



EYNSHAM PARISH COUNCIL

A meeting of the Planning Committee meeting was held in the Bartholomew Room on Monday 23 March 2009 at 5.30pm

MINUTES

Present: Mrs. L Gerrans (Chairman), Mrs M Sheppard, Mrs M Jones, Mr P Staley & Mr D Rossiter

In Attendance: Mrs. S Lee (Clerk)

Apologies for Absence: were accepted from Mrs A Beavis

Declarations of Interest: Mr Rossiter & Mrs Jones advised of a personal & prejudicial interest in WODC Core Strategy consultation.

Public Participation – none

Minutes of last meeting –the minutes of Monday 2 March 2009 were signed as a true record of the meeting.

Decisions

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

- 09/0053/P/LB – Land to rear of 15 Newland Street – Alterations to demolish garage to side elevation of dwelling
- 09/0052/P/FP – Land to rear of 15 Newland Street – Erection of two detached dwellings with attached garages and 2 garden sheds. Formation of new access and erection of single garage to the rear of 15 Newland Street.

Applications

- 09/0228/P/FP - Plot adjacent to 2 Spareacre Lane – Erection of 2 dwellings and associated parking. **No objections but concerns re the safe circulation of pedestrians and the safe moment of vehicular traffic as the access to the property is located on a main route to the primary school.**
- 09/0300/P/FP – Acre Hill House, Old Witney Road – Change of use from Little Chef to car showroom – **No objections in view of the recent successful appeal on the site.**

These were **RESOLVED** to be the responses of EPC to WODC in respect of the above applications.

Correspondence

- Eynsham Practice Track dates for 2009 – to advise council of dates - **Clerk** to arrange for dates to be placed on the website – Twelve Acre Farm has been advised.
- Update on 108 Dovehouse Close - councillors have met on site and are happy that the proposed works is on the applicants land. The applicant has requested permission to remove the hedge – it was **RESOLVED** that there was no objections to the removal providing that fencing was erected along the driveway access once the work was completed and that the PC were involved in any discussions regarding the type of fencing – a step over fence was not felt to be appropriate.

Consultations

- OCC re disabled persons parking space on Newland Street – **No objections or comments**
- WODC – Core Strategy Interim Position Statement – The committee compiled the following draft response to WODC –

Mr Rossiter & Mrs Jones made a statement with regard to the consultation and then left the meeting.

The draft SHLAA Settlement Summary highlights the issues facing the parish if any development was permitted to the West of the village - loss of village character, overwhelming of the existing village structure, increase traffic flows through the village on inadequate roads, introduced urbanisation into a rural landscape. These all outline the reasons why any development to the West would be inappropriate. Having stated why development would be inappropriate the document then suggests the possible use of the school playing field for housing - if this was is being considered the Parish Council would request transparency around any discussions and the full involvement of the Parish Council and consultation in the village to ensure that the parish is aware of possible future plans. Any proposal for development to the west would require the redesign of the A40 with a junction at the western edge and a major new open space/park on the western edge. Before any such consideration was made it would be vital that the results of the increased traffic movements from the proposed Cottsway development are monitored when the works are completed as any development on the West of the village would result in a further increase in traffic movements through the already congested village and have the resultant effect of public safety.

A rewording of the statement re Eynsham in the core strategy so far to read as follows would be suggested –

The only option for a large development at Eynsham (pop 5,000) is land to the west of the village – all other fringe areas being constrained by the highway network, Green Belt and flood risk. The Council has a long held policy (supported by the Planning Inspectorate on appeal and through the local plan process) to resist any large scale development proposals in this area because of adverse impact upon the rural character and countryside setting of the village, and unacceptable traffic impact upon this congested area in general but particularly upon the mediaeval village core.

The development scheme involving a western bypass was promoted in the 1970’s to provide direct access to the A40 and open up an extensive area of agricultural land well outside Eynsham. This was finally abandoned as being inappropriate the location and undeliverable in practice.

The current requirement for developments to provide easy pedestrian access to local facilities and be outside flood plains make this site, in the flood zone of the Chilbrook and far from the village centre, even less appropriate today.

This response will be taken to full Council on 7 April for further comments.

Date of next meeting - Monday 20 April 2009 5.30pm

Signed.....

Date.....