



EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room
on Tuesday 3 June 2014 at 6.30 pm

MINUTES

Present: Mr D Stukenbroeker, Mr R Andrews, Mr A Bickley, Mr A Mosson

Also Present: Mrs Rachel Faulkner (Clerk)

14/P25 To appoint a Chairman for 2014/15. It was agreed that Cllr D Stukenbroeker be appointed Chairman of the Planning Committee for 2014/15.

14/P26 Apologies for Absence – Cllr P Emery, Cllr N Relph, Cllr G Beach

14/P27 Declarations of Interest – Cllr Stukenbroeker declared that he knew the occupants of 1 Queens Lane.

14/P28 Minutes of last meeting held on 6 May 2014 – Amendments were required and it was agreed to sign off the minutes at the next meeting.

14/P29 Public Participation – none

14/P30 West Oxfordshire District Council Decisions

- **14/0138/P/FP** Highcroft House, Tanners Lane - Removal of attached outbuilding and installation of lantern roof to create new dining hall within internal courtyard. Erection of replacement conservatory, utility & greenhouse with provision of external log/bin store. Granted.
- **14/0239/P/FP** Erection of two storey front and single storey rear extensions. Park Cottage, Oxford Road, Eynsham. Granted.
- **14/0287/P/FP** Information Press Ltd, Southfield Road, Eynsham. Erection of waste paper extraction plant (retrospective). Granted.
- **14/0325/P/FP** Grange House, Station Road, Eynsham - Erection of two storey extensions. Refused
- **14/0390/P/FP** Construction of replacement front porch. 11 Stratfield Drive, Eynsham. Granted.
- **14/0531/P/AC** Erection of various replacement signs. Eynsham Filling station. Tesco Stores Ltd. Granted.

13/P22 Previously discussed applications

- **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.
- Variation application for Premises Licence. White Hart. No objection.
- **14/0390/P/FP** Construction of replacement front porch. 11 Stratfield Drive, Eynsham. No objection.
- **14/0531/P/AC** Erection of various replacement signs. Eynsham Filling station. Tesco Stores Ltd. No objection.
- **14/0524/P/FP** Conversion of offices to seven residential apartments with associated parking and landscaping. 33-35 Acre End St. Grange Mill Developments Ltd. No objection to conversion of existing office premises but the Parish Council is concerned about the reduction of off road parking space from 14 to 7, providing only one space per unit.
- **14/0558/P/FP** Erection of one 4 bed house and 1 bed flats with associated car parking. 58 Mill St, Eynsham. **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** Construction of four dwellings (to allow change to fenestration in front elevation of plots 10,11,12 & 13 at 17 Mill Street, Eynsham. **No objection.**
- **14/0570/P/AC** Affix various illuminated fascia and hanging signs to front elevation. White Hart, Newland Street. **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. 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/P23 Applications for discussion

- **14/0632/P/FP** Erection of nine dwellings, associated access and parking. 16 Spareacre Lane, Eynsham. Jewson Holdings Ltd. No objection. The Parish Council will be looking for a s106 developer contribution in the amount of £4,000 towards street furniture, play areas or other appropriate village amenities to reflect the additional strain on existing community infrastructure this development will represent.
- **14/0663/P/FP** Erection of rear conservatory. 86 Acre End Street. No objection.
- **14/0724/P/FP** Erection of first floor extension. Holly House, 6a Cassington Road. No objection.

- **14/0738/P/FP** Remove garage and erection of single storey extensions. 1 Queens Lane. No objection, on condition that the extra accommodation remains ancillary to the main dwelling (H2).
- **14/0728/P/FP** Alterations and creation of first floor to Unit 1. Station Court, Old Station Way. Polar Venture Management Ltd. No objection.
- **14/0772/P/FP** Erection of single storey rear extensions. 49 Wytham View. Mr Tim Skipwith. No objection.

13/P24 Date of next meeting – Tuesday 1 July at 6.30pm (if required)

The Meeting closed at 7.10pm