



# EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room  
on Tuesday 6 May 2014 at 6.30 pm

## MINUTES

**Present:** Mr D Stukenbroeker (Chairman), Mr R Andrews, Mr G Beach, Mr A Bickley, Mr P Emery, Mr A Mosson, Mr N Relph

**Also Present:** Mrs Rachel Faulkner (Clerk)

### **13/P17 Apologies for Absence**

**13/P18 Declarations of Interest** – Mr Relph declared an interest in the licence application for the White Hart as he lives in a neighbouring property.

**13/P19 Minutes of last meeting** – The Minutes of the meeting held on 1 October 2014 were signed as a true record.

**13/P20 Public Participation** – Resident, Mr Peter Reynolds spoke as a neighbour of the application for 58 Mill Street. He expressed concern about over development of the plot with the application for 3 flats at the rear of the property. He was concerned about the removal of the ancient trees and the lack of parking provision.

The council discussed the application.

### **13/P21 West Oxfordshire District Council Decisions**

- **13/1130/P/FP** 79 Dovehouse Close Erection of single storey extension to form self contained annex. Granted
- **13/1211/P/FP** 31A Acre End Street Change of use from retail to residential, the first floor area to be incorporated with 31 Acre End Street. Remove windows and door and replace with new window. Granted
- **13/1175/P/FP** 52B Shakespeare Road Erection of single storey extensions to create annexe. Granted
- **13/1239/P/FP** 61 Mill Street Erection of single storey rear extensions. Granted
- **13/1327/P/FP** 45 Back Lane Erection of single storey front and single and two storey rear extensions. Granted
- **13/1292/P/LB** 3 Lords Row Oxford Road Internal alterations. Granted
- **13/1423/P/FP** 25 John Lopes Road Erection of single storey front extension. Granted
- **13/1434/P/S73** 17 Mill Street Variation of condition 5 of planning permission. Granted
- **13/1452/P/FP** 18 Old Witney Road Erection of rear conservatory. Granted
- **13/1481/P/FP** 4 Chilbridge Road Erection of first floor extension. Granted
- **13/1519/P/FP** Land between Salutation Farm and Green Farm Barnard Gate Construction of underground electricity cables. Granted
- **13/1463/P/FP** Land of Abbey Street Demolition of existing garages. Erection of new garage block and computer recovery suite with two flats above. Granted
- **13/1531/P/S73** Cornucopia 1 High Street Non-compliance with condition 3 of planning application 11/0493/P/FP to allow the premises to be used as a wine café once a week, use of back yard as dining area and extension of opening hours till 11pm (midnight on Friday & Saturday). Granted
- **13/1556/P/FP** Hythe Croft House Tanners Lane Erection of single and two storey extensions Granted

- **13/1583/P/FP** Monkswood, Pink Hill Lane Erection of detached garage with games room over  
Granted
- **13/1706/P/LB** 3 Lords Row Oxford Road Erection of single storey side extension  
(Retrospective). Granted
- **13/1678/P/FP** 6 Abbey Farm Barns Station Road Erection of a satellite dish (Retrospective)  
Granted
- **13/1757/P/FP**, 2 Orchard Close, Erection of replacement porch and conversion of garage to  
utility/work room Granted
- **13/1711/P/S73** Land north of Salutation Farm Barnard Gate Non compliance with condition 2,  
3 & 5 of planning permission. Granted.
- **14/0036/P/FP** Co-Operative Store High Street Demolish boundary wall and rebuild, erection of  
new gated entrance to flats. 9/1/14. Granted – 8 January 2014
- **13/1277/P/FP** Land North of Salutation Farm Barnard Gate Construction of a solar energy farm  
comprising solar photovoltaic panels, inverter housings, access tracks, security fencing and  
cameras Granted
- **14/0178/P/FP** 11 Hanborough Road Removal of conservatory and erection of single storey rear  
extension 10/2/14. Granted
- **14/0187/P/FP** Salutation Farm. Conversion of barn to dwelling. Erection of outbuilding to  
provide live-work space and alteration of existing access to serve new and existing dwellings.  
11/2/14. Granted
- **14/0214/P/FP** 17 Mill Street, Erection of 3 dwellings (to allow amendments to plots 7, 8 and 9 of  
planning approval 12/0458/P/FP). Granted
- **14/0221/P/FP** 4 Abbey Farm Barns, Station Road, Erection of garden room and shed. Granted
- **14/0023/P/FP** Hythe Croft Cottage, Tanners Lane, Eynsham. Alternation to include first floor  
rear and ground floor side extension. Granted, subject to conditions
- **14/0086/P/OP** 2 Cassington Road. Withdrawn

### **13/P22 Previously discussed applications**

**13/1434/P/S73** 17 Mill Street Variation of condition 5 of planning permission No objection on  
condition the building is reinstated to its original external appearance with same or similar materials.

**13/1452/P/FP** 18 Old Witney Road Erection of rear conservatory. No objection

**13/1463/P/FP** Land of Abbey Street Demolition of existing garages. Erection of new garage block and  
computer recovery suite with two flats above. No objection.

**13/1423/P/FP** 25 John Lopes Road Erection of single storey front extension. No objection.

**13/1481/P/FP** 4 Chilbridge Road Erection of first floor extension. No objection.

**13/1556/P/FP** Hythe Croft House Tanners Lane Erection of single and two storey extensions. No  
objection.

**13/1519/P/FP** Land between Salutation Farm and Green Farm Barnard Gate Construction of  
underground electricity cables. No objection.

**13/1583/P/FP** Monkswood, Pink Hill Lane Erection of detached garage with games room over. No  
objection.

**13/1531/P/S73** Cornucopia 1 High Street Non-compliance with condition 3 of planning application  
11/0493/P/FP to allow the premises to be used as a wine café once a week, use of back yard as dining  
area and extension of opening hours till 11pm (midnight on Friday & Saturday). No objection.

**13/1560/P/FP** Erection of waste paper extraction plant (retrospective) at Information Press Ltd,  
Southfield Road.

**13/1757/P/FP**, 2 Orchard Close, Erection of replacement porch and conversion of garage to  
utility/work room. No objection.

**13/1678/P/FP and 13/1679/P/LB** Abbey Farm Barns, Station Road, Eynsham. Erection of a satellite dish (retrospective). No objection.

**13/1706/P/LB** 3 Lords Row Oxford Road Erection of single storey side extension (Retrospective). No objection.

**14/0273/P/S73** Land off Abbey Street, Eynsham - Non-compliance with conditions 2, 14 &15 to allow rooflights on west elevation to be opening and clear glazed. The north gable shall retain the juliette window. No objection.

**14/0287/P/FP** Information Press Ltd, Southfield Road, Eynsham - Erection of waste paper extraction plant (Retrospective). No objection.

**14/0325/P/FP** Grange House, Station Road, Eynsham - Erection of two storey extensions. No objection.

**14/0239/P/FP** Park Cottage, Oxford Road, Eynsham - Erection of two storey front and single storey rear extensions. No objection.

**14/0138/P/FP & 14/0139/P/LB** Highcroft House, Tanners Lane, Eynsham - Internal & external alterations. No objection.

**14/0221/P/FP** Abbey Farm Barns, Station Road, Eynsham – Erection of garden room and shed. No objection.

**14/0187/P/FP** Salutation Farm Barn, Barnards close – conversion of barn to dwelling. No objection.

**14/0023/P/OP** Chatterholt, 2 Cassington Road, Eynsham. Erection of two detached dwellings. No objection.

**14/0023/P/FP** Hythe Croft Cottage, Tanners Lane, Eynsham. Alternation to include first floor rear and ground floor side extension. No objection.

**14/0036/P/FP** Co-operative Retail Services, 2 High Street, Eynsham. Demolish boundary wall and rebuild, erection of new gated entrance to flats. No objection.

### **13/P23 Applications for discussion**

- Variation application for Premises Licence. White Hart. No objection.
- **14/0390/P/FP** 11 Stratfield Drive, Eynsham. Construction of replacement front porch. No objection to the proposed front porch extension.
- **14/0531/P/AC** Eynsham Filling Station. Erection of various replacement signs. No objection
- **14/0524/P/FP** 33-35 Acre End Street, Eynsham. Conversion of offices to seven residential apartments with associated parking and landscaping. No objection to conversion of existing office premises to seven residential apartments but the Parish Council is concerned about the reduction of off road parking spaces from 14 to seven, providing only one space per unit.
- **14/0558/P/FP** 58 Mill Street, Eynsham. Erection of one 4 bed house and 1 bed flats with associated car parking. Objection. The proposal to build both a four-bed house and a block of three flats in the curtilage of the existing premises is overdevelopment. The application does not respect the character and quality and does not relate satisfactorily to the site or its surroundings. The ridge height of the proposed house is higher than the neighbouring properties fronting on Mill Street. The proposed flats are intrusive to the adjoining property, 15a Newland Street. The proposed access to the infill flats to the rear infringes on the access to the adjoining retail premises and the existing residential units behind (BE2). The existing premises is in the Conservation Area and the Parish Council is concerned about the substantial loss of curtilage and trees in an area that has already suffered substantial infill development (BE5).
- **14/0562/P/FP** 17 Mill Street, Eynsham. Construction of four dwellings (to allow change to fenestration in front elevation of plots 10,11,12 & 13). No objection

- **14/0570/P/AC** White Hart, Newland Street. Affix various illuminated fascia and hanging signs to front elevation. Objection. The White Hart is a listed building and believed to be the oldest vernacular building in Eynsham. It is also in the Conservation Area and surrounded on both sides of Newland Street with other stone-built, listed, residential buildings providing a homogeneous period aspect to the street.

The Parish Council objects to the proposed illumination to the signage, in particular to the use of LED strip lighting to signs A and E and to the illumination of sign A. The use of LED lighting and the addition of a 4 metre trough light to sign A would be a garish contrast to the retained lanterns, obtrusive to the surrounding and opposing residences and at odds with the general ambience of the street as a whole. The proposed illumination is contrary to Policies BE5, BE8 and BE15.

- **14/0606/P/FP** Hythe Croft Cottage Tanners Lane Eynsham. Erection of outbuilding to form ancillary accommodation.

Objection. The Parish Council objected to the original planning application for this outbuilding (10/1588/P/FP) as being obtrusive to neighbouring properties and overdevelopment of the site. The Planning Authority granted consent on 13 December 2010, but this was not proceeded with. Instead the Applicant made a further application (13/0584/P/S73) to extend the outbuilding, which was refused for the reasons set out in the decision on 19 June 2013.

The Applicant subsequently made four applications for a rear extension of the main dwelling, 13/0021/P/FP (withdrawn), 13/1026/P/FP, 13/1556/P/FP and 14/0023/P/FP. The latter three were granted, each one increasing the bulk of the dwelling out into the rear garden where the proposed outbuilding is to be erected.

The present Application purports to renew application 10/1588/P/FP but is essentially for the building in the subsequent application, with minor amendments, which was rightly refused by the Planning Authority. As the result of the Applicant's rear extensions, the outbuilding in the present Application should be considered even more obtrusive to the neighbouring properties and overdevelopment.

As with the decision of 19 June 2013, the present Application is 'excessive and inappropriate in a sensitive part of the Conservation Area which falls within the setting of a Listed Building' and is 'out of scale and character with the host property and will detract from the appearance of the Conservation Area and setting of a Listed Building' contrary to BE2, BE5, BE8, and H2.

**13/P24 Date of next meeting** – Tuesday 3 June at 6.30pm (if required)

The Meeting closed at 7.20pm