



EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room
on Tuesday 13 March 2012 at 6.30 pm

MINUTES

Present: Mr D Stukenbroeker (Chairman), Mr R Andrews, Mr A Bickley, Mr P Emery and Mr A Mosson.

Also Present: 5 Members of the public and Mr M Anderson (Clerk)

11/P32 Apologies for Absence – Mr G Beach

11/P33 Declarations of Interest – None

11/P34 Minutes of meeting of 30 January 2012 – The Minutes of the meeting held on 30 January 2012 were signed as a true record.

11/P35 Public Participation – The following members of the public commented on Application 11/12/0211/P/FP High Croft House, Tanners Lane:-

Ms S Boxer, 22 Queen Street, spoke on behalf of herself, her husband and other neighbours. There was concern over vehicle access during any building work and its effect on the private road. Large excavation vehicles and other plant will need to be transported to the site causing a risk to other properties. There was also concern over the safety of the residents, in particular an elderly resident and young children. An alternative access point should be found.

11/P36 Decisions

- 11/11/1869/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): **Granted.**
- 12/0042/P/FP 71 Marlborough Place -Erection of side and rear extension: **Granted.**
- 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: **Granted with conditions.**

11/P37 Applications

- 1211/12/0211/P/FP High Croft House, Tanners Lane Construction of dwelling and detached annexe together with associated works and car parking facilities –

The Eynsham Parish Council repeats the following points made with regard to the previous, withdrawn, application (11/1040/P/FP):

1. 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.

2. 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).
3. 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).
4. 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).
5. The Applicant was also granted consent (10/1588/P/FP) for an annexe at adjacent Hythe Croft Cottage made of vernacular stone, oak and thatch. He is now applying for consent for another near-by self-contained annexe of a very different design. If consent is granted it should also, as with Hythe Croft Cottage, be conditional on only being used ancillary to the main dwelling on the site and not to be occupied as a separate dwelling (H2).

In addition, residents of Tanners Lane have expressed concern about the impact of using this private, unmade-up road for access during the construction of the development. If consent is granted, it is proposed that a condition be included restricting the use of Tanners Lane for deliveries and removals for the purpose of construction of the development to 9am to 5pm Monday to Friday and not on Saturday or Sunday or Bank Holidays.

In light of the concerns also expressed for the safety of residents, including children and the elderly, who would be forced to use this narrow, unmade-up road for pedestrian and mobility aid access during the course of construction, it is requested that this application be referred to the Environmental Health Officer to insure that, if granted, a safe system of work is in place.

- 12/0213/P/FP 5 Blankstones Farm, 39 Acre End Street -Erection of new boundary wall and log/bin store: **No Objection.**
- 12/0240/P/FP Siemens Magnet Technology Ltd Wharf Road -Installation of replacement Helium storage vessels and cooling towers, new storage containers, associated plant and equipment and relocation of bicycle shed: **No Objection.**
- 12/0277/P/FP Plot 47 Swinford Green Eynsham -Erection of dwelling (to allow rear conservatory): **Noted.**
- 12/0310/P/FP 4 Blankstones Farm, 39 Acre End Street Erection of single storey rear extension and canopy to front entrance. (To allow increase in roof pitch and slate covering): **No Objection.**
- 12/0331/P/ FP 22 Queen Street Erection of first floor extension: **No Objection.**
- 12/0360/P/FP 10 Shakespeare Road Erection of rear conservatory: **No Objection.**
- 12/0349/P/FP Siemens Magnet Technology, Wharf Road -Erection of 2.4m high security fencing, car park barrier and turnstile & single pedestrian gates: **No Objection** provided the fencing is painted green to minimize the visual impact on the surrounding area in the Green Belt.

11/P38 Date of next meeting – 10 April 2012 6.30pm (If required).

The Meeting closed at 7.08pm.