



# EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room  
on Monday 30 January 2012 at 6.30 pm

## MINUTES

**Present:** Mr D Stukenbroeker (Chairman), Mr R Andrews, Mr A Bickley, Mr G Beach, Mr P Emery and Mr P Staley

**Also Present:** Mr M Anderson (Clerk)

**11/P23 Apologies for Absence** – Mr A Mosson.

**11/P24 Declarations of Interest** – None

**11/P25 Minutes of meeting of 26 September 2011** – The Minutes of the meeting held on 26 September 2011 were signed as a true record.

**11/P26 Public Participation** – None.

### 11/P27 Decisions

- 11/1256/P/FP 25 Mill Street -erection of single storey extension **Granted**
- 11/1187/8/P/LB Abbey Farm, Abbey Street Internal & external alterations to convert existing barns to eight dwellings. **Granted**
- 11/1295/P/FP 20 Queen Street -Erection of single storey rear extension and alterations to include replacement windows and rear velux. **Granted**
- 11/1298/P/FP 49 Wytham View -Erection of single storey rear extension. **Granted**
- 11/1518/P/FP Plot 56 Swinford Green Eynsham -Erection of 100 dwellings with associated parking. Formation of new vehicular access and associated works. (To allow rear conservatory to plot 56). **Granted**
- 11/1545/P/FP 9-10 Oasis Park -Alteration and installation of new entrance doors with canopy over. Construction of ramp access. **Granted**
- 11/1662/P/FP 32 Witney Road -Erection of single storey side extension. **Granted**
- 11/1540/P/FP 4 Blankstones Farm, 39 Acre End Street -Erection of single storey extension and canopy to front entrance. **Granted**
- 11/1580/P/FP 2 Spareacre Lane -Conversion of existing dwelling to four flats with associated parking. No objection. **WITHDRAWN**
- 11/1740/P/FP Post Office 39 Mill Street -Installation of ATM Machine (Retrospective) **Granted**
- 11/1889/P/FPEXT The Shrubbery 26 High Street -Erection of detached two storey dwelling with associated parking (To allow extension to time limit). **Granted**

### 11/P28 Applications

- 12/0042/P/FP 71 Marlborough Place -Erection of side and rear extension No objection.
- 12/0054/P/FP 17 Mill Street -Conversion of barn to four dwellings and erection of nine new dwellings with associated works:  
The Parish Council agrees in principle to the residential development of the site.  
However, the Council has the following concerns:

1. The proposed development of 13 dwellings on the .24ha site would constitute overdevelopment (H8(b)(iii) in respect of the barn conversion).
2. The access roads both to Mill Street and within the proposed development are too narrow and could create unsafe conditions for the movement of people and vehicles (H2(e)). The layout is inconvenient as far as parking is concerned and may encourage parking on Mill Street.
3. There is inadequate consideration in the layout for bin storage and access for collection which could create an unsightly congregation of bins on Mill Street on collection days.
4. Plot 1 should be turned to face Mill Street to present an improved frontage in the conservation area (BE5).
5. Plots 5 and 6 should be re-sited to provide more secure and convenient access from the north side.

If planning permission is granted, consideration should be given to the following:

1. The dwellings should be constructed to a minimum of Level 4 of the Code for Sustainable Homes.
2. The homes should be constructed according to the Lifetime Homes design criteria (2010) to allow increased accommodation for the elderly and disabled (H3).

The Parish Council request a s106 developer contribution towards street furniture, play areas or other appropriate village amenities to reflect the additional strain on existing community infrastructure this development will represent, in the amount of £6,000.

- 12/0083/P/FP 98 Acre End Street Removal of existing conservatory and utility rooms. Erection of single storey side extension and rear porch. Installation of glazed screen to dining room and formation of pitched roof over existing first floor side extension. **No objection.**
- **OCC Application: R3.0018/12** Planning application by Oxfordshire County Council Speedwell House, Speedwell Street, Oxford, Oxfordshire, OX1 1NE for planning permission for the Installation of a 93 square metre modular building extension to existing children's centre, with an enclosed linkway to provide additional accommodation for 40 children for a temporary period of 5 years at Eynsham Primary School, Beech Road, Eynsham, Witney, OX29 4LJ: **The Council are pleased that there is a demand for the facility, but surprised that this need for extra accommodation was not allowed for when the building was built 18 months ago. There was also concern that a temporary unattractive building will be placed onto this newly built attractive building.**
- 12/0132/P/S73 Eynsham Nursery and Plant Centre Old Witney Road -Non compliance with condition 3 and 7 of planning permission 11/0684/P/FP to allow unrestricted plant crop growth in the poly tunnel and to allow the sale of goods and services normally sold at a garden centre:  
The Parish Council has no objection to the removal of Condition 3.  
The Council has reservations about the application to vary Condition 7, but would have no objection as long as the retail use can be adequately controlled so as to be subsidiary to the nursery business. The applicant continues to press the boundaries of this application.
- 12/0122/P/FPEXT 61 Newland Street - Erection of replacement garage with bedroom above: No objection.

**11/P29 The meeting schedule for the forthcoming year and any virtual planning meetings** – It was agreed that in future Planning Committee Meetings would be scheduled for a Tuesday.

**11/P30 Previously considered applications:**

- 11/1545/P/FP 9-10 Oasis Park -Alteration and installation of new entrance doors with canopy over. Construction of ramp access. **No Objection.**
- 11/1540/P/FP 4 Blankstones Farm, 39 Acre End Street -Erection of single storey extension and canopy to front entrance. **No Objection.**
- 11/1580/P/FP 2 Spareacre Lane -Conversion of existing dwelling to four flats with associated parking. No objection. **WITHDRAWN.**
- 11/1662/P/FP 32 Witney Road -Erection of single storey side extension 18/10/11. No Objection
- 11/1713/P/AC Hein Gericke, Eynsham -Erection of illuminated totem sign and non-illuminated window graphics. **No Objection.**
- 11/1727/P/FP 1 Little Lane, Eynsham -Erection of conservatory **No Objection.**
- 11/1740/P/FP Post Office 39 Mill Street -Installation of ATM Machine (Retrospective) **No Objection.**
- 11/1752/P/LB St Leonards House, Mill Street -Internal and external alterations to include new window opening and repositioning of rooflights. **No Objection.**
- 11/1774/P/FP 1st Eynsham Scouts Back Lane -Erection of storage shed **No Objection.**
- 121/1776/P/S73 Former Oxford Instruments Building Old Station Way -Non compliance with condition 3 of planning permission 07/1166/P/FP to allow outside storage on the extended car park. **No Objection.**
- 11/1815/P/FP 6A Cassington Road Eynsham -Erection of first floor extension and conversion of existing garage to form self contained ancillary accommodation. **No Objection.**
- 11/1855/P/FP 2 Spareacre Lane -Conversion of dwelling to three flats with associated parking. **No Objection.**
- 11/1838/P/FP 104 Spareacre Lane -Conversion of garage to form additional accommodation. **No Objection.**
- 11/1865/P/FP 19 Hazeldene Close -Erection of rear conservatory. **No Objection.**
- 11/1869/P/FP Former Star Public House, Witney Road -Erection of nine residential units, formation of new vehicular access, associated parking and landscaping (to allow redesign and repositioning of units 1 and 2). **No Comment.**
- 11/1815/P/FP 6A Cassington Road Eynsham -Conversion of existing garage to form self contained ancillary accommodation and erection of an attached carport. 7/12/11 amended description. **No Objection.**
- 11/1889/P/FPEXT The Shrubbery 26 High Street -Erection of detached two storey dwelling with associated parking (To allow extension to time limit):  
The Parish Council is concerned that this development was first proposed in 1985 and has never been implemented. While the last permission in 2008 was granted under the Local Plan 2011 this application for replacement permission should be reviewed in light of the current interpretation of the Plan and current conditions affecting the site. The proposed development would result in a significant reduction of the permitted this will acquire the previously constructed garage unit (04/1898/P/FP) and leave inadequate parking provision, under the application, for The Stables and The Shrubbery when the existing properties become three separate dwellings (BE3).

**11/P31 Date of next meeting** – 21 February 2012 6.30pm (If required).

The Meeting closed at 7.24pm.