

DUNS TEW PLANNING COMMITTEE MEETING

Minutes of the Duns Tew Planning Committee meeting held
on **Monday 28th June 2021** at 7:30 pm for the transaction of the following business:

Present: - Cllr Stapleton (Chair), Cllr Jackson, Cllr Landless, Cllr Semple.

In attendance: Ms.Ralfe (Clerk) and 11 members of the public.

Minute Number	Agenda Number	Minute
21.1	1	Election of Chairman: Cllr Stapleton was proposed by Cllr Jackson and seconded by Cllr Semple. This was unanimously agreed..
21.2	2	Apologies for absence: It was RESOLVED that apologies were received from Cllr. Tickle and Cllr. Hall.
21.3	3	Election of Vice Chairman: It was RESOLVED that the committee did not need a Vice Chairman. This was unanimously agreed.
21.4	4	Declarations of Pecuniary Interest and Requests for Dispensation It was RESOLVED that Cllr Landless declared a pecuniary interest in the Malthouse Farm Grain Store application.
21.5	5	Public Participation: The following points were raised in relation to planning application 21/01665/F - Malthouse Farm Grain Store: <ol style="list-style-type: none">1. A resident whose property neighbours the proposed development made the following points:<ul style="list-style-type: none">○ The proposed access and egress to the proposed barn are both on the narrow North Aston road with blind bends and a 60mph limit. Cars speed on this road already. HGV vehicles entering and leaving the site would be dangerous to village traffic and villagers.○ An assessment by highways of the safety of the proposed entrance and exit is required.○ If the proposed barn was situated in the existing farmyard - there would be no objections.○ If permission is given to this agricultural development it would be on the edge of the village pushing out the boundary which would present the opportunity in the future for development being allowed between the residents' house and this new outer boundary to the village.○ A question of the intentions behind the application. Moving the barn out of the yard would allow the opportunity for future development i.e.: to in-fill the existing yard.○ The proposed barn will sit to the east of this property and it will be seen from the windows and front door. No objections were given in the past to the farm building a bungalow at the end of their garden; however this is the one remaining view from the property which will now be obscured by the proposed barn.○ If the proposed barn is given permission to go ahead one of the conditions should be that the plan is flipped around so that the entrance is furthest from the village and the last residence. This would be safer as the entrance would be on a flatter, straighter piece of road. The trees screening the barn would be at the end closest to the village and would screen it from the last residence.

21.5	5	<ol style="list-style-type: none"> 2. A second resident noted that there is an old gate in the hedge where the new access is proposed and it had to be filled in and closed in the early 1980's because it was deemed too dangerous to use due to the lack of visibility. It would be better to put the grain store on another part of the farm and use the existing access which already has permission to be widened. 3. A third resident questioned why the village boundary needed to be pushed out further if there was room in the existing yard for a grain storage barn. If the proposed barn was built what would happen to the existing buildings? 4. Planning permission has also recently been granted for a lambing shed and there is a question as to whether there are any sheep. 5. A fourth resident asked what the number of vehicle movements would be related to the proposed barn. 6. A fifth resident asked if the barn would be used to store grain from other farmers as the new barn is significantly bigger than the existing storage and the applicant's farm has not been expanded . 7. If the barn was only for the use of Malthouse Farm then could it be assumed that the HGV traffic wouldn't go through the village? 8. The first resident questioned why a weighbridge was required if the barn was for the use of Malthouse Farm only. It is not necessary to weigh your own grain or crops as collection lorries can do this themselves. 9. The resident applying for the planning permission responded on the following points: <ul style="list-style-type: none"> ○ There would be the same number of vehicles as the present farm traffic. The impact would be negligible, but he was not able to confirm what the current volume of traffic is. ○ The barn was intended for the use of Malthouse farm only and it would not be used to store anyone else's grain. ○ The farm did not have adequate grain storage currently. The additional storage would allow grain and haylage to be stored for long enough to make a profit from it when selling later. ○ The weighbridge was solely for the use of Malthouse Farm grain/haylage. 10. Cllr Landless was asked if, having declared a conflict of interest, he was planning to use the store. Cllr Landless said that if the opportunity arose in the future he might use it to save traffic going down Hill Farm Lane. A previous arrangement with another farmer was no longer in place and he didn't currently have a grain store. 11. A resident questioned if there was a potential opportunity for the excess space in the proposed barn to be hired out in the future. The applicant said it was for his farm only. 12. There was general agreement that an assessment by Highways must be done as the volumes of traffic through the village have increased significantly with the surrounding developments like: Alpine FI at the Enstone Aerodrome, SoHo Farmhouse. 13. A resident questioned what the hours of operation would be. A concern was expressed that there would be light pollution. 14. Power would be needed for the weighbridge, therefore overhead cables would be required which present a danger to HGV traffic turning in the vicinity. 15. The resident applying for the planning permission responded that the location of the proposed barn was chosen because it was the best place for ingress and egress. 16. A resident asked about the drying facilities. The current application was just for a store. The grain would need to be cooled before storage and that would require big fans or an external dryer and provision for this was not clear in the application. 17. It was suggested that the barn could be located up the current access road (which already has permission to be widened), to the top left of the field without pushing the village boundaries and providing a safer entrance in a 30mph zone. 18. The fifth resident also questioned why the landowner couldn't use his other farm land (not in Duns Tew) to build the grain store.
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21.6	6	Planning Applications: To consider the following new planning applications:
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Reference #	Location	Proposal/ Description.	Validated	Status
<u>21/01665/F</u>	Land Adjacent To Malthouse Farm North Aston Road Duns Tew OX25 6JG	Grain store and weighbridge with access to North Aston Road	10/05/2021	Under Consultation

It was RESOLVED that a response be made to CDC planning taking into account all the concerns raised by the public in minute 21.5.5

<u>21/01959/TEL</u>	Tmuk And 3 Telecommunications Mast 92842 Duns Tew Reservoir Oxford Road Steeple Aston OX25 5QF	Installation of 2 no Telefonica 300mm dish on the existing mast, the installation of equipment within the existing equipment cabinet and all ancillary development thereto	03/06/2021	Under Consultation
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It was RESOLVED that there were no comments or objections to this application.

<u>21/00956/ADV</u>	Church Of St Mary Magdalene Main Street Duns Tew OX25 6JP	New church noticeboard	02/06/2021	Under Consultation
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The proposed noticeboard is of "man made wood" (composite plastic) and a concern was raised that this would not be in keeping with the village conservation area. The Parish Council had been at pains to replace the wooden finger post sign to preserve the look of the village. It was felt that the noticeboard should be a wooden one and that this would not require a lot of maintenance. It was RESOLVED that a response be made to CDC planning taking these points into account.

<u>21/01276/F</u>	29 Dashwood Rise Duns Tew OX25 6JQ	First floor side extension and single storey games room	17/05/2021	Under Consultation
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It was RESOLVED that there were no comments or objections to this application.

Planning Applications that were posted between publishing of the agenda and this meeting 28th June 2021: To consider the following new planning applications:

<u>21/02094/F</u>	Willow Bank 45 Middle Barton Road Duns Tew OX25 6JN	Single storey front and single storey rear extension	16/06/2021	Under Consultation
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It was RESOLVED that there were no comments or objections to this application.

<u>LL.0073/21</u>	Oxfordshire County Council Planning.	Oxfordshire County Council's Local List of Information Requirements for validation of planning and related applications. It is a statutory requirement to update this list at least every 2 years. No major changes are proposed to the items which feature on the list.		
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It was RESOLVED that there were no comments or objections to this application.

21.7	7	To Notify Decisions Received: It was NOTED that decisions have been made about the following applications.
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<u>21/01164/DISC</u>	The Threshing Barn Main Street Duns Tew OX25 6JS	Discharge of Conditions 3 (insulation) and 4 (plumbing and ventilation details) of 21/00093/LB	01/04/2021	Application Permitted.
<u>21/01242/F</u>	Paythorne Main Street Duns Tew OX25 6JL	Demolition of existing garden room and erection of single storey glazed extension, alterations to window openings on north elevation and insertion of rooflight.	29/04/2021	Application Permitted.
<u>21/01865/TCA</u>	Little Steine Hill Farm Lane Duns Tew OX25 6JH	T1 x Yew - Crown lift to 3.5m and cut back overhang on planting beds by up to 1.5m.	21/05/2021	Application Permitted

21.8	8	Date of Next Meeting: It was RESOLVED that this would be convened as required.
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The Meeting finished at 20.17 pm.	
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Signed by Chairman.....