - Demolish conservatory and erect single storey rear extension. No objection.
- (b) 17/03335/HHD - Whitehouse Farm, Barnard Gate - Demolition of existing single and two storey extensions and construction of new single and two storey extensions. No objection.
- (c) 17/03717/OUT - Land east of Monkswood, Pink Hill Lane - Residential Development of up to 52 dwellings including access. Cllr Emery advised that the application will be considered at the District Council's next Lowlands Planning Sub-Committee. Eynsham Parish Council objects to this application for the following reasons:
 - 1. The Parish Council met with representatives of the Applicant with regard to its previous application (17/00281/OUT, refused) who informed the Council that Pinkhill Lane, which is also Bridleway 206/1, is unregistered and the owner is unknown to them. This application is substantially the same as the previous one, with the addition of the access via Pinkhill Lane outlined in red on various plans and aerial photographs. However, this implication that Pinkhill Lane is now included in the applicant's development site is nowhere substantiated in the supporting documents. The Planning Statement (at 10.1) says the application is an outline application for access only. As the Applicant has not shown it has legal access to the site or that this access is capable of adoption by the highway authority, particularly in respect of s263 of the Highways Act 1980 (vesting of highways maintainable at public expense), the development would not be reasonably deliverable if consent is granted.
 - 2. The proposed development would represent an isolated collection of dwellings remote from the village itself (contrary to NPPF 69), with a single, long access for vehicles, cycles and pedestrians and without any public transportation, schools or other amenities within a reasonable distance.
 - 3. The development is an unacceptable urban intrusion into the rural envelope of the village, contrary to LP 2011 BE2, BE4, NE1, NE3 and H2, the emerging WODC Local Plan 2031 OS2 and EH1 and NPPF 17, 58 and 109. While an outline application, the indicative estate layout demonstrates an awkward collection of dead-end clusters which would provide difficult access to both residents' vehicles and service and emergency vehicles entering and leaving the estate.

4. The development is also adjacent to the Oakfield Industrial Estate, situated on the opposite side of Pinkhill Lane. In light of the complaints on a regular basis to Eynsham Parish Council from existing residents of Pinkhill Lane regarding noise, smells, fumes, dust and other environmental nuisances emanating from the industrial estate mentioned in the objection to 17/00281/OUT, no appropriate environmental or noise assessment report has been submitted. Bringing a large development immediately adjacent to what would create a nuisance to residential properties would be contrary to LP 2011 BE2 (c) and H2 (d).
 5. The Parish Council also adopts the objections of the Local Planning Authority and Oxford County Council to application 17/00281/OUT in respect of this application to the extent that they are applicable, have not been adequately addressed or are not covered by this objection.
 6. If the Local Planning Authority is minded to grant this application, Eynsham Parish Council reserves the right to request a developer contribution in respect of this development.
- (d) 17/03959/FUL - 24 High Street - Erection of two bedroom dwelling with associated parking and garden. Removal of section of wall adjacent to parking provision. The Parish Council has serious concerns about this application for the following reasons:
1. Infill in the Conservation Area
Although not visible from the public highway, the proposed dwelling would diminish significantly the rear curtilage of 24 High Street, a substantial period house important to the Oxford Road approach to the village in the Conservation Area. This already has minimal frontage, given over exclusively to parking. LP 2011 BE2, BE5, H2. LP 2031 CO2, H2.
The proposed development would be an isolated infill property unrelated to neither the host property, the listed building adjacent (The Shrubbery, 26 High Street) and the infill properties on its former curtilage, nor the scheduled ancient monument on which it appears to encroach. LP 2011 BE2, H2. LP 2031 CO2, H2. NPPF 126.
 2. Loss of light
The proposed development, to the south of No 24, would cause significant loss of light to this property and also to the adjacent No 22, as stated in the Design and Access Statement. LP 2031 CO2, H2.
 3. Access and parking.
The application site allocates only a single parking space reserved in the front of 24 High Street, which would likely lead to street parking by residents and visitors on an already crowded High Street. The allocated space is some way from the development, with access down a narrow, unpaved and unlit, shared pedestrian access. The proposal also includes demolition of a historic wall in the Conservation Area adjacent to the space which would jeopardize access to this shared right-of-way. LP 2011 BE2, BE3, H2. LP 2031 CO2, H2. The Design and Access Statement mentions one other unspecified parking space on a right-of-way but this presumably is not in the ownership or control of the Applicant and not part of the development.
The Applicant prays in aid Nos 23 and 25A High Street, which only have pedestrian access off Pug Lane, a paved and lit public footpath. However, both these properties apparently predate the Town and Country Planning Act 1947 and would be unlikely to get planning consent today. Both these properties only have on-street parking.

4. Construction access

The application says vehicular access for construction is available on the land hatched green (Drawings SP01, SP01A & SP02). The access from High Street adjacent to the Pavilion to the right hand bend is not within the Applicant's ownership or control, although the Applicant may benefit from a right-of-way shared with others. This includes Eynsham Parish Council, which uses this for vehicular access to the Pavilion and the Queen Elizabeth II Playing Fields. The whole of the proposed access is unpaved and unsuitable for heavy lorry traffic or goods vehicles.

If the Local Planning Authority is minded to grant this application it should be subject to a suitable construction condition including:

- (a) Restricting the times of access and delivery to avoid disturbance to nearby residents;
- (b) No construction or delivery vehicles blocking the entrance to or parking on the access way to allow access for Eynsham Parish Council and other users;
- (c) Providing suitable wheelwashing facilities to avoid mud on the public highway and
- (d) Making good any and all damage done to the said access way.

The meeting closed at 7.05pm.