



EYNSHAM PARISH COUNCIL

Extra Planning Committee Meeting
in the Bartholomew Room at 7.30pm
on Tuesday 9 April 2019

MINUTES

Present: Cllr Dennis Stukenbroeker (Committee Chairman), 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.

19/PL7 To accept apologies for absence – Cllr Richard Andrews.

19/PL8 Declarations of Interest in agenda items – None.

19/PL9 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 concerns and objections at item (c) Land South of 39 Witney Road. Firstly, the submitted plans are incorrect and do not show correct land ownership. It was felt the development would cause a harmful impact on the amenity of the existing residents and safe access for vehicles and pedestrians will be compromised. In order for vehicles associated with the proposed development to turn around before leaving the area, they would have to do so on land owned by existing residents – vehicles would otherwise be required to reverse a long distance up a long, narrow lane including a 90 degree bend back onto Witney Road. Living conditions of the neighbouring residents would be harmed due to extreme loss of light and lack of privacy. Due to the limited plot size, the proposal is considered overdevelopment. Cllr Stukenbroeker recommended residents contact their District Councillors to request that the application is considered by the Lowlands Sub-Planning Committee.

19/PL10 To receive correspondence (if appropriate).

19/PL11 Applications for consideration:-

- (a) 19/00854/HHD - Salutation Farm, Barnard Gate - Erection of garage with storage above. No objection.
- (b) 19/00931/HHD - 33 Hanborough Close - Erection of two storey side extension. Whilst the proposed extension follows the boundary line, it will be an odd shape. No objection.
- (c) 19/00576/OUT - Land South of 39 Witney Road Eynsham - Erection of dwelling. Strongly object. Contrary to the impression given by the submitted plans PL100-1, PL103 and PL109, a site visit would reveal this site is a small plot with inadequate access for both construction and future residents.

The private road (PL100) providing access to the three existing dwellings (39, 40 and 41a Witney Road) as well as the site is only approximately 2m wide at places between the hedge and fence on either side. This road is over 80m long, one way only with no pedestrian footway and inadequate visibility splays at the junction with Witney Road. The gap between No 39 and 7 Willows Edge which provides direct access to the site (PL101, PL103 and PL109) is similarly restricted and can not support the configuration delineated in PL109.

The site boundary represented by the red line on PL100 encroaches on the title of both Nos 40 and 41a. The turning ratio for access to the site is therefore more restricted than represented on the submitted plans.

The construction of a two storey, four bed, house as proposed would be overdevelopment of the site, with a cramped layout on an unsatisfactory plot with insufficient amenity space. It would be overbearing with regard to the neighbours at 39 Witney Road and 6 and 7 Willows Edge. It would also restrict the light and use of the garden to 6 Willows Edge. This is contrary to WODC LP 2018, OS2.

If the LPA is minded to grant this application it should be with construction conditions to limit the size of vehicles with access to the site and the times and days of work. It should also require protection to prevent incursion into the property of existing residents and making good any damage to neighbouring property and the access road. This is to preserve the safety and amenity of neighbouring residents.

- (d) 19/00779/HHD - 58 - 60 Acre End Street Eynsham Witney - Single storey rear infill extension. No objection.
- (e) 19/00801/HHD - 18 Beech Road - Erection of front porch with new roof over existing garage. (Retrospective). No objection.

19/PL12 To note recent decisions made – The Committee Chairman referred to the planning application 19/00195/FUL Five Elms Farm and read the District Council's reason for refusal, it being particularly well worded.

The meeting closed at 8.20pm.