



EYNSHAM PARISH COUNCIL

A meeting of the Planning Committee was held in
the Bartholomew Room at 5.30 pm on Monday 29 September 2008

MINUTES

Present: Mrs. L Gerrans (Chairman), Mr G Beach, Mrs M Sheppard, Mrs A Beavis, Mrs M Jones, Mr T Green, Mr J Miller & Mr Rossiter & 11 members of the public.

In Attendance: Mrs. S Lee (Clerk)

Apologies for Absence – were received and accepted from Mr P Staley

Declarations of Interest: none

Minutes of last meeting – the minutes of Monday 1 September 2008 had been adopted at the last full council meeting as a true record of the meeting.

Decisions

West Oxfordshire District Council has approved the following applications, subject to conditions –

- 08/1154/P/FP – Mr Dunn – 85 Wytham View – Erection of detached garage
- 08/1167/P/FP – Mr Davies – 47 Mill St – Erection of conservatory & insertion of 2nd floor dormer window to rear elevation (to allow changes to conservatory design).
- 08/1186/P/FP – Eynsham Nursery & Garden Centre - Change of use of buildings and area of forecourt from farm shop to retail.
- 08/1213/P/AC – Co-op – Erection of non-illuminated fascia and illuminated hanging sign.

Applications

- 08/1341/P/FP - Erection of 100 dwellings with associated parking. Formation of new vehicular access and associated works

Members of the public were asked for any additional comments that had not already been received with regard to this application –

- Mrs Fletcher advised of a planning application on 36 Newland Street with a new access to this site incorporated in the plans.
- Mr Goodstadt advised the Parish Council to look at the nature of the evaluations that formed part of the planning application and pointed out several critical issues regarding flooding and transport that needed clarification.
- Dr Wright advised that more information was needed with regard to the flooding on the site and Highways comments on the application before any final comments could be made. The final flood report for Eynsham has yet to be completed which will have some bearing on the area in question.
- Mr Rossiter advised that the planning committee of the PC met with Phil Shaw – WODC to discuss the application. He advised that the Environment Agency had submitted objections to the application. A response from Highways had yet to be received with regard to access to the Eastern by pass. WODC are making enquiries with OCC regarding the status of the Bitterell footpath and the possibility of making it a bridleway. This footpath is out of the developers' control and belongs to Corpus Christi. The District Council has not approved the design statement and is planning to look at this alongside the planning application. It was pointed out that it was not appropriate to approve the brief concurrently with the application as this

was not in accordance with the Local Plan. There should be consultation with regard to the brief before the application is considered.

The Parish Council objects to the application due to -

Principle – (flooding, road safety, changes to site since inclusion in Local Plan)

Flooding - The application is contrary to policy NE8 which states that any new development will not be permitted within areas at risk from flooding which is likely to impede the flow of water, result in the new loss of flood plain storage or increase the risk of flood elsewhere. The site lies within the Thames floodplain and regularly floods from both north and south most recently in July 2007 – work is still on hand with WODC to ensure that the final flood report for this area incorporates all this information and photos of the site under water will be forwarded with the objections.

There will be an increased risk of flooding to existing areas of the village – Bitterell, Tanners Close & Orchard Close - if this development proceeds as run off from the village will not be able to permeate into the site as at present due both to the proposed raised nature of the site and the increase in un/semi permeable surfaces. It is understood that the Environment Agency objects to this application.

Road Safety – the sight lines on the B4449 are poor due to the existing curvature of the road and the road is heavily congested during rush hour. Access to this new development from the north and exiting this development as planned would result in a greatly increased risk of accident due to the poor visibility and the fact that if traffic is not stationary during rush hour it travels at speeds above the speed limit.

Design Brief - the local plan states that the design brief for this site would be approved prior to any planning application on site and the parish council do not feel that it is appropriate to approve the brief concurrently with the application as this is not in accordance with the requirements of the Local Plan and does not permit for consultation on the brief.

Conservation Area – this area of land was added to the village conservation area in 1981 to allow open views into the village – there is concern that if this development is permitted these views will be blocked and the purpose of adding the area to the conservation area thereby negated. It is noted that a review of the Eynsham Conservation area has not been carried out since it was designated.

Design – (layout, cycle/footpaths)

Cycle path/footpaths – the local plan states that the planning brief should include measures for improving pedestrian and cycle links between the site and the centre of the village. The plans show no access to the village for cycles – the Bitterell footpath is not a bridleway and does not allow for the passage of cycles, invalid carriages etc. The proposed new footpaths along the edge of the bypass on the B4449 are not a suitable safe access to the centre of the village and are inadequate to meet the needs of 100 new properties. The result will be that any development will be completely cut off from the village with the only access being on foot along a footpath which is totally unsuitable for an increase in foot traffic of this level. The brief and application do not show any improvements to link the development to the village apart from along the Eastern by pass and show no improvements at all by way of cycle access. In addition all the land with proposed/existing footpaths is not in the ownership of the developers and thereby out of their control so there is no guarantee that any of the proposals will take place.

However if the application is successful the following should be taken in to account –

Landscaping to reduce noise levels etc – the Parish Council are concerned re the type of landscaping planned and would ask that they are consulted re the types of trees etc to be planted to ensure they are appropriate to the site and manageable.

Responsibility for the new hedge, green space and planting – if this is to be the responsibility of the Parish Council a commuted sum should be made available to cover the cost of this in future years.

Section 106 payments – the Parish Council have met with WODC and submitted a request for 106 monies to support further demands on the village infrastructure if these plans proceed the figures requested are as follows –

The contributions to be sought are listed in priority order; the need can be evidenced by the Eynsham Parish Plan 2007/08.

1. Outdoor Sport and Recreation

Off site contribution to provide a floodlit Artificial Turf Pitch/Multi Use Games Area (MUGA) for community use. Contribution £150,000.

2. Community Facilities

The Parish Cemetery will be at capacity within 2 years, a contribution towards the existing provision and the purchase/development of additional land to increase capacity is a local priority. Contribution £30,000

3. Play Provision

Off site contribution to enhance and maintain local play areas.

Cost Estimate: Capital £65,000 Commuted Sum £45,000 **Play Total £110,000**

Due to the close proximity of existing play areas, contributions for on site provision are not required.

Therefore all contributions are sought for off site provision.

Total of Contributions £290,000 – if the Parish Council is to take responsibility for the green areas on the site a further commuted sum would be requested for maintenance – this point needs to be clarified before any further Sect 106 negotiations are entered into.

The objections as detailed above were proposed by Mrs Gerrans and it was unanimously **RESOLVED** to recommend these to the main parish council meeting on 7 October for final adoption.

- 08/1452/P/FP – Erection of dwelling – 17 Wytham View – Mr Hewitson. Objections to these plans were proposed by the Chairman and following a vote were passed by 4 in favour 1 against and 1 abstention. It was **RESOLVED** to advise WODC of the Parish Council's objection to the application due to over development of the site. In addition it was queried as to whether the applicant had a right of way across the garage area to gain access to the rear of his property.
- 08/1475/P/S73 - Non compliance with condition 5 of planning permission 0612/87 to allow separate occupancy – The White House 2 & 4 Mill Street – Mr & Mrs Lord the Chairman proposed No objections and this was **RESOLVED** with 1 abstention.
- 08/1503/P/FP – Erection of single storey extension – 7 Queens Lane – Mrs Muir – a decision on this application was deferred to the next meeting to allow councillors to visit the site.
- 36 Newland Street – Erection of 10 apartments and training facilities for learning disabled plus ancillary shared area 14 retirement apartments, warden flat, ancillary shared areas and garages – new shared access from Newland Street – a decision on this application was deferred to the next meeting to allow councillors to visit the site.

Street Trading Policy – comments re current policy – further clarification was felt to be needed before any comments could be made on this policy and it was deferred to the next meeting. **Clerk** to obtain additional information.

Partial Review of SE Plan – Gypsy & Traveller Accommodation Needs – further consideration of this consultation would be taken and the consultation completed at the next meeting.

Variation Application for Premises Licence – Malthurst Filling Station A40 the committee expressed concern with regard to the 24 hour sale of alcohol as it would increase the availability of alcohol to young people in the village and this was proposed by the Chairman as a concern and it was **RESOLVED** with 1 against that this be advised to WODC.

Correspondence – copies of comments to WODC re 08/1341/P/FP had been shared with the committee.

Date of next meeting - Monday 13 October 2008 at 5.30pm

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