



EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room
on Tuesday 7 May 2013 at 6.30 pm

MINUTES

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

Also Present: Mr M Anderson (Clerk).

12/P60 Apologies for Absence – Mr P Emery.

12/P61 Declarations of Interest – None.

12/P62 Minutes of meeting of 5 February 2013 – Minute 12/P58 application 13/0021/P/FP was amended to read ... rear extension. *Conditional* no Objection. With this amendment, the Minutes of the meeting held on 5 February 2013 were signed as a true record.

12/P63 Public Participation – None.

12/P64 Decisions:

- 13/0030/P/FP Land at Abbey Farm, Abbey Street -Erection of six dwellings with associated parking, cycle and bin storage. **Granted**
- 13/0124/P/FP 21 Marlborough Place -Erection of single storey front extension. **Granted**
- 13/0103/P/LB 1 Lords Row, Oxford Road -Internal alterations. **Granted**
- 13/0190/P/S73 Little Willow Oxford Road -Non-compliance with condition 3 of Planning Permission 10/0813/P/FP to allow no more than 3 caravans (of which no more than two shall be a static caravan or mobile home) to be stationed on the site at any time. **Granted**
- 13/0358/P/FP 18 Clover Place -Alteration to raise roof height to create first floor accommodation. **Granted**
- 13/0352/P/FP Coach House, Abbey Farm, Station Road -Conversion of former coach house to create single dwelling. **Granted**

The under mentioned application has been refused planning permission:

- 13/0274/P/FP Lodge Cottage Barnard Gate -Erection of two storey rear extension.

12/P65 Applications

- 13/0388/P/FP 17 Cassington Road Erection of two detached dwellings and alterations to existing vehicular access. **No Objection.**
- 13/0428/P/FP 8 Abbey Farm Buildings Station Road Erection of garden shed. **No Objection.**
- 13/0442/P/FP Bartholomew School Construction of synthetic grass games area with perimeter fencing and floodlighting. **By a resolution dated 6 November 2012 Eynsham Parish Council resolved to recommend to West Oxfordshire District Council that £150,000 [of available S106 money] be awarded to Bartholomew School, subject to obtaining planning permission within six months and the project being completed by the end of 2014. The Parish Council**

requests the local planning authority consider all comments and concerns expressed by affected local residents.

- 13/0466/P/FP Southfield Barn, Stanton Harcourt Road -Conversion of barn and rebuilding of outbuildings to form dwelling, garage and office. With associated landscape. **The Parish Council had no objection to application 10/0732/P/FP and supports the development of this derelict site. It does, however, object to the present Application to the extent that the proposed parking facilities seek to expand the footprint of the original buildings and that of the existing consent.**
- 13/0491/P/FP 25 Falstaff Close Erection of single storey rear and first floor front and rear extensions. **No Objection.**
- 13/0527/P/OP Betty's Meadow, Oxford Road -Erection of four mobile homes with associated amenity space, hardstanding and fencing. Formation of a new access onto Oxford Road. **The Parish Council objects to this Application in the strongest possible terms. The Council has consistently objected to development of this Site, and the adjacent site of Little Willow, which was formerly part of Betty's Meadow, for residential purposes because the sites are in a Zone 3 flood plain risk area and access to and from the sites creates a hazard to traffic on the B4044 using Swinford Bridge.**

This Application should also be considered in light of the consents granted to Little Willow in less than the last three years:

(a) 10/0813/P/FP Retrospective change of use to allow two caravans, the consent being personal to the applicants.

(b) 12/0483/P/S73 Change of condition of the previous consent to create a permanent gypsy and traveller site.

(c) 13/0190/P/S73 Further change of condition to allow three caravans. While this application was for reasons peculiar to the applicants the LPA's decision made this permanent for any subsequent occupants.

The present Application seeks to erect a further four mobile homes immediately next to Little Willow. The Applicant already has consent (11/0337/P/FP) to erect a five bedroom dwelling and outbuildings on Betty's Meadow. Granting of the present Application would create up to eight dwellings on a strip of land adjoining open countryside which is totally unsuitable for any residential development.

The documents, including the Flood Risk Assessment, submitted in support of 11/0337/P/FP and the conditions attached to the consent show the extent to which Betty's Meadow is susceptible to flooding. Notwithstanding the proposed amelioration measures included in the Application's Design and Access Statement, mobile homes or caravans are entirely unsuitable structures for the site. This is recognized in OPDM Circular 01/2006 (Planning for Gypsy and Traveller Caravan Sites), at paragraph 64 which states sustainability considerations should include "not locating sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans".

Swinford Toll Bridge is a well-known bottleneck creating tailbacks on both sides of the bridge which can extend into Eynsham village and along the B4449 bypass to the west and

to Farmoor to the east, particularly in rush hours. Previous assessments by OCC Highways regarding traffic risks from the sites are not borne out by the observations of local residents who use the B4044 on a regular basis and witness considerable traffic to and from the sites, particularly Little Willow. Currently there are two entrances from the sites. The need to limit use of the access located to the south east of the Site in the interests of highway safety was recognized in Condition 2 of the 11/0337/P/FP consent. The Application proposal would basically create a third entrance directly on to the B4044 for the additional traffic from the proposed dwellings.

The B4044 is a main entrance to the village of Eynsham. Successive decisions by the LPA have allowed the southerly side of this otherwise attractive approach to become a mess of unmanaged landscaping, rusty hoardings, a random scattering of caravans and outbuildings in disrepair and piles of refuse and building materials.

The Parish Council also objects to this Application as not complying with the existing Local Plan 2011 provisions:

- (1) BE2, H2(a) and H14(c). It would not improve, but would further erode, the character, quality and appearance of its surroundings and would not provide a safe or interesting environment. It would not respect or enhance the character of the surrounding area or create a satisfactory environment for people living or visiting the area.
- (2) BE3 and H2(e). It does not provide for safe or convenient movement of vehicular traffic, pedestrians or cyclists.
- (3) BE4. It would further detract from the visual amenity and character of the locality.
- (4) BE8 and H2(a) and (b). It would further detract from the setting of Swinford Bridge, which is a listed building.
- (5) H2(f). It would set an undesirable precedent for other sites which would further erode the character and environment of the area. If outline consent is given for mobile homes on the Site, given the precedent of 10/0483/P/S73 and the general history of the sites, it would not be unreasonable to expect further applications to also turn the Site, and further parts of Betty's Meadow, into permanent gypsy and traveller sites.

- 13/1564/P/FP 57 Dovehouse Close -Erection of first floor front extension. **No Objection.**
- 13/0584/P/S73 Hythe Croft Cottage, Tanners Lane -Erection of outbuilding to form ancillary accommodation (to allow amendments to approved planning permission 10/1588/P/FP). **Objection.** The Parish Council objected to application 10/1588/P/FP as obtrusive to neighbouring properties and overdevelopment of the site. (H2(a) and (d)) The present application seeks to expand the proposed development, which would not only make it more obtrusive and create even more overdevelopment, but also makes the proposed annex more self-sufficient from the existing dwelling. If consent for this amendment is granted, it should be subject the conditions imposed on 10/1588/P/FP, particular Condition 7 thereof. In light of the Applicant's recently withdrawn application 13/0021/P/FP any consent to the present application should also be subject to a condition that no further external development be allowed at the property.
- 13/0595/P/RFP 2 Bitterell -Erection of an open front porch. **No Objection.**

12/P66 Previously Agreed Applications:

- 13/0190/P/S73 Little Willow Oxford Road -Non-compliance with condition 3 of Planning Permission 10/0813/P/FP to allow no more than 3 caravans (of which no more than two shall be a static caravan or mobile home) to be stationed on the site at any time. **Object.**
- 13/0215/P/S73 Plot 5 Cuckoo Wood Park, Eynsham Road, Freeland -Non-compliance with condition 8 of planning permission 08/1885/P/FP to allow a total of three static caravans or residential trailers on plot 5. **Not in Eynsham**
- 13/0216/P/FP Plot 5 Cuckoo Wood Park, Eynsham Road, Freeland -Erection of workshop/shed **Not in Eynsham**
- 13/0274/P/FP Lodge Cottage Barnard Gate -Erection of two storey rear extension. **No Objection**
- 13/0352/P/FP Coach House, Abbey Farm, Station Road -Conversion of former coach house to create single dwelling. **No Objection**
- 13/0358/P/FP 18 Clover Place -Alteration to raise roof height to create first floor accommodation. **No Objection**

12/P59 Date of next meeting – 4 June 2013 at 6.30pm (if needed)

The Meeting closed at 7.20pm.