



EYNSHAM PARISH COUNCIL

A meeting of the Planning Committee was held
in the Bartholomew Room at 5.30 pm on Monday 12 May 2008

MINUTES

Present: Mrs. L Gerrans (Chairman), Mr G Beach, Mrs M Jones, Mr J Miller and Mr T Green (arrived at 6.15pm), Mrs M Sheppard Mr D Rossiter and Mr P Staley and 3 members of the public – Ms J Stonham, Mrs M Fletcher and 1 other

In Attendance: Mrs. S Lee (Clerk)

Apologies for Absence – were received and accepted from Mrs A Beavis

Declarations of Interest: Mr Miller - personal interest in 53 Mill St – personal friends

Election of Chairman – Mrs L Gerrans was proposed by Mrs Sheppard with unanimous approval.

Minutes of last meeting – Monday 21 April 2008 were unanimously approved and signed as a true copy.

DECISIONS

West Oxfordshire District Council has approved the following applications, subject to conditions – none

West Oxfordshire District Council has refused the following applications

08/0280/P/FP – Creation of new motor dealership and roadside restaurant – Acre Hill House

APPLICATIONS

08/0555/P/FP – Lloyds Pharmacy – Erection of retail unit and public toilet facilities with 2 flats above.
Alterations to existing access and car parking arrangements – Car Park Back Lane

Letters from the public opposing the development were noted from Jane Thompson, Mary Fletcher, Mark and Una Blake, Andy and Nicole Walker and Dr F Wright. A vote was taken on the proposal by Mrs Gerrans that there were no objections but several concerns - and carried 4:2.

No objections but concerns re –

- Policy NE6 retention of trees – the removal of the existing trees is in direct contradiction to this policy. This states that new developments should provide for the retention and sympathetic incorporation of existing suitable trees giving them appropriate space and setting. 2 independent tree experts have advised the local community that the walnut tree is not at the end of its life and an independent report should be commissioned before this tree is removed. An approved planting scheme should be prepared with consultation with the Parish Council for the site once this report is received.
- Arrangements for service vehicles on the site – there appears to be little room for manoeuvre and concern was expressed that they may have to reverse on to the main road.
- Loss of parking facilities once the 2 flats are completed – confirmation of the parking arrangements for the flats are required.
- The combined access and exit to the site on a dangerous corner was felt to be a disadvantage – it was felt safer to have the existing entrance and exit arrangement
- Was there sufficient space for waste collection lorries, coaches etc to access the car park?
- Will there be a parking area for the recycling site and suitable access for collection vehicles.

The Parish Council would request that if the planning application was successful the following conditions be imposed –

- a legal agreement to be drawn up to ensure that no further retail or domestic development occurs on the site. This would ensure that no ‘precedent’ is claimed for further development and that no further parking spaces are lost. It is understood that this would be standard practice in a similar application if WODC were not the landowner. The Parish Council wish to insist that WODC protect the amenity provided to the village through this legal agreement and this would allow for transparency in the planning process. The original deed for the car park stressed that it was to be a village amenity.
- a condition should be imposed to ensure that if A1 use is permitted that unsocial opening hours are not permitted – or a condition imposed to restrict to pharmacy use - this would prevent the building being used for another retail use that would be a nuisance to the neighbours.
- Confirmation that the existing medical facilities using the site - such as the Breast Screening facility - can still access the site if the plans had been carried out would also be appreciated.

08/00556/P/DCA	Lloyds Pharmacy	Demolition of toilets	Car park Back Lane
No objections			
08/0558/P/FP	Ms Buckingham	Erection of new agricultural livestock building	Lodge Farm, Barnard Gate
No objections			
08/0567/P/LB	Mrs Davies	Internal and external alterations to include insertion of roof light to rear elevation, repositioning of 1 st floor bathroom and bedroom 3 and provide ensuite facilities for bedroom 1	45 Queen Street
No objections			
08/0578/P/FP	Mr Goodgame	Erection of conservatory	Salutation Farmhouse, Barnard Gate
No objections			
08/0599/P/FP	Mr McNamara	Erection of single storey extension	55 Old Witney Rd
No objections			
08/0616/P/FP	Mr Harrison	Erection of single storey rear extension	53 Mill St
No objections			

08/0617/P/FP	Mr Rose	Erection of replacement single garage	11 Witney Rd
No objections			
08/0621/P/FP	Mr Merry	Erection of single storey front extension	116 Spareacre Lane
No objections			
08/0620/P/FP	Mrs Ellis	Erection of single storey rear extension	11 Newland Close
No objections			
08/0648/P/FP	Mr Turner	Erection of single storey rear extension and detached summer house	75 Wytham View
No objections			

All decisions proposed by Mrs Gerrans and unanimously agreed.

Correspondence – WODC – Open Spaces Audit - to be carried forward to next meeting.

Date of next meeting - Monday 2 June 2008 at 5.30pm

Signed..... Date.....