



EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room
on Tuesday 10 April 2012 at 6.30 pm

MINUTES

Present: Mr D Stukenbroeker (Chairman), Mr G Beach, Mr A Bickley, Mr N Relph and Mr A Mosson

Also Present: Mr M Anderson (Clerk).

11/P39 Apologies for Absence – Mr P Emery & Mr P Staley.

11/P40 Declarations of Interest – None

11/P41 Minutes of meeting of 13 March 2012 – The Minutes of the meeting held on 13 March 2012 were signed as a true record.

11/P42 Public Participation – None.

11/P43 Decisions

- 12/0150/P/FP 15 Newland Street -Erection of two detached dwellings with attached garages and two garden sheds (Amendments to 09/0052/P/FP to allow addition of glazed balustrades and alteration to the fenestration only). **Granted.**
- 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. **Granted.**
- 12/0122/P/FPEXT 61 Newland Street -Erection of replacement garage with bedroom above. **Granted.**
- 11/1295/P/FP 20 Queen Street -Erection of single storey rear extension and alterations to include replacement windows and rear velux. **Granted.**
- 12/0213/P/FP 5 Blankstones Farm, 39 Acre End Street -Erection of new boundary wall and log/bin store. **Granted.**
- 12/0211/P/FP High Croft House, Tanners Lane -Construction of dwelling and detached annexe together with associated works and car parking facilities. **Granted.**
- 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. **Granted.**

11/P44 Applications

- 12/0459/P/DCA 17 Mill Street -Demolition of warehouse. **No Objection.**
- 12/0483/P/S73 Little Willow, Oxford Road -Non compliance with condition 2 of planning permission 10/0813/P/FP (The occupation of the site hereby permitted shall be carried on only by the following and their resident dependents: Mr E Price & Mrs J Hoggett) To allow the site to be occupied by any gypsies or travellers as defined in paragraph 15 of ODPM circular. **OBJECT:**

The Parish Council objected to the applicants' retrospective application 10/0813/P/FP on the grounds of traffic movement and access, and that the site was in the Zone 3 flood area and not suitable for residential property.

Notwithstanding the flood risk assessment submitted by the applicants in support of that application the site is still listed by the Environment Agency as an area completely within the flood plain risk zone. The Parish Council does not support flood plain development.

Granting the application would have the effect of creating a permanent gypsy or traveller site in an unsuitable area (see ODPM Circular 01/2006, paragraph 64(e) and WODC Draft Core Strategy Policy CS12).

Vehicles entering and leaving the site continue to create a danger when they access or cross the often heavy traffic on the B4044 approaching and leaving Swinford Bridge.

As far as the Parish Council is aware, the applicants have not fully complied with or are in breach of the conditions set out in the consent dated 27 July 2010. In breach of condition 3 the number of caravans currently on the site exceeds two and contrary to condition 10, the site appears to be used regularly for the storage of building materials.

Condition 2 was not appealed by the applicants at the time and the present application should be refused.

- 12/0478/P/FP 60 Evans Road -Conversion of existing garage to provide additional living accommodation with new pitch roof over. **No Objection.**
- 12/0481/P/FP Abbey Farm, Abbey Street -Conversion of barns to form eight dwellings with associated works (to allow 2 additional parking spaces and change of access material to macadam). **No Objection.**
- 12/0458/P/FP 17 Mill Street -Conversion of barn to four dwellings and erection of nine new dwellings with associated works. Amended plans.

The Parish Council continues to support in principle the residential development of the site. The amended site plans do give a better layout for residential use of the site with parking, but the parish council is still concerned that the proposed development of 13 dwellings on the .24ha site would constitute over-development (H8(b)(iii) in respect of the barn conversion). There is also concern that the provision for residential refuse and recycling will still not prevent a congregation of plastic bins on Mill Street if the WODC contractors do not agree to use the facilities provided.

If planning permission is granted, the Parish Council still feels consideration should be given to:

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

- 12/0507/P/FP Hill House 41 High Street -Insertion of window to south elevation. **No Objection.**

11/P45 Date of next meeting – 15 May 2012 6.30pm (If required).

The Meeting closed at 7.20pm.