



EYNSHAM PARISH COUNCIL

Planning Committee held in the Bartholomew Room
on Tuesday 2 August 2011 at 6.30 pm

MINUTES

Present: Mr D Stukenbroeker (Chairman), Mr G Beach, Mr P Emery and Mr A Mosson.

Also Present: Mr M Anderson (Clerk).

11/P9 Apologies for Absence – Mr P Staley.

11/P10 Declarations of Interest – None.

11/P11 Minutes of meeting of 23 May 2011 – The Minutes of the meeting held on 23 May 2011 were signed as a true record.

10/P12 Public Participation – None.

11/P13 Decisions

- 11/0525/P/FP Plot 97 Swinford Green -Erection of 100 dwellings with associated parking, formation of new vehicular access and associated works (to allow a rear conservatory to plot). **Granted.**
- 11/0478/P/LB 18 Queen Street Eynsham -Internal and external alterations to include erection of single and two storey rear extensions. **Granted.**
- 11/0493/P/FP 1 High Street Eynsham -Change of use from delicatessen to restaurant/café. **Granted.**
- 11/0540/P/FP The Jolly Sportsman Lombard Street Eynsham -Conversion of storage area into two self contained units. **Granted.**
- 11/0635/P/FP 27 Queen Street Erection of a single and two storey rear extensions and garden building/studio **Granted.**
- 11/0021/P/FP The Bungalow, Barnard Gate -Erection of two storey rear extension, detached garage/stable building with store above. **Granted.**
- 11/0678/P/FP The Coach House Newland Street -Erection of glazed link and conversion of garage to form additional living accommodation. **Granted.**
- 11/0715/P/FP 71 Evans Road -Formation of pitched roof on existing rear extension and alteration to widen dormer to front elevation. **Granted**
- 11/0337/P/FP Bettys Meadow, Oxford Road -Erection of replacement dwelling, detached four bay garage and shed with associated landscaping and works. **Granted.**
- 11/0770/P/FP 29 Queen Street -Erection of single storey rear extension. **Granted.**
- 11/0919/P/FP Plot 58 Swinford Green - Rear conservatory. **Granted.**
- 11/0805/P/OP Abbey Park House, Abbey Street -Erection of a single storey dwelling with new access. **Refused.**

11/P14 Applications

- 11/0786/P/FP Little Cott 27 Acre End Street -Erection of two storey rear extension. **No Objection.**
- 11/0881/P/FP 30 Beech Road -Erection of a single storey front extension and conversion of garage. **No Objection.**

- 11/0931/P/FP 10 Evans Road -Erection of two storey side and single storey front extension. Widen existing vehicular access. **No Objection.**
- 11/1038/P/FP 40 Wytham View -Installation of air source heat pump. **No Objection.**
- 11/1040/P/FP High Croft House, Tanners Lane -Construction of dwelling and detached annexe together with associated works and car parking facilities. No comment, but pass on the following points:-

1. He contends (Planning Statement p5, 5.2) part of the site is in the Local Plan 2011 allocation for what is now Swinford Green.

2. The following Policies of the Local Plan seem to be affected:

BE2 General Development Standards 'New development should respect and, where possible, improve the character and quality of its surroundings....'

BE5 Conservation Areas 'The special architectural, historic and environmental character or appearance of the Conservation Areas will be preserved or enhanced. Every effort will be made to ensure that this character or appearance is not eroded by the introduction of unsympathetic development' The site is in the Eynsham Conservation Area.

BE8 'Development should not detract from the setting of a listed building.' High Croft House is a Grade II listed building with formal gardens.

H2 '...dwellings should not: (a) erode the character and appearance of the surrounding area, including important buildings and public and private open space; (b) adversely affect features of historical...importance....' and 'a self-contained unit of accommodation may be subject to a condition ensuring the extra accommodation remains ancillary to the main dwelling.'

H7 The applicant says because of Swinford Green, this rounding-off now does not extend the settlement into the open countryside.

3. The design bears no relation to the area or the surrounding houses, either existing, or those being built next door. The applicant says the house would be visible from Swinford Green, although he says it would be screened by landscape from his own house. The West Oxfordshire Design Guide says, 'In some situations, modern, innovative designs may positively enhance a traditional or neutral setting. In a largely traditional context, it is essential for contemporary proposals to demonstrate exemplary design quality.' From looking at the drawings, I am not sure this is one.

The Parish Council does not agree that the proposed development is or was intended to be included in Proposal 3 of the Local Plan 2011. In any event, the allocation of 100 houses has already been satisfied by the Swinford Green development.

The Site is within the Eynsham Conservation Area. The Parish Council is concerned that the submitted design is unsympathetic to the setting and does not preserve or enhance the appearance of the Conservation Area (BE5).

High Croft House is a listed building (as is nearby The Gables). The Parish Council is concerned that the proposed development and design would detract from the setting of these listed buildings (BE8).

The Parish Council is also concerned that the development and proposed design would not improve the character and quality of or relate to its surroundings and could erode and adversely affect the character and appearance of the area as well as the neighbouring important and historical buildings. It is noted that a more traditional design for the dwellings at Swinford Green was a condition of consent for that development (BE2, H2).

- 11/1123/P/FP Plot 60 Swinford Green Eynsham -Erection of 100 dwellings with associated parking. Formation of new vehicular access and associated works (to allow rear conservatory to plot 94). **No Objection.**
- 11/1127/P/LB The Farmhouse, Twelve Acre Farm, Chilbridge Road -External alterations to south east wing roof to include concrete tiles to rear pitch and Stonesfield slates to front. **No Objection.**
- 11/1146/P/FP 64 Dovehouse Close -Erection of two storey side extension. **No Objection.**

11/P15 Date of next meeting – 22 August 2011 6.30 pm (if required) in the *Lower* Bartholomew Room

The Meeting closed at 6.55 pm