

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Lowlands Area Planning Sub-Committee
held via video conferencing at 2.00pm on **Tuesday 26 May 2020**

PRESENT

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

Officers: Phil Shaw (Business Manager Development Management), Abby Fettes (Interim Locality Lead Officer Development Management), Miranda Clark, (Senior Planner Development Management), Keith Butler (Head of Democratic Services) and Amy Barnes (Senior Strategic Support Officer).

1. MINUTES

Councillor Leverton advised that one of the paragraphs of Minute 61 on page 7, outlining his address to the Committee, was inaccurate. He was not the Ward Member for the area and requested that the minutes be amended to read as follows:

“Councillor Leverton advised that he was aware that lengthy attempts with the applicant had been made to request compliance but unfortunately, this had not been achieved.”

The Chairman advised that the content of the minutes had been queried the applicant of the Milestone Road proposal, however, officers were content that it captured the main issues debated and the advice given. The Business Manager Development Manager provided Members with a brief update and advised that the application would likely return to Committee for deliberation in due course.

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 16 March 2020, copies of which had been circulated, be approved as a correct record and signed by the Chairman subject to the amendment above.

2. DECLARATIONS OF INTEREST

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

3. 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:-

3 19/02616/FUL - Manor Dairy Farm, Shilton

The Business Development Manager, Mr Shaw, introduced the application and took Members through the report and presentation slide pack. He advised that a number of communications had been received by the Leader of the Council, including photographs of the site, but the content of the communication was not relevant to the discussion and decision required.

Mr Shaw explained that a representation had been received by the British Horse Society and their concerns had been covered by conditions. This was a part retrospective application and Members were advised that the activity on site did not require planning permission if carried out in an initial 28 day period. Officers had assessed the application as a new building due to the level of work already carried out and did not feel that the structure looked incongruous in the setting.

With regard to the issue of noise and impact on safety, there was no record that any accidents had been reported in the previous ten year period.

Officers were recommending approval of planning permission and the Committee was reminded that any matters raised in the press relating to criminal activity were not a material consideration in this instance, permission would be granted to the land use and not the land user and any decision could be considered unlawful if taken on anything but the planning merits of the case.

Mr Shaw highlighted that condition 8 of the report would be amended to clarify the winter and summer months, thereby reflecting the wording used in Condition 3.

Following a question from Councillor St John, Mr Shaw described the access as a rough track with some residential properties leading off it. The concrete track developed into a farm track further down and most people would access the area on foot after the hardstanding finished.

Councillor Leverton queried the presence of a bath in the drawing on page 7 of the presentation pack and asked if this could be amended to deter the applicant from using the building as a dwelling. Mr Shaw advised that this had been queried by officers and they had been advised that the building was solely to be used as a clubhouse and not residential. He also reminded Members that if there was any indication that it was being used as a dwelling in the future, the Council would be able to take appropriate enforcement action.

In response, Councillor Leverton queried if there could be a time limit added to the conditions, stopping the applicant asking for a change to residential use for the next twenty years. Officers advised that an applicant could continue to submit applications and pay the fee accordingly. The matter would be scrutinised appropriately each time.

Following a question from Councillor St John, Mr Shaw advised that the permission was for silent flight aircraft and, having assessed the case, Environmental Health were satisfied with the conditions being applied.

Councillor Crossland stated that although she was reticent to retrospective applications she felt the application could be supported if controlled with careful conditions. She was not content with the inclusion of the bath in the drawings and proposed the officers

recommendation, subject to negotiations with the applicant regarding the removal of the bath from the plans.

This was seconded by Councillor Leverton.

Councillor Mullins raised concerns about the reference in the report to re-using the existing structure and received clarity from the officers as to the sections of the building that had been retained. He suggested limiting the number of members to the club as he felt too many would have a detrimental impact on parking and the bridleway.

Mr Shaw highlighted the condition restricting the number of aircraft in flight at one time but felt that limiting the number of people allowed on site could be difficult to enforce. He suggested amending the wording to Condition 10, limiting the number of cars on site to five at any one time and advised that the size of the building would naturally limit the number of attendees.

The option of limiting the number of annual events held on site was discussed but some Members felt this was not necessary.

It had been proposed and duly seconded that the application be granted as per officers' recommendations with an amendment to the wording in Condition 8, an amendment to Condition 10 to refer to a maximum of five cars on site at any one time and subject to officers liaising with the applicant regarding the removal of the bath from internal drawings.

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

Approved

18 19/00266/S73 - Bournmead, Clanfield Road, Weald, Bampton

The Planning Officer, Ms Clark introduced the application.

Information contained in the follow on report advised that Section 3 (Applicant's Case) of the Committee Report, was incorrect and the accurate wording of paragraphs 3.1 to 3.4 were detailed.

The Planning Officer then presented her report containing a recommendation of approval. She advised that the applicant was seeking consent for design changes and the provision of accommodation remained unchanged. Permission was subject to Conditions 1 to 9 as outlined in the report.

Councillor Ted Fenton proposed that the application be granted as per officers recommendations as he felt the changes provided a more balanced design.

This was seconded by Councillor Rylett.

Councillor Crossland raised an issue with size of the drawings provided which she found difficult to view. She therefore did not feel she was in a position to make an informed decision and advised she would abstain from voting.

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

Approved

23 20/00382/FUL - Land South East of Grayshott House, Bampton

The Planning Officer, Ms Fettes introduced the application containing a recommendation of approval.

Information contained in the follow on report outlined a response received from WODC Drainage Engineers on 12 May 2020 advising on type and location of grate and stating that a wayleave agreement would be required.

A public submission had been received and was read out on behalf of Mr Paul Slater. All Members had also been emailed directly on 22 May 2020 and were sent 3D drawings of the site. A summary of his submission is attached as Appendix A to the original copy of these minutes.

The Planning Officer then presented her report and advised that the main issue raised was the design of the proposed dwelling in that location. However, the Conservation Officers had considered the proposal and were satisfied. The materials would be stone and slate and the dwelling sat well down in the site. Ms Fettes highlighted the drainage issues raised and advised that the conditions would be amended to reflect the up to date information received.

Councillor St John proposed that the application be granted as per officers' recommendations, subject to the amendment to the drainage conditions.

This was seconded by Councillor Haine who was content that the original insertion of a 2m fence was to be replaced with hedgerow planting.

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

Approved

32 20/00824/FUL - 87 High Street, Standlake

The Planning Officer, Ms Clark introduced the report which contained a recommendation of approval. The application sought renewal of the 2017 approval for a new building to be used as an annexe.

The report was being considered at Committee due to an objection having been received from Standlake Parish Council who felt this was overdevelopment of the site. The Parish Council had requested that a condition be attached stating that the annexe must remain as an annexe to the main property and not sold as a separate dwelling.

Officers had included a condition clarifying that the accommodation would be occupied by members of the family or staff employed at the dwelling house known as The Limes, 87 High Street.

Following a question from Councillor St John, the Chairman clarified that the residential location of the applicant was not a planning concern.

Councillor Good proposed that the application be granted as per officers' recommendations and stated that he had noted the concern from the Parish Council and was comfortable with the condition proposed by officers.

This was seconded by Councillor Eaglestone.

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

Approved

4. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISIONS

The report giving details of applications determined under delegated powers was received and noted.

The Planning Officers outlined the appeal decisions recently received and Members noted that the Inspector had agreed with Members on all three of the decisions made as noted in the report.

Prior to the close of the meeting, the Business Manager, Development Management, Mr Shaw took the opportunity to thank all staff for their continued dedication to the team during the recent Coronavirus crisis. He highlighted the large number of applications that had been dealt with under delegated powers and he praised officers for their hard work.

In response, Councillor Good felt that all Members should express their gratitude to the planning team who had been working hard under the current circumstances.

The meeting closed at 3:45 pm.

CHAIRMAN