



EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room
on Tuesday 3 February 2015 at 6.30 pm

MINUTES

Present: Mr D Stukenbroeker, Mr R Andrews, Ms J Baldwin, Mr A Bickley, Mr A Mosson, Mr P Emery, Mr G Beach

Also Present: Councillor Charles Mathew, 3 members of the public and representatives from Barton Willmore.

15/P25 Apologies for Absence

15/P26 Declarations of Interest

15/P27 Minutes of the last meetings The minutes of 6 January 2015 were signed as a true record.

15/P28 Public Participation

15/P29 A Presentation was given by representatives of Barton Willmore on behalf of Vanderbilt Homes Ltd regarding residential development proposal for up to 77 dwellings, for land west of Eynsham (currently occupied by Eynsham Garden Centre). A presentation was given by Gemma Care, Wing Lee and Mark Utting.

The proposal is for of a mix of 1 to 5 bedroom homes. 50% of them being affordable housing.

10% of the site is allocated for open space. New vehicular access is proposed off Old Witney Road.

Public Consultation at Village Hall on 24 January – 140 attendees approx.

Resident David Lewis asked if the developers had intentions to develop beyond this site. He also expressed concerns about the impact of additional traffic on Old Witney Road. The traffic consultant suggested that there is spare capacity at all relevant junctions.

Mr Nobes, a resident of Old Witney Road said that he felt than any development in the west of Eynsham should be seen as a complete package so that the effects on the village can be mitigated and any improvements to infrastructure be made as part of a comprehensive development plan.

Councillor Mathew asked if discussions had taken place with Oxfordshire County Council regarding the verge that would be required. He expressed concerns regarding traffic and drainage.

15/P30 Previously discussed application (with WODC Decisions if available)

- **14/1009/P/OP** Land to west of Fruitlands, Eynsham - Erection of 19 dwellings with associated access and open green space. (Amended plans and description). **Refused**

The committee **RESOLVED** to send a letter in support for the Tree Preservation Order 1/2015.

- **14/01863/OUT** Land west of Station Road, Eynsham – Proposed residential development of up to 49 dwellings, public open space, vehicular access, landscaping and associated works. **Refused.**
- **14/01888/S73** 33-35 Acre End Street, Eynsham – Non-compliance with condition 2 of planning permission (14/0524/P/FP) to allow changes to internal layouts, addition of communal porch and glazed guarding. **Approved.**
- **14/02018/FUL** The Shrubbery, 26 High Street, Eynsham - Erection of new dwelling.
- **14/02083/HHD** Erection of rear conservatory. 11 Clover Place. **Approved.**

- **14/02045/LBC & 14/02043/FUL** Beech Court, Newland Street, Eynsham – Non-compliance of enabling consent to allow the demolition and rebuild (rather than the conversion) of the Coach House Stable Block. **Approved.**
- **14/02357/FUL** Abbey Farm, Abbey Street, Eynsham - Erection of extension and alterations to restore use of 'The Cottage' to an annexe. Erection of new garage and demolition of existing balcony and outbuildings.
- **14/02371/PN56** Pinkhill House, Southfield Road, Eynsham - Change of use of offices to form 16 residential apartments.
- **14/02423/PN56** Whitehouse Farm, Barnard Gate, Eynsham – Change of use of agricultural building to two dwellings.

15/P31 Applications discussed

- **15/00074/CC3REG** Land South of Merton Court, Eynsham - Construction of a Residential Home, new assessment centre building and associated external recreation areas and car parking.

Eynsham Parish Council has no objection on the following conditions:

1. The perimeter landscaping of the site should be increased on the western and southern boundaries to soften the impact of the development on the surrounding rural edge of the village (BE2 and BE4).
 2. Suitable restrictions on the times which the car park lighting and the exterior lighting of the building may be illuminated should be imposed to avoid a detrimental effect on the amenity of surrounding occupiers (BE21).
 3. The access to the site is from the road between Merton Close and Merton Court. The Council has received complaints from residents of speeding along this road. Suitable traffic calming measures should be put in place on the road before occupation of the site to avoid risk to pedestrians, cyclists and vehicles entering and leaving the site (BE3).
 4. For the security of the children and staff, the site should not be occupied until the County Council has removed the travellers from the adjoining field owned by the County Council and the field has been secured against further trespass.
 5. The Parish Council did not object to the adjoining rural exception site for affordable housing based on the representations of the County Council that it would not further develop its land to the west of Eynsham. The County Council have now made this application for further development. As the church cemetery in the village is closing, the Parish Council will be seeking a planning obligation for the provision of additional land in the vicinity of the development site for a new cemetery for the benefit of the community.
- **15/00048/HHD** 2A Witney Road - Demolition of existing conservatory, erection of single storey and first floor extensions. Associated landscaping. **No objection.**
 - **15/00013/HHD** 48 Mill Street - Demolition of existing rear conservatory. Construction of ground floor rear extension, alterations to existing ground floor layout and canopy over front door. **No objection.**
 - **15/00231/PNT** Eynsham Fire Station, Station Road - Installation of electronic communications apparatus/development ancillary to radio equipment housing on behalf of EE.
 - **15/00176/FUL** 58 Mill Street - Erection of one four bed and two one bed dwellings with associated parking
Objection. The Parish Council objected to the Applicant's previous application (14/0558/P/FP, withdrawn) on the ground of overdevelopment. In this application the Applicant has revised his proposal from three one bed flats to two one bed houses and slightly reduced the height of the

four bed house, but the Council still objects on the same ground. The building of these three houses 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 the surroundings. The ridge height of the proposed house is still higher than the neighbouring properties fronting on Mill Street. The proposed one bed houses are intrusive to the adjoining property, 15a Newland Street. The proposed access to the infill one bed houses to the rear infringes on the access to the adjoining retail premises and existing residential units behind (BE2) The existing premises is in the Conservation Area and the Parish Council is concerned about the loss of curtilage and trees in an area that has already suffered substantial infill development (BE5).

14/P32 Date of next meeting – Tuesday 3 March at 6.30pm (if required)

The Meeting closed at 7.30pm.