



EYNSHAM PARISH COUNCIL

Planning Committee held in the Bartholomew Room
on Tuesday 7 March 2017 at 6.30 pm

MINUTES

Present: Cllrs Dennis Stukenbroeker (Committee Chairman), Richard Andrews, Andrew Bickley, Peter Emery, Andy Mosson, Nick Relph

In attendance: Rachel Faulkner, Clerk to the Council

16/P109 Apologies for Absence: Gordon Beach

16/P110 Declarations of Interest: None

16/P111 Minutes of the last meeting: The minutes of the meeting of 6 December 2016 were signed as a true record.

16/P112 Public Participation: Paul Burman, Key Land Estates and Liz Alexander, Bell Cornwell Planners spoke regarding the application 17/00281/OUT for housing at land east of Monkswood, Pinkhill Lane.

16/P113 Applications discussed:

- 17/00329/FUL Unit 2-3 Stanton Harcourt Road. Clockwork Holdings Ltd. Construction of a new warehouse with associated offices, car parking and service yard. Eynsham Parish Council supports this application conditional on compliance with the traffic and access requirements of OCC. The required travel plan should advise HGV and car drivers to access the site avoiding the village and use the A40 and B4449.
- 16/0418/FUL Cuckoo Wood Farm, Eynsham Road, Freeland. Change of use of land from agricultural to use as a site to accommodate travelling show people. (for information only). Received.
- 17/00272/FUL Unit 5, Bottom Yard, Oakfield Ind Estate. Increase height of the roof at the rear of the unit by approximately 2 metres. No objection.
- 17/00281/OUT Land east of Monkswood, Pinkhill Lane. Residential development of 52 dwellings.

Eynsham Parish Council objects to this application. The application documents provide no evidence that the Applicant has, or can acquire, right of access to the development site. The Parish Council further met with representatives of the Applicant who informed the Council that Pinkhill Lane, which is also Bridleway 206/1, is unregistered and that the owner is unknown to them. They were unable to demonstrate that they could obtain a legal right of access to the development or had a right to make up the lane to a standard which would be capable of being adopted by, and vested in, the highway authority pursuant to the Highways Act 1980, ss38 and 263.

The proposed development would represent an isolated collection of dwellings remote from the village itself (contrary to NPPF 69), with a single, long access for both vehicles, cycles and pedestrians and without any public transportation, schools or other amenities within a reasonable distance.

The development is an unacceptable urban intrusion into the rural envelope of the village, contrary to LP 2011 BE2, BE4, NE3 and H2, and the emerging Eynsham Neighbourhood Plan. While an outline application, the estate layout demonstrates an awkward collection of dead-end clusters which would provide difficult access to both residents' vehicles and service and emergency vehicles entering and leaving the estate.

The development is also adjacent to the Oakfield Industrial Estate, situated on the opposite side of Pinkhill Lane. The Parish Council receives complaints on a regular basis from the existing residents of Pinkhill Lane regarding noise, smells, fumes, dust and other environmental nuisances emanating from the industrial estate. Bringing a large development immediately adjacent to what would create a nuisance to residential properties would be contrary to LP2011 BE2(c) and H2(d).

- 17/00248/FUL Land north east of Hanborough Road, Eynsham. Erection of building for use as Children's Day Nursery with associated parking and access. Eynsham Parish Council objects to this application. While the Parish Council supports a new children's day nursery in the village, this application is entirely inappropriate. The two storey industrial nature of the building presents an intrusion which would not improve the character and quality of this attractive entrance to the village and does not make a positive contribution to the setting of the village, contrary to BE2 of LP 2011, OS4 of the emerging LP 2031 and NPPF 56 and 57. It is also contrary to the emerging Eynsham Neighbourhood Plan, which designates the site as Local Green Space.

Notwithstanding the consultee comments on behalf of WODC Environmental Health, it is the opinion of the Parish Council that the close proximity of site to the A40 and B4449 bypass would present an unacceptable risk of both noise and air pollution to the children, staff and visitors. The Proposal is contrary to LP 2011 BE2(c) and BE19 and NPPF 109 and unsuitable for a children's day nursery or any other D1 use.

- 17/00684/LBC 3 Mill Street. Reinstatement of air vent to front elevation of dwelling. No objection.

16/P114 Date of next meeting – 4 April 2017 at 6.30pm (if required)

The Meeting closed at 7.15pm