

Minutes of the planning meeting held in the Tolsey 4/1/2023

Present

Cllr. Peter Higgs, Mayor, Cllr Michael Taubenheim Chair of Planning, Cllr. Hugo Ashton, District Councillor, Cllr Jane Tunnell-Westmacott, Cllr. Jo Rushton, Cllr. Perryn Bruce Cllr. Derek Cotterill, Cllr. Jennie Craven, Cllr. Sue Lofthouse, Cllr Sarah Palmer, Cllr. David Cohen

The meeting was attended by the following residents of Burford:- Diane Marchington, Christine Reisboro, Jonathon and Julia Hart, Jane Rogers, Ken Gray, Julia Luck, Sue Ashton, Manfred and Gabi Schotten, Ken and Jenny Sparrowhawk, Christina McMaster.

Apologies from:- Maggie Andrews, Cllr John White

Old Bull Hotel 105 High Street Variation of Premises Licence

Manfred and Gabi Schotten, 109 High Street objected to the outside Music and Entertainment Licence, light pollution and the noise and smell of the necessary extractor fans. Manfred suggested that all cooking and music should cease at 10p.m. He pointed out that his bedroom window was less than 10 yards and as a grade two listed building double glazing was not an option. In the summer he, in common with others, have their bedroom windows open; this would no longer be possible

Christina McMaster. Castle's Yard, less than 20 metres from the Old Bull Garden, objected to the request for piped music to be available from 10a.m -11p.m. Clarification was required as to whether or not the proposed marquee for the garden would be classified as inside or outside. If classed as inside the music would be allowed until midnight, which is unacceptable to local residents

There were other objections with regard to the hours being allowed for use of the garden, light pollution and the fact that this garden was surrounded by residential properties, the owners of which would be subject to unacceptable levels of disturbance that would affect their quality of life and wellbeing. Also that this application is in contravention of policy EH8 that protects against events that are likely to cause public nuisance.

The Highway Inn 117 High Street, Variation of Premises Licence.

Christine Reisboro, living adjacent, on the southside, to The Highway Garden. Christine's property is a grade 2 star and as such cannot install double glazing. Christine and her husband object to any use of the garden as a public space. Such use of the garden, for food and music, would have a detrimental and disturbing effect on theirs and their neighbours lives, and as such should not be allowed.

Susan Ashton representing the Quaker meeting house that is situated between the gardens of The Highway and The Old Bull. The Quaker Meeting House, and garden, is a quiet contemplative space used not only on Sundays but as a refuge for people who need a moment of calm in their lives. Any variation to the licences would disrupt this function and as such should not be allowed. Also as an immediate neighbour to The Highway Inn she objects to any music taking place in the garden. **Cllr. Hugo Ashton** pointed out that The Old Bull's present licence forbids outside entertainment and in light of the many objection should not be changed.

Land East of Barns Lane . 22/03179/OUT

Ken and Jenny Sparrowhawk ,Roebuck Cottage Witney Street. Jenny and her two neighbours were extremely concerned about the water being directed towards their properties. Orchard Rise properties are being protected by an embankment which has the result of channelling all water towards their property. The attenuation pond will not cope with the amount of water projected. Water from the pond will soakaway, as intended, but will progress downhill to their property. This will cause, rising damp, subsidence and pollution of the springs from which they get their drinking water. A geologist is preparing a report to confirm these facts.

Cllr. Sarah Palmer of 1 Frethern Close pointed out that her home is below the level of the proposed development and has flooded in the past. Change of use from agriculture to residential will make this problem worse.

Ken Gray showed photographic evidence of the devastating impact that this development will have on the AONB. Ken also said that the photographs shown in the planning application are an incorrect and give a false impression of the true impact this development will have.

Vics Garage 22/00135/FUL

Cllr. Derek Cotterill made the following observations.

There has been no comment from OCC re the traffic reversing from the site onto a narrow busy road.

The historic wall between the site and Guildenford must be preserved as is.

The site should remain a commercial employment site and only after, and if, it has not been used as such for a period of one year a change to residential use could be applied for.

A construction and Traffic Management plan must be produced

Cllr Perryn Bruce pointed out that the recommended provision for parking spaces i.e. one per bedroom, has not been adhered to.

Decisions by the Council following the planning meeting.

Vics Garage 22/00135/FUL

To confirm our previous objections with the addition of the points mentioned in the minutes by Cllrs. Coterill and Bruce

Land East of Barns Lane 22/03179/OUT

The Council's objection has been sent to WODC and the meeting was urged to ensure that their personal objections are sent to WODC in good time.

The Old Bull Variation of Premises Licence

The Highway Inn Variation of Premises Licence.

Taking into consideration the comments of the many residents, who attended our planning meeting, we ask you to take into account the following observations that apply to both properties.

1. Noise levels broadcast from either establishment must not fall outside the regulations defined in the revised 1999 WHO Guidelines for Community Noise. These are a recommendation of 30 dba in the evening and 50 dBA daytime. The WHO ask that a general peak of 45 dBA should be avoided. WHO recommended levels must be adopted and adhered to.
2. It should be noted that properties close to The Old Bull & The Highway Inn are, due to their age and listed status, only fitted with single glazing therefore not benefitting from the noise reducing properties of double glazing.
3. Due to the proximity of several neighbours, the nearest being 10 metres, we would ask that music licences terminate at 10 p.m. allowing for the gardens to be vacated by 11p.m. and that the kitchen extraction fans be switched off at 10 p.m.
4. That the marquee proposed for The Old Bull be considered as outside space.
5. That only downlighting is used outside to keep light pollution to a minimum.