



EYNSHAM PARISH COUNCIL

Planning Committee Meeting
in the Bartholomew Room at 6.30pm
on Tuesday 4 February 2020

MINUTES

Councillors Present: Cllr Andy Mosson (Committee Chairman), Cllr Gordon Beach, Cllr Nick Relph and Cllr Mark Zumbuhl.

Also in attendance: Katherine Doughty, Clerk to the Council. There were three members of the public present.

20/PL9 To accept apologies for absence – Cllr Katy Crowe and Cllr Ross Macken.

20/PL10 Declarations of Interest in agenda items – None.

20/PL11 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 – Two members of the public queried the new planning appeal for Land South of Witney Road (Planning Inspectorate ref. 3241766). The Council will update its response to note that contrary to the appellant's Statement of Case, the application site is not within the West Eynsham Strategic Development Area.

20/PL12 To review the minutes of the meeting of 14 January 2020 – The minutes are for approval at the Full Council meeting on 11 February 2020.

20/PL13 To receive correspondence (if appropriate) – Correspondence was referred to at the Aurora Solar Farm agenda item 20/PL14.

20/PL14 [19/02516/FUL](#) - Aurora Solar Farm planning application - To note consultation responses and consider adding to the Parish Council's response – In consideration of updated consultee responses online, it was agreed to include additional comments to the Parish Council's response. Appendix A refers.

20/PL15 [19/03270/CLP](#) - 24 High Street - To note the Certificate of Lawfulness Application – It was noted that the application was partially refused.

20/PL16 Applications for consideration:-

- (a) [19/03388/FUL](#) - Old Kinlock Warehouse, Stanton Harcourt Road - Change of use of premises to warehouse and trade sales (sui generis) to include enlarged office and retail space within existing building, insertion of new windows and external cladding together with associated parking facilities. No objection.
- (b) [19/03478/FUL](#) - Lords Farm, 2 Queen Street - Conversion of existing two storey stone barn into a two bedroom dwelling with single storey link extension and associated private amenity space. Refer to 19/03479/LBC for comments.
- (c) [19/03479/LBC](#) - Lords Farm, 2 Queen Street - Internal and external alterations to convert the existing barn and stable into a two bedroom dwelling with single storey link extension and associated private amenity space. Appendix B refers.
- (d) [20/00110/S73](#) - Barnard Lodge Farm, Barnard Gate - Non compliance with condition 6 of planning permission 19/01217/FUL to allow rainwater goods to be aluminium imitation cast iron. No objection.
- (e) [20/00071/HHD](#) - 56 Dovehouse Close - Conversion of part of garage and erection of single storey rear extension. Whilst the Council has no objection to the application, it is mindful that on street parking could be exacerbated due to development of this nature.

- (f) [20/00191/FUL](#) - Five Elms Farm, Old Witney Road - Erection of three dwellings with associated works. Demolition of Existing Pool Building. Construction of one detached house (3-Bedroom) with Parking 2 No. Demolition of Existing Pool Building. The Council does not object to the application, however if permission is granted, it is recommended that the development share access arrangements with the adjacent development (Land South of Eynsham Nursery and Plant Centre Nursery - 19/01785/S73) to avoid unnecessary access onto the A40.
- (g) [20/00102/LBC](#) - 6 High Street - Internal and external alterations to include a single storey rear extension and replacement of first floor rear window and front dormer window. Refer to 20/00101/HHD for comments.
- (h) [20/00101/HHD](#) - 6 High Street - Erection of a single storey rear extension. Object. Whilst heritage assets have been summarised in the Design & Access Statement, in consideration that the property is Grade II listed and in the Conservation Area, a Heritage Impact Statement should be provided by the applicant. The property is in the area of the Village Square which is a focal point in the village. The application is considered contrary to Eynsham Neighbourhood Plan ENP15 A & B, WOLP 2031 conservation policies EH10 and EH11 and corresponding conservation policies of the NPPF 2019.
- (i) [20/00216/HHD](#) - 28 Orchard Close - Alterations to include single storey extension to side and rear, insertion of roof light and new porch roof. No objection.

20/PL17 Date of next meeting – Tuesday 10 March 2020 at 6.30pm. Councillors and residents are to refer to the published meeting agendas for confirmed dates/times. The meeting closed at 7.30pm.



EYNSHAM PARISH COUNCIL

CLERK: KATHERINE DOUGHTY,
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Joan Desmond
West Oxfordshire District Council

Sent by email – joan.desmond@westoxon.gov.uk

16 October 2019

Dear Joan

Application No.	19/02516/FUL
Proposal	The construction and operation of a solar photovoltaic farm, and other associated infrastructure.
Location	12 Acre Farm, Chilbridge Road, Eynsham
EPC Response	Comment only

Eynsham Parish Council is supportive of green energy principles, however we wish to draw the following concerns to your attention for consideration:-

Visual Impact

1. The proposal will negatively impact on the environment and landscape setting due to the land at the site rising to 84m above sea level – the village is 14m lower.
2. The existing Public Right of Way (206/18/10) across the site will be negatively impacted by the installation of obtrusive fencing. Consideration will be required to s.44 (h) of 'Oxfordshire County Council's Position Statement - Major Development Proposals for Ground-mounted Solar PV Arrays¹.' (*Further section numbers are referred to in this letter*).

Access Route

3. Access to the site is proposed via Witney Road and down Chilbridge Road (206/18/10). We note that Oxfordshire County Council's Countryside Access Team will be consulted in order for the appropriate permissions to be obtained and consideration given to the Construction Traffic Management Plan (s.43 (h) refers). Furthermore, we note it will be the applicant's, the contractor's or the occupier's responsibility to put right/make good any vehicular damage to the surface of the right of way (s.44 (c) refers).

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4. The Public Right of Way 206/18/10 crosses the Grade II listed Chilbridge which the Council consider is unsuitable for HGVs.

Access Precedent

5. The Council consider the application will set an unwanted precedent for future construction companies and developers wishing to access the West Eynsham SDA. Consideration will need to be given to Traffic Regulation Order 1983 which prohibits HGVs from accessing Witney Road (and other Eynsham roads).

Agricultural Land Quality

6. In accordance with WOLP 2031 Policy EH6, compelling evidence is needed to support using this Grade 3 Good to Moderate Quality (part) Agricultural land over poorer quality land.

If the Local Planning Authority is minded to approve the application, Eynsham Parish Council request the following:-

7. The applicant must fulfil all commitments made in the application documents.
8. A condition is agreed that requires the applicant is to undertake a Condition Survey of the Chilbridge prior to any construction vehicles accessing the site. Following the construction phase of the Solar Farm, a further Condition Survey should be undertaken to highlight any required remediation work to the structure and this should be undertaken by the applicant within an agreed timescale. Reason - In order to protect and preserve the existing condition of the Chilbridge.
9. In view of the extensive community use of the Public Right of Way (206/18/10 Chilbridge Road) which provides access to the countryside and Witney Road for Bartholomew School pupils, the Construction Traffic Management Plan should permit access only:-

During school holidays – Monday – Friday 08.00 – 18.00

During school term time – Monday – Friday 09.30 – 14.30

Reason – To promote and protect safe pedestrian access to Bartholomew School and to the countryside.

10. Eynsham Parish Council Committees have identified and costed (approx.) priorities for the benefit of the community and request S106 funds as follows:-
 - (a) Funding towards our Bartholomew Room Refurbishment Project which the surveyor anticipates will cost £100,000 approx. The Bartholomew Room is the Council's Grade II Listed building in the centre of Eynsham which is used by the community and Council for meetings and art exhibitions.

- (b) Since the application has an impact on one of Eynsham's favourite walking routes, funding is requested to help improve the Fishponds where another Public Right of Way (206/3/10) is widely used. Funding towards any of the identified improvement work below would be appreciated:-

	£
a) 300m drystone replacement wall	25000
b) Replacement boardwalk and bridge with UPVC alternative	25000
c) 100m Flow-out channel to be widened and puddled with clay to improve flow	20000
d) Re-create sluice gate	5000

Additional comments in view of consultee responses received – 5 February 2020

11. OCC Transport Schedule – 31 December 2019 - "A construction access from the A40 is considered acceptable if movements are restricted to left-in and left-out only." Eynsham Parish Council is concerned that this condition will not be enforced and therefore highway users' safety could be compromised by vehicles attempting to manoeuvre against the flow of traffic. It is therefore recommended that a physical mechanism/barrier is installed at the junction to inhibit unauthorised vehicle movements.
12. OCC Transport Schedule – 31 December 2019 - "All vehicles will have the opportunity to change direction on the A40 either at the Eynsham roundabout (to the east) or at the Shores Green interchange (to the west). Vehicles must be barred from turning at Barnard Gate because there is no ghosted right-turn filter lane, so HGVs in particular would cause an obstruction if they were waiting to turn right off the A40 here. Vehicles must also be advised not to attempt to use the adjacent laybys to change direction." Owing to recent experiences, the Council is concerned that these conditions will not be enforced, however appropriate they might be. It is recommended that those accessing the A40/the site be reminded of the CTMP by way of directional or instructional signage.
13. Thames Valley Police – 1 November 2019 - It is noted that there is a substantial volume of security fencing around the various array areas. Whilst Thames Valley Police recommend this is installed at a minimum height of 2.1m, it should be noted that the fencing will further negatively impact this rural area.
14. Biodiversity Officer – 3 February 2020 - In consideration of the protected species already identified at the site, it is recommended that all reports requested by Esther Frizell-Armitage, Assistant Biodiversity Officer are submitted to the District Council before the application is determined to allow members to be fully informed of the impact to nature.

Other comments

15. Eynsham Parish Council has not been provided with the proposed legal agreement before the Lowlands Area Sub-Planning Committee meeting and is therefore unable to comment on it.

16. Eynsham Parish Council wish to make it clear that it only requests the District Council to consider its S106 funding request (as detailed overleaf) on its behalf and not the 'community benefit/ownership model' for various reasons.

Yours sincerely

Mrs Katherine Doughty
Clerk to the Council



EYNESHAM PARISH COUNCIL

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Stuart McIver
West Oxfordshire District Council

Sent by email – stuart.mciver@westoxon.gov.uk

10 February 2020

Dear Stuart

Application No.	19/03478/FUL	19/03479/LBC
Proposal	Conversion of existing two storey stone barn into a two bedroom dwelling with single storey link extension and associated private amenity space.	Internal and external alterations to convert the existing barn and stable into a two bedroom dwelling with single storey link extension and associated private amenity space.
Location	Lord's Farm, 2 Queen Street	
EPC Response	Strongly object	

Eynsham Parish Council is dismayed and surprised with these applications from Oxford Preservation Trust. It would have been preferable for the Trust to discuss the applications with the Parish Council and residents alike.

Lord's Farm is an 18th Century Grade II Listed (1368271) farmstead which is valued by the community for its original and unpreserved condition. Unlike the remaining historic farms in Eynsham, Lord's Farm remains largely in an original condition. No doubt this uniqueness was appreciated by Miss Margaret Foote who restored the row of cottages and farmhouse. She bequeathed the farmstead to Oxford Preservation Trust in 1983 in the likely hope that they would similarly appreciate the uniqueness and anticipated the property would be preserved 'in safe hands.'

Bringing the barn and stable into use may be considered a positive step in order to secure their future, however the changes required should not be to the detriment of the buildings or the immediate community. It is felt that the proposals are excessive, unacceptable and will create an unwanted harmful effect. These include (but not limited to):-

- Creating a glazed extension between the barn and stable. (The Planning Design & Access Statements states that 'large elements of glazing are proposed...').
- Removal of parts of the barn floor.
- Installation of two roof lights to the barn roof.
- Installation of two rooflights to the stable.
- Creation of a partition wall at ground floor level to create a bathroom.
- Installation of a new spiral staircase.
- Addition of a timber staircase for access to mezzanine level (proposed bedroom), partition walls to create bathroom, storage and utility room.
- A new opening is proposed in the rear barn wall to create an access to the new building and stable.

As noted in the Heritage Impact Statement 'the barn is characterised by a simple geometry that helps to explain its function and the threshing system.' Conversely, the proposed alterations will not represent acceptable conservation or enhancement to the buildings.

The development proposals do not respect, conserve or enhance the historic and architectural interest of character and appearance of the Conservation Area. It is felt that the proposals are not sympathetic to the barn and stable or the wider context of the neighbouring (listed) properties in Lord's Row, The Elms, The Shrubbery or Evenlode DIY/The Old Brewhouse. No excessive glazing or roof lights can be found at those properties.

Parking is currently unrestricted in Oxford Road and Queen Street. Most properties in Queen Street use the highway for parking and when taking into account its narrow width, the highway is often blocked with delivery vehicles, refuse collectors or irresponsibly parked cars. Oxford Road has similar problems and sight lines at the Queen Street junction are difficult if not occasionally hazardous. Buses often temporarily wait further east on Oxford Road when an oncoming bus needs to pass due to these problems.

Given that Eynsham is to have 3200 new dwellings in the local plan period, this proposed new 2 bedroomed development will not contribute to policy CO1 'improving the quality of life of local communities.' It is felt that Eynsham will be doing more than its fair share in this respect.

It is recommended that a Phase 2 Habitat Survey is undertaken to understand the bat population using the barn before the applications are considered.

In view of the above summaries, Eynsham Parish Council consider the applications are considered contrary to the following planning policies:-

WOLP 2031 Policies:-

EH2 – Landscape character

EH9 – Historic environment

EH10 – Conservation Areas

EH11 – Listed Buildings

EH12 – Traditional Buildings

ENP policies:-

ENP9 – Parking (a) and (b)

ENP15 – Eynsham Village Square (a)

NPPF policies (16. Conserving and enhancing the historic environment - Considering potential impacts):-

194 (a)

195

196

Yours sincerely

Mrs Katherine Doughty
Clerk to the Council