

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the Meeting of the  
**Lowlands Area Planning Sub-Committee**  
held in Committee Room 1, Council Offices, Woodgreen, Witney, Oxon  
at 2:00 pm on **Monday 13 January 2020**

PRESENT

Councillors: Ted Fenton (Chairman), Carl Rylett (Vice Chairman), Joy Aitman, Maxine Crossland, Harry Eaglestone, Hilary Fenton, Jeff Haine, Nick Leverton, Kieran Mullins, Carl Rylett, Harry St John and Alex Postan.

Officers in attendance: Miranda Clark, Joan Desmond and Amy Barnes.

43. MINUTES

Councillor Haine advised that the appendices referred to were not attached to the minutes and the wording relating to one of the public speakers needed amending.

**RESOLVED:** that the Minutes be confirmed as a correct record and signed by the Chairman subject to the amendment to Minute number 40.

44. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Councillor Owen Collins and the following temporary appointments were noted:

Councillor Postan for Councillor Good

Councillor Aitman for Councillor Enright

45. DECLARATIONS OF INTEREST

Agenda Item 4 – Applications for Development

19/02371/FUL – Lavender Place, Queen Street, Bampton

Councillor Ted Fenton advised that he was the elected member for Bampton as well as being a resident of the village.

19/02406/FUL & 19/02407/FUL – Greensleeves, Blackditch, Stanton Harcourt

Councillor St John advised that he had undertaken work for the owners of the property but this had taken place a number of years ago.

46. APPLICATIONS FOR DEVELOPMENT

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

A schedule outlining additional observations received following the production of the agenda was circulated at the meeting, a copy of which is included within the Minute Book.

## **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;

### **3** 19/02371/FUL Lavender Place, Queen Street, Bampton

The Planning Officer, Mrs Joan Desmond, introduced the application and advised that the report included a recommendation of approval.

Mr Marc Bowles addressed the meeting in objection to the application. A summary of his submission is attached as Appendix A to the original copy of these minutes.

In response to a question from Councillor Crossland, Mr Bowles advised that the swimming pool was for his family's personal use and would be used recreationally by children aged 6 to 15 years old.

In response to a question from Councillor St John, Mr Bowles advised that he should have unfettered access across his land at all times, as detailed in his deeds.

The Planning Officer then presented her report and advised that there had been an increase in parking provision along with a number of amendments since the previous application to include privacy screens and obscured glazing on certain aspects of the building. She advised that officers were satisfied with the redevelopment for elderly accommodation, the amended plans and subject to conditions.

In response to a question from Councillor St John, Mrs Desmond confirmed that the existing ridge height was over seven metres (approximately 7.3m) with the proposed ridge height under nine metres (approximately 8.8m). This was equivalent to the height of Bampton House and equalled an increase of approximately 1.5 metres.

Mrs Desmond also confirmed that accommodation for the elderly was nationally recognised as being for those aged over 55 years. Cottsway Housing and WODC would manage that requirement and there was no need for a condition.

Councillor Haine referred to the speakers concern relating to the private right of way and noted that should scaffold be erected to the revised building line, this would encroach onto the road. Officers advised that this was a private legal matter and not a planning issue.

Councillor Haine also felt that the Juliette balconies to the rear of the property were not necessary, there should be planting added to screen the neighbouring swimming pool and queried if reconstituted stone could be used instead of buff brick and render.

He therefore proposed that the application be approved subject to the removal of balconies, additional planting to be added to screen the pool and for materials to be agreed with officer with a view to using reconstituted stone where possible.

This was seconded by Councillor Eaglestone.

During discussions, Members noted that the site visit had been useful and the query was raised as to what the Juliette balconies could be replaced with, as some of the Committee were conscious that adequate ventilation was needed, especially in the summer months.

Officers suggested that the agreement of details and revised plans be delegated to officers as the applicant would need to reconsider the windows and balconies. Councillor Haine agreed to the delegation.

Councillor Leverton raised a concern that the parking provision was very tight as many residents would have cars and he did not feel the bus service was very frequent. However, it was noted that the County Council had raised no objection subject to appropriate conditions, including a Construction Traffic Management Plan.

Members discussed the fact that the proposal did not appear to make provision for the installation of a lift and officers agreed to check the plans. It was felt that the Council should be demonstrating their expectation of this to developers. The Chairman also queried whether the length of time afforded to Condition 11, which related to the replanting of dying or damaged trees or shrubs, was long enough. Officers advised that any increase on the five year term could be challenged by the planning inspectorate.

A recommendation of approval subject to the removal of all balconies, additional adequate planting to screen the neighbouring swimming pool and materials to be amended to use reconstituted stone where possible, was then put to the vote and was carried. The approval of these details, via amended plans, was delegated to officers.

Approved

16 19/02406/FUL Greensleeves, Blackditch, Stanton Harcourt

Senior Planner, Miss Clark introduced the application and advised that the report contained a recommendation of refusal. She advised that the development site was in the Conservation Area, was adjacent to a listed building and Members had attended a site visit last week. She stated that the approximate height of the building was 8.5 metres, was of a mixed barn style with domestic fenestration details.

Mrs Judith Norris addressed the meeting in support of the application. A summary of her submission is attached as Appendix B to the original copy of these minutes.

The Senior Planner then presented her report and advised that officers did not feel the development related well to the area.

Councillor Postan stated that he supported the officers' recommendation of refusal because, in his opinion, one of the greatest monuments of this country was the open field pattern. He, therefore, proposed that the application be refused.

This was seconded by Councillor Hilary Fenton who felt that there was too much to lose by granting this permission and many trees would be lost as well as raising a number of underground issues.

A number of Members made reference to a nearby development, Butts Piece, which they felt was relevant to this application. Officers advised that the Butts Piece development had been considered when the Council did not have a Local Plan in place and the refusal reasons relating to this application remained relevant.

The Officer recommendation of refusal was then put to the vote and was carried for the reasons outlined in the report.

Refused

22 19/02407/FUL Greensleeves, Blackditch, Stanton Harcourt

Senior Planner, Miss Clark introduced the application and advised that the report contained a recommendation of refusal. The report stated that this application was for four dwellings, car parking and access and Members had undertaken a site visit following it's deferral at the last meeting.

Mrs Judith Norris addressed the meeting in support of the application. A summary of her submission is attached as Appendix B to the original copy of these minutes.

The Senior Planner then presented her report and explained that officers were concerned with the scale and layout of the development which would urbanise the area. She reminded Members that the hedgerow referred to in the report could be removed in the future and she reiterated the reasons for refusal as detailed.

Councillor Levy stated that he felt the development was incongruous with the surrounding area and supported the officer's recommendation. He therefore proposed that the application be refused for the reasons laid out.

This was seconded by Councillor Postan who made reference to the previous application along with the application refused in 2017. He felt strongly that heritage meadows needed to be saved and preserved and the character of the area should remain open.

The Officer recommendation of refusal was then put to the vote and was carried for the reasons outlined in the report.

Refused

32 19/02904/FUL The Bungalow, New Road, Sutton

Senior Planner, Miss Clark introduced the application which contained a recommendation of approval.

Mr Paul Hoddy addressed the meeting in support of the application. A summary of his submission is attached as Appendix C to the original copy of these minutes.

The Senior Planning Officer then presented her report and advised that the previous application had been withdrawn and resubmitted. Officers had no objection to the materials and there was no objection from the County

Council regarding parking provision. She highlighted the conditions relating to the need for a Construction Management Plan and the residential restriction to the first floor of the garage. In summary, officers did not feel there would be any visual harm to the Conservation Area or adjacent properties.

Councillor Postan proposed that the application be approved as he did not feel that the development materially affected the value of the Conservation Area.

This was seconded by Councillor St John.

Following a question from Councillor Haine, officers confirmed that there were two parking spaces available in the garage plus the turning area where additional space could be used. It was also confirmed that the driveway would require constructing prior to the dwelling to allow construction traffic access.

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

Approved

#### 47. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISIONS

The report giving details of applications determined by the Business Manager – Development Management under delegated powers and appeal decisions was received and noted.

The meeting closed at 3.20 pm.

CHAIRMAN