

**Minutes of a Planning Meeting of Caversfield Parish Council held on
Wednesday 28 August 2019 at the Community House, Elmsbrook at 7.00pm**

Present: Cllr Eleanor Booth-Davey (Chairman), Cllr Fiona Hitchcock, Cllr June Nisbet

In attendance: Mrs Jane Olds (Parish Clerk); three members of the public

Apologies: Cllr Tom Astley, Cllr Glenice Sutcliffe, Cllr Terry Williams

1. Apologies for absence – to receive apologies

Councillors Astley, Sutcliffe and Williams sent their apologies which were received and accepted.

2. Requests for Dispensations, Declarations of interest, gifts and hospitality

Cllr Nisbet requested a dispensation to remain in the meeting in order that the transaction of business was not impeded. This was agreed.

Cllr Nisbet declared a pecuniary interest in the matter under discussion.

3. Public Participation

Three members of the public attended the meeting.

4. Planning

a. To consider all recent Applications received from Cherwell District Council detailed below and any other Planning Applications submitted between the circulation of this Agenda and the meeting.

- i. **19/01271/F** at The Bothy, Brashfield House, Buckingham Road, OX27 8RE for Sub-division of existing dwelling into 2no. 4 bedroom houses including new ground & first floor extensions. Demolition of existing garden wall. Erection of 2no. double garages with ancillary spaces. Creation of a new vehicular access to serve both houses. New hard and soft landscaping proposals.

The Council **RESOLVED** to object to the proposals on the following grounds:

Overbearing and inappropriate over-development in a Conservation Area which would destroy the link between the stables and kennels originally in that area with the Listed house and walled garden in contravention of Policy ESD 15.

The design and number of the windows and doors significantly changed the character of the buildings and the height of the garages, at over 4m, was inappropriate.

It was in breach of the original, enforceable, Deeds and Covenant.

A full tree survey had not been provided and therefore no demonstration, in accordance with ESD 10, had been shown as to how the trees would be protected,

many of which had TPOs and were of historic arboricultural value. In addition to this, it was known that the area accommodated bats and other fauna, but no biodiversity survey had been submitted.

Capacity of infrastructure was also of concern, particularly the water supply which was provided by a bore hole and the sewerage which was adequate for the five houses, but may not be adequate for additional development, particularly if all the current properties were at full occupation.

The access driveway was very narrow in parts and it was not possible to widen this at the narrowest part as it would encroach on one of the other properties. While the driveway would be acceptable for a single house, it would not be suitable for the additional traffic of a second house.

The access onto the main A4421 road was also difficult. There had been a number of accidents at the Stratton Audley Turn just beyond the exit and with the traffic often travelling at above the 50mph stated limit, it was hard to both exit and enter the driveway.

5. Items for information or next Agenda only

a. Agenda items

The Clerk requested that all items for the next agenda should be submitted by Wednesday 4 September 2019.

6. Date of Next Meeting

The Council noted that the Parish Council meeting would take place on Wednesday 18 September 2019 at 7.30pm at Gagle Brook School.

The meeting closed at 9.00pm

Signed

Dated