

MINUTES OF AN EXTRAORDINARY MEETING OF THE DEDDINGTON PARISH COUNCIL
HELD AT THE TOWN HALL, ON 5TH SEPTEMBER 1990 7.15 pm.

Present:

Cllr B E W Mace (Chairman) Cllr Oddy (Vice Chairman) Cllr Clarke Cllr Hill
Cllr O'Brien Cllr Stevens Cllr Swash Cllr Todd Cllr Bowen Cllr Lee

Also present were District Cllr Croft and County Cllr Matthews

Apologies were received from Cllr Canning Cllr Clinch Cllr Garvey Cllr Reed

Cllr Todd declared that he had a non pecuniary interest but had a right to speak but could not vote,

Planning Application CHN.587/90 and CHN.587/90.

Councillors visited the Solar Designs site immediately prior to the meeting. The Chairman opened the meeting by welcoming members of the public. It was recognised that this Application was unusually controversial, and he asked that Council should take an impartial objective and long term view. In the course of the subsequent discussions extracts were read from letters sent by two residents, by the owner of Solar Designs and by the Marketing Director.

The points made in discussion are shown in the attached document which has been sent to the Chief Planning Officer, County Cllr Mathews and District Cllr R Croft.

Solar Design 587/90 SINGLE STOREY EXTENSION

We make the following comments:

The form part 1 and V and VI has been filled in inaccurately. The proposal does affect a listed building and is in a conservation area.

The site plan indicates ownership of land at the entrance of the site outside the curtilage - there is a right of way over this land into the site but no right of ownership. This has been acknowledged by the Applicant in his original support document in 1984.

The District Council's refusal of the previous application CHN216/90 was made for very precise reasons - we do not consider that this present Application satisfactorily addresses these reasons.

We are mindful that the District Council, quite rightly, decided to preserve the Orchard to the east of the site in its existing state, in the 1984 Permission. The Applicant was therefore aware of the site restrictions from the outset.

The car park as proposed extends into the whole of the orchard area and as such can only cause an increased detrimental effect on the surrounding area. Residential and the Castle Grounds (Historic area). The amount of earthworks required to form this new car park area will inevitably lead to the loss of the many shallow rooted fruit trees. The gradients proposed will lead to an increase in noise and fumes from cars which will adversely affect the neighbouring area.

The increase to 57 cars on site will cause considerable traffic hazard at the entrance to the site. The area within the site, as shown, does not allow sufficient space for delivery vehicles to manoeuvre

We consider the proposal to protect neighbours by increasing the height of boundary walls and dense planting to be questionable particularly where a south boundary is involved. There is no time scale given to this planting scheme. Will the cars arrive first.

Council were concerned that the proposed development would not enhance the conservation area of the village. The proposed new building is positioned close to the south boundary and although material are in sympathy with the existing new extension they are out of context with the natural stone boundary walls. This is aggravated by the building being beyond and above the existing stone wall.

Council is very aware of the number of Parishioners employed and would not like to see Solar Designs cease operation in the Parish. Solar design now employs a higher proportion of non village persons than had originally been anticipated.

We are worried about the extent of the site development within a predominantly residential area.

Sept 11 1990
date

Alan Howland
Clerk Correspondent

Solar Design 588/90 PORTACABIN

We make the following comments:

The form Part I and V & VI has been filled in inaccurately. The proposal does affect a listed building and is in a conservation area.

The Site Plan - Portacabin is not sited as indicated - The fine lawn does not exist - the present car park is not as shown. Little of the landscaping shown on the plan exists. The footpath from the main entrance round the rear of the building does not exist.

The arrival of the Portacabin with only a modest increase in staff only aggravates the present parking problems on site and elsewhere in the village and increases the road safety aspect at the entrance to the site and in Hopcraft Lane

The Parish Council is concerned that these 'temporary' buildings may become a permanent feature of the site.

We deplore the manner in which these buildings were introduced to the site - without Planning Permission - in view of the recent refusal for further development on site which can only increase the existing difficulties.

At the meeting the Chairman read a letter from Solar Designs indicating that they were now looking to develop at Chipping Norton for additional product areas.

Council felt that this was no longer a cottage industry and had reached acceptable growth for Deddington.

The Company has indicated that amendments to this Application were to be made.

The Council would expect to be shown these amendments, however slight, before being considered by the District Council. This in view of the general concern in the village of this significant Planning Application.

11 Sep. 1990

Date



Clerk Correspondent