

## DRAFT MINUTES

### ENSTONE PARISH COUNCIL - PLANNING MEETING

Thursday 15<sup>th</sup> September 2016 at 7.15 pm at Enstone Parish  
Hall

Present:- Andrew Lee                      Chair  
              Carole Glendinning          Note taker  
              Richard Parker  
              Peter Butler  
              Paul Johnson  
              David Robottom  
              Tom Gilbert

                  Hilary Biles                      County Councillor  
                  Nigel Colston

District Councillor

30 members of the public

Apologies:- Nikki Knott, Beth Sinclair, Philip Shaw, Marilyn Ivings

1.     **Land East of The Drive, Enstone: 16/01776/OUT - Residential development of up to ten dwellings, together with a new access onto The Drive (means of access only)**

The Council had received several letters from members of the public regarding this application all of whom objected to the application.

The Chair welcomed everyone and gave an overview of this application, which was a resubmission from 2015. He set out the objections relating to the original application. This application is for a reduced number of ten units, and the applicant had sought to address the objections from last year but not all.

*Members of the public gave their concerns:-*

- Philip Horley, Christmas Cottage for George Huxley – The archaeological survey was superficial and perfunctory.

- Chris Morris, Brookside – Many of the issues had been glossed over. Church Enstone and Enstone are separate entities. This was not rounding, it is infilling. It is a wildlife corridor and floodplain, it is not suitable for the village.  
No traffic assessment had been carried out, ie counting of vehicles using The Drive.
- Christine Boyland, Ex-Guide Leader – This was an inappropriate place for houses and the green spaces should be kept. It would result in an increase in traffic in Enstone and The Drive.
- James Scott – This would destroy the character of the villages by combining two historic villages, and lose green open spaces. The school has no further capacity; and who are these houses for? No social housing.
- Rebecca Smith – this is an important rural space, the number of houses is irrelevant. The school is full, roads and flooding and biodiversity.
- Adrian Sutherland referred to the pollarding of the limes, which had to be stopped a few years ago because of bats. This report makes no mention of the Bats in the area.
- Melissa Dixon – Has a protected species report been done? There are eleven species of bat in this area, one of which is on the endangered list. How much would we lose for the gain of houses. This sets a precedent.
- Hilary Biles will speak to Officers at County level in relation to flooding and sewage.
- David Robottom departed at 8pm.
- Nigel Colston said that the WODC housing plan should be completed by next year. The first draft, presented last year, had not been approved.

*In conclusion, the following points were considered:-*

1. The School is full so what would be the impact on it?
2. Drainage and sewage. Oxfordshire County Council had been called out to deal with springs breaking through. There have been two large issues with water within the last 12 months.  
Is the pumping station going to be upgraded?
3. What will the environmental impact be?

DECISION:-

OBJECTION: On the grounds of no School Assessment, the Sewage treatment and the Council supports the Hydrology Report. We need to understand how the sewers are being dealt with regarding the development and how this addresses the existing pumping station, which is clearly currently unsuitable. The decision was unanimous.

2. **Stone Farm, Lidstone, Chipping Norton, 16/02695/FUL  
- Demolition of existing agricultural building and the  
erection of office buildings and ancillary pavilion  
building plus associated landscaping, car parking and  
access**

- James Morel – this was an inappropriate design, it would increase traffic and ruin the quiet rural life.
- Susan Parris had counted 30 vehicles using the Lidstone Road one morning.
- School traffic on the Lidstone Road/Coxs Lane is already a problem. Is this development necessary?
- Nick Bolton, the applicant spoke. He explained that traffic movement had been looked at. As a farm it is not sustainable, one barn is particularly unsafe and needs to be demolished, conversion was not an option. He could not comment on the traffic but traffic is so great already that an additional 28 journeys is irrelevant. There is a demand for quality office space, as has been proved. He had contacted the villagers prior to the application going in.
- James Morel suggested that if Stone Farm was run by a farmer it would be viable. Nick Bolton responded that he had been in farming for many years. The farm is being farmed and will remain so.
- Susan Parris referred to the Agricultural Tithe.

*In conclusion, the following points were considered:-*

1. Traffic - there is an access to the Farm that does not go through Lidstone but this would not prevent access from the A44 and via Enstone being used. There was a traffic issue with the School along Lidstone Road/Coxs Lane

DECISION:-

OBJECTION:- Enstone Parish Council objected on the grounds of traffic accessing the site going through the village of Lidstone to the A44 and via Coxs Lane/Lidstone Road which is currently an issue within the village by commuters and parents dropping off children at the school. The decisions were unanimous.

The meeting concluded at 9.20pm

Cllr. Robottom left the meeting at 8.00 pm

Cllr. Gilbert left the meeting at 9.00 pm