



EYNSHAM PARISH COUNCIL

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

MINUTES

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

Also Present: Dr F Wright & Mr M Anderson (Clerk).

12/P38 Apologies for Absence – Mr P Emery.

12/P39 Declarations of Interest – None.

12/P40 Minutes of meeting of 16 October 2012 – The Minutes of the meeting held on 16 October 2012 were signed as a true record.

12/P41 Public Participation – Dr Wright (Item 12/P44) pointed out:-

- ① Shelving the Cogges Relief Road allows not only western slip roads at Shores Green, but also a Park and Ride just to west of the single carriageway through Barnard Gate. This is preferable to one in Eynsham.
- ① The reference to the Oxford 'northern gateway' in north Oxford is weak and needs to be more robust, with practical suggestions to improve traffic flow on the A40 which is very congested at peak times – such as with a slip road from the A40 eastern carriageway to Peartree (about which we have repeatedly campaigned since 1994, and which would obviate heavy lorries having to be in the outside lane to turn left at the Wolvercote roundabout owing to the approx. 300 degree turn they need).
- ① WODC needs to cooperate with Vale of White Horse and OCC to improve the B4449 route to Botley.
- ① Two plans and designations need to be amended:
 - ① The Eynsham/ Cassington possible minerals area is NOT part of the Lower Windrush Valley (see Fig. 7.1) – this is very misleading!
 - ① This area is also included in the Wychwood Project Area for biomass, but is not planted with trees.
- ① Flooding – note that WODC have still not published their paper on flooding in East Eynsham although promised for 2009-10! I personally went over this with the officer concerned together with a site visit, but no WODC document has emerged (The WODC flooding report referred to west Eynsham and the central and southern parts of the village).
- ① We agree there should be normally be no permitted development in areas graded 2 or 3.
- ① Re minerals – the Plan should be more explicit re the three River Thames bridges connecting West Oxon with the Vale not being suitable for gravel lorries taking minerals mainly from north to south, and in stating that minerals should be extracted close to developments rather than being transported on long lorry routes and over the river.
- ① The necessity for clean air at Siemens Magnet Technology should also be emphasised.
- ① WODC should also note that the minerals levy should be used to help improve local facilities in the areas of extraction, rather than passed to DEFRA.
- ① We feel that Solar Panels should be fitted to large roofs of industrial buildings in preference to those of small dwellings.

- ① Housing – we note the 450 proposed new houses in the Eynsham, Long Hanborough, Woodstock area, but once again wish to point out that Eynsham cannot support further large developments, with the present infrastructure.

12/P42 Decisions

- ① 12/1275/P/LB Corner Stones Cottage, The Square -Internal and external alterations to include changes to windows and doors. Granted
- ① 12/1297/P/LB 2 Mill Street -Internal alterations Granted
- ① 12/1292/P/FP 97 Dovehouse Close -Erection of attached dwelling with associated parking spaces Granted
- ① 12/1340/P/LB 22 Queen Street -Alteration to replace five windows on the rear wing Granted
- ① 12/1319/P/FP 4 Queens Close -Erection of replacement garage with office/guest room above Granted
- ① 12/1321/P/FP Chilbrook Farm, Barnard Gate -Erection of stables (Retrospective) Granted

The under mentioned application has been refused planning permission: None

12/P43 Applications

- ① 12/1533/P/FP 34 Witney Road -Erection of single storey rear extension. **No Objection**
- ① 12/1565/P/FP 6 Mill Street Change of use of ground floor flat and basement to office. **No Objection**
- ① 12/1571/P/FP 4 Orchard Close -Erection of a single storey side extension. **No Objection**
- ① 12/1574/P/FP 1 Abbey Farm Barns Station Road Erection of garden shed. **No Objection**
- ① MW0181/12 Planning application by Michael Mckenna, Mckenna Environmental Ltd, Drayton Golf Course, Steventon Road, Drayton, Abingdon, Oxfordshire, OX14 4LA for planning permission to continue development without complying with condition 1 (approved plans and particulars) of planning permission 10/0069/P/CM (non-compliance with condition 1 of permission No W2002/1337 (deposit of inert waste material to restore original land levels and improve agricultural productivity) to provide an extension of time for three years to allow the development to be completed) for changes to approved plans to enable landfilling and restoration to take place within the existing badger zone at City Farm, Road To City Farm, Eynsham, Oxfordshire, OX29 4EG **The Committee agreed to following points be raised:-**

1. It is noted that the references in your letter do not refer to the actual nature of the application as set out in the website application details. While this is copied from the applicant's application form, it is submitted that this OCC notice is not adequate notice of the nature of the application.
2. The applicant, its contractors, servants or agents regularly deposit mud on the public highway in the vicinity of the exit of the site and have persistently failed or refused to clean the road surface or the wheels of their lorries prior to exit causing a hazard to the public using vehicles on this section of the public highway.
3. It is submitted that if this current application be granted it should be conditional on the applicant undertaking the usual cleaning of vehicles prior to egress or subsequent road cleaning as is a customary condition for development grants of this nature. Further or alternatively, if the applicant is acting in breach of conditions of the original or subsequent

grants for the development of this site concerning use of the public highway as above, this current application not be granted until these prior conditions are complied with.

- ⌚ 12/1634/P/FP Chilmore Station Road -Conversion of garage to living accommodation and erection of front and side extensions. If the local planning authority grants consent this should be conditional on adequate flood protection measures being incorporated, including but not necessarily limited to those referred to in the Flood Risk Assessment. The local planning authority should also satisfy itself that these have been implemented upon completion of the development.

12/P44 West Oxfordshire District Council Draft Local Plan – The following points were raised and discussed:-

- The main area for new housing development under the draft local plan will remain based on Witney, Carterton and Chipping Norton.
- The Plan looks for 450 new homes in the Eynsham-Woodstock sub-area in the next seventeen years.
- It was suggested that West Oxfordshire District Council work in partnership with the Vale of White Horse District Council re cycle lane provision from Swinford Bridge to Botley.
- A Park and Ride site was seen as a possibility for Eynsham. It was thought that Shore's Green would be better situated for a Park and Ride scheme.
- The prospect of further development in the West of Eynsham, not mentioned in the previous plan, had now been included.
- The Blenheim Estate had been promoting the benefit of building houses on Estate Land , which the Committee supported. The Estate owns land in Long Hanborough which, having a railway station, would be able to offer a more integrated transport system.
- It should be ensured that adequate medical facilities be included in any development.
- If there is a development of more than 12 houses, there should be a presumption that it would include a wood chip communal heating system or other self-generating power system. If it is not included, the economic reasons for not doing so should be given by the developers.
- Improvements to the A40 traffic situation should be better addressed, including no further development until this has been resolved.

12/P45 Date of next meeting – 4 December 2012 6.30pm (If required)

The Meeting closed at 7.20pm.