



EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room
on Tuesday 5 August 2014 at 6.30 pm

MINUTES

Present: Mr D Stukenbroeker, Mr R Andrews, Mr A Mosson, Mr P Emery, Mr G Beach (Cllr Beach withdrew from the meeting during the discussion of application 14/1009/P/OP Land west of Fruitlands)

Also Present: Mr David Hill, Mr Richard Higgins, Mrs Annette Belcher, Mr Roger Belcher, Mr Steve Dearing, Ms Joan Stonham, Cllr David Rossiter.

14/P34 Apologies for Absence – Andrew Bickley.

14/P35 Declarations of Interest – Cllr Stukenbroeker declared that the architect making the application on behalf of 5 Bitterell was a former client of his.

14/P36 Minutes of the last meetings – The minutes of 6 May 2014 and 3 June 2014 remain to be signed.

14/P37 Public Participation –

- Mr Hill said he was against the Fruitlands development. He said he knew that Pye owned the land but thought it was designated as open space.
- Mr Higgins said this was the only decent woodland left around Eynsham. He objected to the methodology of the Applicant's arboricultural report as not all the existing trees were taken into consideration. He also objected to the ecological report saying it was done during the day and did not take bat activity into consideration during the periods of bat flying.
- Mr and Mrs Belcher pointed out that the adjoining playing fields belonged to Bartholomew School and were not public. Mr Belcher said he had previously been informed by Pye that they could not build on the Application site as the sewage system was inadequate. He said sewer blockages had been experienced by existing Fruitland residents and questioned the capacity assessment of Thames Water.
- Mr Dearing said he thought the application site was public open space. He went to WODC to look at the documents for the grant of permission for the existing Fruitlands development on appeal and said that the enforcement by WODC of the breaches by Pye was not good.

14/P38 West Oxfordshire District Council Decisions

- **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. Refused.
- Variation application for Premises Licence. White Hart. Granted.
- **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. Granted.
- **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. Granted.
- **14/0570/P/AC** Affix various illuminated fascia and hanging signs to front elevation. White Hart, Newland Street. Granted.

- **14/0606/P/FP** Hythe Croft Cottage Tanners Lane Eynsham. Erection of outbuilding to form ancillary accommodation. Refused.
- **14/0663/P/FP** Erection of rear conservatory. 86 Acre End Street. Granted.
- **14/0724/P/FP** Erection of first floor extension. Holly House, 6a Cassington Road. Granted.
- **14/0738/P/FP** Remove garage and erection of single storey extension. 1 Queens Lane. No objection, on condition that the extra accommodation remains ancillary to the main dwelling (H2). Granted.
- **14/0728/P/FP** Alterations and creation of first floor to Unit 1. Station Court, Old Station Way. Polar Venture Management Ltd. Granted.
- **14/0772/P/FP** 49 Wytham View. Erection of single storey rear extensions. Granted.

13/P39 Previously discussed applications

- **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.
- **14/0812/P/FP** 17 Evans Road. Erection of single storey front extension. Mr Nicholas Hardwick. No objection.
- **14/0855/P/FP** 35 Beech Road. Erection of two storey extension, reposition boundary wall, new vehicular access and formation of parking spaces. No objection.
- **14/0848/P/FP** 96 Spareacre Lane. Alterations and erection of single storey front and rear extensions. Mr Andrew Shaw. No objection.

13/P40 Applications for discussion

- **14/1009/P/OP Land to the west of Fruitlands. Erection of 21 dwellings with associated works. *Objection.* The Parish Council objects for the following reasons:**
 1. No positive support has been received from any residents of Eynsham for this application. The Applicant's own Statement of Community Engagement shows overwhelming objection to the Application.
 2. Granting consent for building on what had been designated as public open space with landscaping would allow the Applicant to profit from its previous breaches and the lack of enforcement of WODC's planning conditions (Planning Statement).
 3. The Strategic Housing Land Availability Assessment , June 2014 assesses the site (180) as 'not suitable' citing 'Loss of important amenity space; intrusion into the soft rural edge of the village; possible harm to biodiversity.' The West Oxfordshire Landscape Assessment also says further urban intrusions to the attractive rural fringes to the west of the village should be discouraged.
 4. The Applicant admits the proposal does not conform to H7 (Planning Statement). Adequate transport, service and community infrastructure are not available (BE1). Building on the only existing woodland in Eynsham would result in a loss of a facility of benefit to local residents and of an area of nature conservation value (BE2 and NE6). The surface water drainage proposals could cause unacceptable levels of pollution (BE18, NE7 and NE11). It would set an undesirable precedent for other sites on the western edge of the village (H2).

The Applicant approached the Parish Council regarding development of this site in November 2010 and the Parish Council participated in the Applicant's public consultation by posting details of the proposed development (SHLAA Site 180) on the Council's website. At the end of this the Council concluded that 'in the absence of any positive support from Eynsham residents for development on the site and in light of the statements made in the appeal decision for the Fruitlands development, and the draft SHLAA (January 2010) the Parish Council does not support development of Site 180.' A complete copy of this statement was appended to the Council's response to WODC's consultation on the Draft Local Plan.

The appeal decision by Mrs S I Rees dated 11 May 1982 granted consent for the existing Fruitlands development on condition that the current Application site be retained as public open space with the express conditions -

"...(ii) Before the first occupation of any of the dwellings hereby permitted the open space to be provided on the site shall be levelled, laid out, planted and seeded in accordance with a scheme to be agreed with the local planning authority;...."

The Applicant appears to have proceeded to develop and sell the Fruitlands dwellings in breach of this consent. The scheme referred to was not agreed until (WODC letter of) 17 May 1985 but the Parish Council is informed that the Applicant still failed to comply.

In June 2014 the Applicant again approached the Parish Council with substantially the same proposal for development, which is the subject of this Application.

The local planning authority should also seek legal advice on the breaches by the Applicant of the previous consent, W478/81.L and W.1150/81.L.

While the Applicant's Transport Statement alleges 'the traffic impact on the local network will be minimal', the proposed development would be a cul-de-sac at the end of a dead-end road (Fruitlands) at the end of a dead-end road (Old Witney Road) which accesses Witney Road near one of the busiest junctions in Eynsham, with the A40. The Council is informed by residents of both Fruitlands and Old Witney Road that there are regular traffic jams at peak periods.

The whole of Eynsham's foul water drainage flows through a single pipe beneath the Bitterell footpath to the Thames Water pumping station on the east side of the eastern bypass. The proposed site's connection to this would be one of the furthest away of any development in the village. Existing Fruitlands residents have reported blockages in the current system. Adding the proposed pumped sewage from a further 21 houses could cause further problems not only in Fruitlands but elsewhere in the village with what is already becoming an overstretched system.

While the Applicant's Drainage Statement says surface water will be dealt with by 'a full infiltration system' the proposed drainage strategy plan (14-1477-03 Rev P04) clearly shows intended run off of surface water towards the drainage ditch to the west of the proposed site, which already receives surface water sewer drainage from Fruitlands itself. This could increase the risk of pollution to a wider area as this ditch flows into the Chil Brook and from there to the Wharf Stream and the Thames.

The Applicant admits overcrowding at the local primary school and oversubscription at Bartholomew School. It is unlikely that any s106 contribution by the Applicant will offset the impact

of the proposed development on the existing school problems. The Applicant also fails to address the impact on local healthcare, with the one health centre in the village already obliged to restrict appointments.

If the local planning authority does grant consent, this should be conditional on strict restrictions on construction traffic and times of travel as the only access to the site is along Fruitlands itself which is unsuitable for heavy construction traffic.

If consent is granted the Parish Council requests a developer contribution in the amount of £9,500 towards street furniture, play areas or other appropriate village amenities to reflect the additional strain on existing community infrastructure this development will represent.

- **14/0914/P/FP** Grange House, Station Road. Erection of two storey extension. No objection.
- **14/0946/P/OP** 2 Chatterholt, Cassington Road. Erection of two detached dwellings. No objection.
- **14/0948/P/S73** Land north of Salutation Farm, Barnard Gate. Non compliance with condition 2 of planning permission 13/1277/P/FP to allow amendments to the access track, switchgear building, switchgear room, reduction in number of solar panels and erection of win sensor pole. (Retrospective). No objection.
- **14/0979/P/FP** 2 Newfield Cottages, Twelve Acre Farm. Erection of infill front porch. No objection.
- **14/0999/P/FP** 19 Newland Close. Erection of replacement rear conservatory. No objection.
- **14/1001/P/FP** 3 Blenheim Court. Conversion of garage to form additional living accommodation. **Objection.** The proposal would convert a three bedroom property to four bedrooms on a very small plot and remove an available off-road parking space on a very small development.
- **14/1029/P/FP** Bitterell, 5 Queen Street. Installation of two rooflights. No objection.
- **14/1091/P/FP** 17 Mill Street, Eynsham. Erection of 7 dwellings (to allow window alterations to plots 1,2,5,6,7,8 & 9). No objection.

13/P24 Date of next meeting – Tuesday 2 September at 6.30pm (if required)

The Meeting closed at 7.25pm