



EYNESHAM PARISH COUNCIL

Planning Committee Meeting
in the Bartholomew Room at 6.30pm
on Tuesday 4 December 2018

MINUTES

Present: Cllr Dennis Stukenbroeker (Committee Chairman), Cllr Richard Andrews, Cllr Gordon Beach, Cllr Andrew Bickley, Cllr Peter Emery Cllr Andy Mosson and Cllr Nick Relph.
In attendance: Katherine Doughty, Clerk to the Council and 5 members of the public.

18/47 To accept apologies for absence – Cllr Jane Baldwin.

18/48 Declarations of Interest in agenda items – Cllr Beach declared an interest in agenda item 18/51 (a) Land West of Fruitlands planning application and abstained from the agenda item.

18/49 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 – Residents raised concern at the sudden speed and lack of full notice of the Fruitlands planning application. It was noted that there were 18 objections registered online, whereas there had previously been a much higher number of objections. It was felt that Pye's offer to 'offset' the site in Eynsham in exchange for a 1.88ha woodland at Freeland was of no benefit to Eynsham residents. Also of concern was the company's previous apparent record of non-compliance of regulations during its 30 year ownership and the proposed future management of the orchard is at best 'sketchy.' Residents felt the application is contrary to WODC's Local Plan Policy EW02/West Eynsham SDA and that the Unilateral Undertaking is at worst incoherent and at best difficult to understand.

18/50 To receive correspondence (if appropriate) – None.

18/51 Applications for consideration:-

- (a) 16/03873/FUL - Land West of Fruitlands - Erection of six dwellings with associated works. Cllr Beach left the room. The supporting documents for the forthcoming Lowlands Sub-Planning Committee were referred to. It was not understood why the Planning Officer is supporting the application. The adjoining playing fields are owned by Bartholomew School and public access across the fields to the site is therefore prohibited. One property has been removed from the previous application and it was felt that it is otherwise unchanged. The Planning Inspectorate's character, appearance and environmental reasons for dismissing the previous appeal remain valid and are fully supported. (Appeal APP/D3125/W/15/3039143 refers). A member felt that this is an opportunity to consider options for the green space and resolve its management and community access for the future. Members agreed that offsetting the site for woodland in Freeland is of no benefit to Eynsham residents and to remove trees that are protected is unacceptable. It was **RESOLVED** to object to the application and that Cllr Stukenbroeker (in his capacity of Committee Chairman) is to represent the Parish Council at the forthcoming Lowlands Sub-Planning Committee accordingly. Cllr Beach rejoined the meeting. The Council's response to the application can be found at Appendix A.
- (b) 18/02987/HHD - 16 Tilgarsley Road - Erection of two-storey side extension to provide ancillary living accommodation. The Committee was surprised this is a householder application as, except for a token doorway in the revised plan, it is essentially a semi-detached separate accommodation with no apparent provision for additional parking. It was felt that if the application is granted, it should be conditional on the accommodation being ancillary to the existing dwelling and not to be used as a separate dwelling.
- (c) 18/03203/S73 - St Michaels House, Acre End Close - Non compliance with conditions 2,4,5 and 9 of planning permission 16/03427/FUL to allow changes in design, parking and landscaping. (Part retrospective).

- (d) 16/03427/FUL - St Michaels House, Acre End Close - Conversion of existing building to provide six 2 bed self-contained flats. Erection of two 4 bed semi-detached houses. Associated parking, communal gardens, bin storage and cycle storage. The two applications for St Michaels House were considered together. The Committee was unable to make an informed decision as adequate documents and information was not submitted.

18/52 To note a new Planning Appeal and review (and amend if appropriate) the Council's response - APP/D3125/W/18/3214712 - Land North East of Hanborough Road - Erection of building for use as Children's day nursery with associated parking and access. It was felt that some of the appeal documents contain inaccuracies. The Council's previous response is to be considered without amendment.

18/53 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 7.25pm.

To: Phil Shaw

Email: phil.shaw@westoxon.gov.uk

16/03873/FUL Land West of Fruitlands, Eynsham – Erection of five dwellings with associated works.

Eynsham Parish Council objects to the amended application. The Council has objected to the applicant's entire series of applications for this site as there has been no positive support for any of them from the Eynsham community and the WODC online planning documents show that this amendment is no exception.

The Council reiterates its previous objections dated 10 December 2016 (and posted on the WODC document site 13 December 2016) so far as they are relevant to this application.

In this amended application, the applicant merely removes the most southerly house from the plan and proposes the creation of a complicated orchard to the south of the development, at the cost of the existing biodiversity of the site. The applicant further proposes off-site mitigation for this destruction in the form of land already owned by the applicant in Freeland which would consist of a similar site to the existing Fruitlands site as well as new planting.

The applicant's own ecological impact statement, which is confirmed by the WODC ecologist's report, shows that this scheme would have a negligible impact, and only provide a minimal biodiversity unit gain after being established over many years. The applicant also fails to provide adequate details of this scheme to establish that it would be viable or sustainable in perpetuity.

WODC rightly imposed a Tree Preservation Order on the site in January 2015 to preserve the existing woodland and biodiversity. The retention of this order is supported by Eynsham Parish Council.

Since this application was originally lodged the West Oxfordshire Local Plan 2031 has been adopted with the provision of a Strategic Development Area (SDA) for West Eynsham, which includes this site. Also, the revised National Planning Policy Framework 2018 (NPPF) has been introduced. This amended application should be looked at in light of these changes.

As set out above, this proposal does not in any meaningful way protect or enhance a landscape valued by the community or the biodiversity, contrary to NPPF 170 and 174. It results in a loss or deterioration of irreplaceable habitats so should be refused under NPPF 175.

Similarly, the proposal fails the biodiversity enhancement criteria for the SDA (EW2(h)). It fails to conserve or enhance the distinctive nature of this natural landscape contrary to EH2 and it fails to adequately protect or mitigate the impact on the site habitat contrary to EH3.

The five proposed houses could be anywhere in the master plan for the 1,000 dwelling SDA. The environmental and social harm of placing them in the application site significantly and demonstrably outweighs any benefit of consent to this application.

If consent is granted, Eynsham Parish Council reserves the right to request a developer contribution in respect of the development.