



## MINSTER LOVELL PARISH COUNCIL

www.minsterlovell-pc.gov.uk

**Parish Clerk: Katherine Doughty**

91 Brize Norton Road, Minster Lovell,  
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### MINUTES OF THE EXTRA PARISH COUNCIL MEETING HELD ON MONDAY 2<sup>ND</sup> AUGUST 2010 IN THE METHODIST CHURCH AT 8.30PM

1. **Present:** Cllr David Haley (Chairman), Cllr Chris Jones, Cllr Jonathan Stowell and Mrs Katherine Doughty (Clerk).

**Parishioners and visitors present:** 0.

**Apologies for absence:** Cllr Stephen Hodge and Cllr Chris Jones due to prior engagements.

The Chairman opened the meeting at 8.30pm.

2. **Declaration of interest in agenda items if considered necessary:**

Item 4 – Planning applications - Cllr Haley declared an interest being a neighbour 81 Brize Norton Road.

Item 4 – Planning applications – Cllr Bicker declared a personal interest in applications for the Old Swan and Minster Mill being an employee. Cllr Bicker withdrew from the meeting when a response to the applications was being resolved.

3. **10 minute parishioners' question time.**

No questions were raised.

4. **To review new planning applications as follows:-**

	Ref. No.	Address	Proposed	Response
1.	10/1037/P/FP	34 Charterville Close.	Erection of rear conservatory.	No comment.
2.	10/0935/P/CLP	Property Care (Complete Maintenance) Ltd, 120 Brize Norton Road.	Claimed lawful development – to allow B1 use for Units 3, 4 & 6 and B8 use for Unit 5.	Minster Lovell Parish Council strongly object to this claimed lawful development as the units and access are located in close proximity to residential dwellings. The current vehicle activity and hours of operation already generates an unacceptable level of noise and disturbance thereby creating an unsatisfactory living environment for the occupants of those dwellings.  It is considered contrary to Section 191 Part VII of the Town & Country Planning Act 1990 and Schedule B (Class B1 Business) of the Town and Country Planning (Use Classes) Order 1987.

3.	10/1080/P/FP	The Croft, 81 Brize Norton Road	Erection of garden storage building.	Minster Lovell Parish Council strongly objects to this application as it is contrary to the following West Oxfordshire Local Plan 2011 policies:-  BE2 (a), (b) – The proposed building is considered excessive in relation to the existing listed property and given the proposed purpose.  BE8 – The proposed building will detract from the setting of the listed Charterville building.  H2 (a), (f) – Future use of the proposed building (given it's size) may be used for purposes other than those listed.
4.	10/1053P/FP	Old Swan & Minster Mill, Old Minster Lovell.	Alterations and extensions to provide spa and leisure facility, update current accommodation.	Minster Lovell Parish Council wish to make the following comments/questions only:-  <ul style="list-style-type: none"> <li>• Whilst creating an additional 37 parking spaces, the increased traffic movement will have a negative impact in the village.</li> <li>• It is questionable whether such developments will have a detrimental impact on the local landscape character – WODC's policy NE3 refers.</li> <li>• Does the sewerage treatment works need to be improved to cope with the future increase in leisure facilities?</li> </ul>
5.	10/1058/P/FP	Old Swan & Minster Mill, Old Minster Lovell.	Erection of two storey building for restaurant and kitchens.	<i>See attached.</i>
6.	10/1072/P/FP	Minster Lovell Playgroup	Replacement portakabin.	Minster Lovell Parish Council support this application and the village Playgroup in their endeavours to try and secure improved accommodation.

#### 5. To discuss correspondence received

1. Email re. problem of 'dogs off leads' at Ripley Avenue and Ruins. *Reply – review provision of signage at Ripley Av (plus Village News). Forward email to English Heritage for their response re. ruins.*
2. Email re. Bushey Ground bus stop. *PC took advice for appropriate authorities. Appreciate residents concerns. Bus stop sign may obscure the view.*
3. Graham Kew correspondence – various items. *OK to publish poster on website and noticeboards. Cllr Bicker agreed to help on day & others if available. Ask for MLPC logo on his letters as we have provided a grant. We value what he does for village, we could better support if they liaised with us in the early stages of planning.*

There being no further business the meeting closed at 8.50pm.

*K Doughty*

Katherine Doughty  
Parish Clerk

Signature of Chairman upon approval of Minutes .....23<sup>rd</sup> August 2010

Copies of Minutes to:

Rodney Rose, County Councillor.  
Warwick Robinson, District Councillor.  
Simon Hoare, District Councillor.

*Abbreviations:- Parish Council – PC. West Oxfordshire District Council – WODC. Oxfordshire County Council – OCC*



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F.A.O. Mr Phil Shaw  
West Oxfordshire District Council  
Planning Service  
ELMFIELD  
New Yatt Road  
Witney  
Oxon. OX28 1PB

Emailed to – [phil.shaw@westoxon.gov.uk](mailto:phil.shaw@westoxon.gov.uk)

5 August 2010

Dear Mr Shaw

<b>Proposed:</b>	Erection of two storey building for restaurant and kitchens
<b>At:</b>	Old Swan & Minster Mill, Old Minster Lovell.
<b>Grid Ref:</b>	431750 211361
<b>Applicant:</b>	Mr DeSavary
<b>Ref. No.</b>	10/1058/P/FP

Minster Lovell Parish Council wish to strongly object to this application on the following basis:-

We re-iterate our previous comments detailed in planning application 08/1749/P/FP as the new application does not alter our opinion regarding the proposed developments:-

- The proposal is not well designed and has adverse characteristics. It does not respect the existing size, scale, pattern of the surrounding area or current buildings and is therefore out of character and incongruous with the present scene.
- The Mill & Old Swan is in a conservation area and the application does not preserve or enhance the character or appearance.
- The amount of effluent that overflows from the inadequate sewage systems will be seriously overstretched by the new facilities.
- When looking at the flood risk over the past 2 years, any impediment to the flow of the river will further increase flooding problems.
- The proposal will increase traffic in an already busy area at a difficult junction. Car parking is very limited in Old Minster and increased traffic will result in congested car parking in this location and in the village.
- A loss of view will be incurred which is contrary to the development advice of West Oxfordshire District Council's Preservation and Enhancement document for Minster Lovell, as follows:-

“Special care must be taken to ensure that views into and out of Minster Lovell, as well as views within Minster Lovell, are not harmed. New development must incorporate existing features of historic, visual or natural importance, such as trees, hedgerows, ponds, stone walls, paths and tracks.”

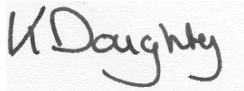
*Continued*

Accordingly, it is felt that the application is against policies NE3, NE4, NE8, BE5 and BE2 of the West Oxfordshire District Council Local Plan 2011.

Additionally, the Parish Council wish to make the following points:-

- It is unclear exactly where the new 37 parking spaces will be created – please advise.
- If permission is granted for this application, a traffic routing agreement should specify that all local deliveries enter Old Minster via the northern road (Leafield direction) to prevent an increase in traffic through Old Minster Lovell and over the bridge. (The bridge is a listed building and is showing regular 'scarring' from large vehicles hitting the walls).
- Does the sewerage treatment works need to be improved to cope with the future increase in facilities?

Yours sincerely

A handwritten signature in black ink that reads "K Doughty". The signature is written in a cursive style and is placed on a light-colored rectangular background.

Katherine Doughty  
Parish Clerk