

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Lowlands Area Planning Sub-Committee
held via video conferencing at 2.00pm on **Monday 12 October 2020**

PRESENT

Councillors: Carl Rylett (Vice Chairman, in the Chair), Owen Collins, Maxine Crossland, Duncan Enright, Steve Good, Jeff Haine, Nick Leverton, Kieran Mullins and Harry St John.

Officers: Abby Fettes (Interim Locality Lead Officer Development Management), Miranda Clark, (Senior Planner Development Management), Esther Hill (Planner); Keith Butler (Head of Democratic Services) and Amy Bridgewater-Carnall (Senior Strategic Support Officer).

28. MINUTES

It had been highlighted prior to the meeting that Minute Number 24 – Declarations of Interest needed amending to include reference to the personal interest that Councillor Collins declared on application 20/00858/FUL.

Councillor Collins also advised that Councillor Luci Ashbourne's name had been misspelt in minute number 25. Officers agreed to amend the minutes accordingly and the Committee

RESOLVED: That, subject to the above amendments, the minutes of the meeting of the Sub-Committee held on 14 September 2020, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

29. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Councillors Harry Eaglestone, Ted Fenton and Hilary Fenton.

30. DECLARATIONS OF INTEREST

There were no declarations of interest from Members or Officers relating to matters to be considered at the meeting.

31. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Business Manager – Development Management, giving details of an application for development, copies of which had been circulated.

RESOLVED: That the decisions on the following applications be as indicated, the reasons for refusal or conditions related to a permission to be as recommended in the report of the Business Manager – Development Management, subject to any amendments as detailed below:-

(i) **20/01971/FUL – Pummys Cottage, 57 Sutton Lane, Sutton**

The Planning Officer advised that this item had been withdrawn from the agenda and would be considered at a later date.

(ii) 20/01152/FUL – 66 High Street, Witney

The Planning Officer, Miranda Clark introduced the application which contained a recommendation of approval. The application was for the construction of two semi-detached dwellings with amenity areas and replacement bin store.

The Committee were guided through the report and presentation slides and were advised that officers were content that the principle of development was compliant with the Council's housing policy and would have no detrimental impact on the historical setting of the listed building. The materials to be used had also been established via condition.

Ms Clark also signposted Members to the comments raised by the Town Council and reminded them the Council did not have standards set with regard to the size of properties.

Councillor Good addressed Members and proposed the officer's recommendation as laid out.

Councillor Leverton expressed his thanks to officers for reducing the size of the property from that originally proposed and queried the parking arrangements. He also asked officers if it would assist them to have minimum standards on room sizes established.

In response, Ms Clark explained that there was no parking provided because this was a town centre location. The Highways Authority also had no objection to the proposal and cycle storage had been included. In relation to the standard room size issue, officers felt that this was more of a Building Regulations matter,

Following a question from Councillor Enright, Ms Clark stated that she did not have the comparable dwelling sizes of neighbouring properties but it was noted that smaller units had been approved previously.

Councillor Enright also noted that the proposal included the removal of a building that could be considered sub-standard in the Conservation Area.

Councillor Mullins seconded the proposal and felt that the applicant had been amenable to the changes required by officers.

Having been proposed by Councillor Good and seconded by Councillor Mullins, the officer recommendation of approval was put to the vote and was carried.

Approved

(iii) 20/02143/HHD – Wheelwrights Cottage, Bridge Street, Shilton

The Planning Officer, Esther Hill introduced the application which contained a recommendation of approval. The application was for the construction of a detached garden room.

Officers advised that the application was before the Committee because the applicant was a District Councillor. Members were taken through the presentation slides, shown the location of the site and the proposed elevations.

Councillor Leverton thanked officers for the report and proposed that the application be granted as per officers' recommendations.

For clarification, Councillor Enright asked officers to confirm if the application would have been accepted on its own merits, if the applicant had not been a District Councillor. Miss Hill confirmed that the application complied with all policies and no objections had been received.

The proposal was seconded by Councillor St John.

Councillor Crossland concurred with her fellow Councillors and did not feel that the proposed building would be intrusive and doubted it would even be visible from outside the site.

The Officer recommendation of approval was then put to the vote and was carried.

Approved

32. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPLICATIONS WITHDRAWN

The report giving details of (i) applications determined under delegated powers was received and Members were given the opportunity to comment or ask questions of clarification.

In response to a question from Councillor St John, Mrs Fettes advised that the S106 documents relating to 20/01756/FUL, Eynsham Hall, North Leigh were available to view on line.

Having considered the report, the content was noted.

The meeting closed at 2.22 pm.

CHAIRMAN