

## Aynho Parish Council

### Minutes of the Council Meeting held on Monday 18<sup>th</sup> April 2016 at 7.30 pm in the Village Hall

Present: Chair – Stephen Brook

Councillors – James, Dean, Burge, Mann, Reynolds, Maddocks-Born and Anderson

In attendance – Sadie Patamia (Clerk), 2 members of the public

#### 1. Apologies for Absence

Apologies were accepted from Cllr Leighton

#### 2. Declarations of interest

The Chair stated he was a near neighbour of S/2016/0815/LBC, Listed building consent to insert two windows in front door, 5 The Square, Aynho and as such signed the declaration of interest book

#### 3. Planning –

**S/2016/0810/LBC, Listed building consent for the alteration to first floor bathroom partition to enable the bathroom to benefit from natural daylight, The Grammar House, 19 Croughton Road, Aynho**

After hearing Cllr Burge's report it was agreed that APC should send the following response –

Support subject to SNC conservation officer approval

**S/2016/0815/LBC, Listed building consent to insert two windows in front door, 5 The Square, Aynho**

After hearing Cllr Burge's report it was agreed that APC should send the following response –

Support

**S/2016/0844/FUL, Demolition of existing outbuilding. Erection of new pool house to serve existing pool. College Farm, Banbury Road, Aynho**

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 and the use of solar panels on the roof, within the conservation area, are the grounds for objection.

From the submitted plans the proposed building is to be constructed using the existing historic rubble stone gable end of No.5 College Fields. Both the PC and the owners at No.5 are concerned about preserving and maintaining this historic wall. The wall is unlikely to have adequate foundations to support any new structure and extensive underpinning works to provide a solution are unacceptable.

The use of the neighbouring wall seems unnecessary and will only cause issues with construction and ongoing maintenance of the historic wall.

The planning statement suggest that the building is joined to No. 5 to carry on the “natural progression of the group of former farm buildings”. The PC do not hold this view and believe the joining of the new building to No. 5 College Fields forms an unneighbourly and over bearing development which is too close to the existing boundary of both No. 5 and No. 6 College Fields. The whole area, including No 5 & 6 College Fields, lies within the Conservation Area.

The fact that the building is physically joined to No.5 also raises concerns of noise transference from the proposed gym and pool house and the plant room into the adjoining property (No.5) The pool house will immediately adjoin the living room of No. 5 and the existing plant serving the pool, can be heard from within the house. If the new building were physically adjoined the noise disturbance will increase and is will be unacceptable.

It is our recommendation that the building should be conceived as a stand-alone pavilion / garden room within the extensive grounds of College Farm. This would limit the current negative effects of the current siting and massing of the proposal on neighbours.

The siting of the building and the proposed height (approx. 3.9m) is more than twice the height of the existing pool house which is much smaller in floorplan and sited further away from the boundary. The over-bearing height of the proposed 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. 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.

The extension of the terrace around the pool will also now allow viewing over 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 is also concerned over the addition of solar panels to this elevation which will be in full view from the gardens of No.5 and No.6 College Fields. These could be sited elsewhere within the grounds of College Farm on stand-alone units at lower level which would not effect neighboring properties. This has been achieved elsewhere in the village Conservation Area with solar panels installed at ground level screened by trees within a Grade 1 listed building.

The PC are of the opinion that in its current form and location the proposals are overbearing, un-neighborly and harm the conservation area.

Finally the PC would like to be consulted on any amendments to the plans as the application proceeds

After hearing Cllr Burge’s report it was agreed that APC should send the following response –

The meeting closed at 19.22