

AYNHO PARISH COUNCIL

Minutes of the Council Meeting held on Monday 8th August 2016 at 7.30 pm in the Village Hall

Present: Chair – Stephen Brook

Councillors – Burge, Anderson, Dean, James, Reynolds and Mann

In attendance – Sadie Patamia (Clerk) and Roger Wertheimer (RFO)

1. Apologies for Absence

Apologies were accepted from Cllrs Maddocks-Born, and Leighton

2. Declarations of interest

There were none.

3 Finance

It was proposed by Cllr Anderson, seconded by Cllr James and therefore agreed that the cheques listed on the attached report (RW/07/16) should be formally approved.

4 Planning –

S/2016/0844/FUL – Demolition of existing modern outbuilding. Erection of new pool house to serve existing pool and associated landscaping (resubmission of S/2016/0844/FUL), College Farm House, Aynho

After hearing Cllr Burge's report it was agreed that this application would be responded to as follows –

Aynho Parish Council object to the proposed plans as currently submitted.

In principal the PC has no objection to the erection of a pool house within the garden of College Farm - indeed the current pool plant building has no architectural merit. However the siting, massing and height of the proposed building and its adjacency to No.5 College Fields and the boundary wall to No.6 College Fields are the grounds for objection.

We welcome the relocation of the building away from directly abutting No.5 College Field and the removal of the solar panels however on reviewing the re-submitted plans for the proposed we have the following comments:

As we mentioned in our previous comments the siting of the building and the proposed height (approx. 3.9m) is more than twice the height of the existing pool house. The existing pool house is modest in size and scale and sited further away from the boundary. The proposed new pool house has a considerable footprint and the pitches roof is over-bearing in height. This is further accentuated by the

change in ground level between College Farm and College Fields. The ground level at College Fields is approx. 1.5/2m below the level on the College Farm side, making the height and mass of the building more oppressive to the residents in College Fields. It will block light into gardens and views out. The current siting and massing of the proposals will cause harm to the setting of the College Fields Conservation Area. We would recommend that the planning officer views the proposed development site from No 6 College Fields.

It is our recommendation that the building should be conceived as a stand-alone pavilion / garden room further away from the existing residential properties in College Fields. This would limit the current negative effects of the current siting and massing/height of the proposal on neighbours.

There is also a concern that the building could be used, due to its size and the facilities and services within it, as a separate dwelling. The PC would like to see a condition imposed that prevents any residential habitation of the building.

We are also still concerned that the extension of the terrace around the pool will allow overlooking of the adjoining wall into the courtyard-side garden of No.5 College Field which effect the owner's privacy and enjoyment of the garden.

The PC are of the opinion that in its current form and location the proposals are overbearing, un-neighbourly and harm the conservation area due the proposed size of the amenity.

Finally the PC would like to raise a query as to why a Listed Building Consent is not also being sort for this development?

S/2016/1674/LBC – Replacement timber windows and front door to the front elevation with heritage galss, 10 Roundtown, Aynho

After hearing Cllr Burge's report it was agreed that this application would be supported.

The meeting closed at 7.55pm