



EYNSHAM PARISH COUNCIL

Planning Committee meeting held in the Bartholomew Room
on Tuesday 2 June 2015 at 6.30 pm

MINUTES

Present: Mr D Stukenbroeker, Mr R Andrews, Mr P Emery, Mr G Beach, Mr Mosson

Also Present.: 2 members of the public.

15/P41 Election of Chair for the year 2015/16: Mr D Stukenbroeker was nominated by Mr P Emery and seconded by Mr A Bickley

15/P42 Apologies for Absence: Ms J Baldwin, Mr N Relph

15/P43 Declarations of Interest – Mr Beach declared an interest in the application for proposed housing at Fruitlands and did not participate in the discussion.

15/P44 Minutes of the last meetings The minutes of 7 April 2015 were signed as a true record.

15/P45 Public Participation

Mr Steve Dearing and Mr Richard Higgins spoke against the proposed Fruitlands development and asked if the Parish Council would be objecting. They said that Nick Dalby at West Oxfordshire District Council had confirmed that there had been no previous concerns about the trees in the area. The application to remove the trees does now acknowledge that there are around 250 large trees. The area has been reclassified and upgraded as part of the tree preservation order. He asked if it was possible for the council to investigate what rights of way existed for the general public.

15/P46 Applications discussed at Full Council on 12 May 2015 for cross reference purposes. These decisions were minuted in the Full Council minutes

- 15/01084/ADV: New image forecourt signage. Tesco Express. Approved.
- 15/01184/FUL: Erection of 13 dwellings with associated access, parking and open space. Land at Newland Street.
- 15/01456/S73: Conversion of seven residential apartments with associated parking and landscaping. (Variation of condition 3 of Planning Permission 14/0524/P/FP to alter car parking space from 9 to 8). 33 Acre End Street, Eynsham.
- 15/01231/HHD: Single storey extension. 2A Witney Road Eynsham Witney
- 15/01199/HHD: Removal of valley roof and infilling of roof to extend 2nd floor of a duplex flat. New layout to 2nd floor and minor alternations to layout of 1st floor. 6 Thames Street.

15/P47 Applications discussed

- 15/01691/HHD: Removal of conservatory and rear porch. Erection of single storey rear extension. 11 Hanborough Road. No objection.
- 15/01619/FUL: Change of use of agricultural land and the cart shed to residential amenity space associated with the two dwellings. Whitehouse Farm, Barnard Gate. No objection.
- 15/01493/FUL: Raise ridge of roof to front section of unit and extend over open loading bay. Unit 12, Oakfield Ind Estate. No objection.
- 15/01494/FUL: Raise roof ridge line of units 4&5 by 1m. Unit 4 Oakfield Ind Estate. No objection.
- 15/01346/FUL: Erection of nine dwellings, associated access and parking. 16 Spareacre Lane. No objection.

- 15/01445/OUT: Outline planning permission for 19 dwellings, including affordable housing with associated access, car parking, open green space and ancillary works. The vehicle and pedestrian/cycle access to be provided from the existing access to Fruitlands. Land west of Fruitlands. **The Parish Council objects to this application:**

This application is virtually identical to application 14/1009/P/OP which was refused by WODC on 19 January 2015. Eynsham Parish Council objected to that application and requests that its objections of 11 January 2015 be reiterated and brought before the Lowlands Committee in respect of this application. In addition, Eynsham Parish Council objects to this application for these further reasons:

1. This application is for an isolated, opportunistic development which would create a significant obstacle to future comprehensive development of Eynsham. This application, registered 23 April 2015, takes no notice of application 15/00761/FUL, registered on 5 March 2015, for 77 dwellings on the Eynsham Nursery and Plant Centre adjacent to the Applicant's Site.
2. While this Site is identified as 'not suitable' in the Strategic Housing Land Availability Assessment, June 2014 (site 180), the Eynsham Nursery site (sites 187 and 187a) is identified as 'suitable but only as part of a larger, comprehensive development'. Any further development in Eynsham, particularly in the area of these two applications, should be part of a comprehensive master plan for the longer term growth of Eynsham with other landowners of sites for sustainable development, which identifies key infrastructure provision for transport, schools, healthcare, utilities and social amenities. The Parish Council repeats its previous objections to this Site with regard to the capacity of the primary school, Bartholomew School and foul and surface water drainage.
3. WODC has already rightly refused the Applicant's application 15/00597/TPO to remove trees from the site and confirmed TPO 1/2015 imposed by WODC on 19 January 2015 when 14/1009/P/OP was refused. This would allow this area to become an amenity space which is part of a larger plan for sustainable development in the area.
4. The Parish Council has previously objected to the Eynsham Nursery site for a variety of reasons, including the proposed access. Both the Eynsham Nursery site and this Site intend to direct the traffic from a total of 96 dwellings down Old Witney Road. A historical road from Eynsham to the west, Old Witney Road was blocked off as part of previous A40 development works specifically to decrease the amount of traffic on this residential road. This excess vehicular traffic would then add to the near capacity traffic already using Witney Road and the junction with the A40. There is no right turn at this junction. The excess traffic eastbound would be obliged to use Spareacre Lane as a rat run or go right on Witney Road to the village centre, Acre End Street, High Street and Oxford Road via the B4449 bypass or Swinford Toll Bridge. OCC have already identified Witney Road, Acre End Street/High Street and the Toll Bridge as among the worst congestion areas in West Oxfordshire.
5. The application also ignores the proposals in OCC's draft Local Transport Plan 2015-2031 (LTP4). The Site, and the Eynsham Nursery site, are in the vicinity of a section of the A40 identified as having serious and continuous congestion and which will be part of LTP4's emerging A40 strategy. LTP4 also identifies this section as a site for an Eynsham park and ride and its proposals for a Bus Rapid Transit system. The building of this development would be an obstacle to provision of improved, integrated transport access for the future development of Eynsham as part of improvements to the A40 to accommodate the LTP4 proposals.

5. The application also ignores LDP 2031 which (Policy T2) supports the LTP4 proposals. This application is contrary to CO10 (Ensure land is not released for new development until the supporting infrastructure and facilities are secured) and CO13 (Improve access to services and facilities without unacceptably impacting upon the character and resources of West Oxfordshire). The NPPF (at para 32) says developments should be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

This application should not be approved as the adverse impact on the future growth of development and infrastructure would significantly and demonstrably outweigh the benefits (NPPF para 14, OS1 and BE1).

If this application is approved:

- a) It is intended by the Applicant to access the Site for construction along Fruitlands. It is the opinion of the Parish Council that Fruitlands (built by the Applicant), which has no pedestrian footways, is too narrow and not suitable as a construction access. Any approval should be conditional on strict restrictions on the times and volume of construction traffic to preserve the safety of pedestrians, cycle and motor traffic and protect the residents from the noise, nuisance and dust created by construction vehicles.
- b) Any approval should also prohibit further development on the site to preserve the open space and amenity of the development.
- c) If consent is granted, following advice from the District Council on S106 contributions the Parish Council request for the benefit of residents a developer contribution of £36,630 towards sport and recreation, play areas or street furniture or other appropriate village amenities to reflect the additional strain on existing community infrastructure this development will represent.

14/P48 Date of next meeting – Tuesday 7 July 2015 at 6.30pm

The Meeting closed at 7.30pm.