

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Lowlands Area Planning Sub-Committee
held via video conferencing at 2.00pm on **Monday 13 July 2020**

PRESENT

Councillors: Ted Fenton (Chairman), Carl Rylett (Vice Chairman), Owen Collins, Maxine Crossland, Duncan Enright, Hilary Fenton, Jeff Haine, Nick Leverton, Kieran Mullins and Alex Postan.

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

11. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 15 June 2020, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

12. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence.

Councillor Alex Postan substituted for Councillor Harry St John.

13. DECLARATIONS OF INTEREST

Councillor Rylett declared an interest in application 20/01144/HHD – 58-60 Acre End Street, Eynsham because the applicant was known to him and he left the meeting whilst the item was discussed.

14. 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:-

20/00375/S73 - Land At The Paddocks, Weald Street, Weald, Bampton

The Business Manager – Development Management, Mr Shaw introduced the application on behalf of the case officer.

Information contained in the Additional Representations report outlined a further representation from a resident, objecting to the application.

Mr Shaw advised that the applicant had agreed to increase the number of caravans being occupied by Gypsy and Traveller families to four, leaving two to be sub-let.

Mr Shaw explained that this was an opportunity to regularise the use of the units on site and provide officers with a measure of control over the habitation of the caravans. He noted the concerns raised by nearby residents relating to the actions for some of the occupiers, but reminded Members that these were not planning matters.

Following a question from Councillor Leverton, Mr Shaw advised that it was not felt that the two units being sub-let constituted a business as such and had been viewed as an opportunity for individuals to rent accommodation at a cheaper rate than was available elsewhere. With regard to the issue of precedent being set, Mr Shaw provided the analogy of a holiday let or a tied unit associated with a host unit and assured that officers were satisfied that the two sub-let units were subordinate.

Councillor Crossland addressed Members and whilst in support of the opportunity to provide housing in an expensive area, she was mindful of the difficulties that were often linked with travelling community sites. She noted the scheme introduced by one area who had entered into a contract with Thames Valley Police to employ a part time, PCSO and felt this could be one way of addressing local residents concerns.

Councillor Postan was supportive of the application and felt that it was important for gypsy and traveller sites to be integrated into the community. He therefore proposed that the application be granted as per officers' recommendation.

This was seconded by Councillor Leverton.

The Officer recommendation of approval was then put to the vote and was carried and it was noted that four of the six units would be limited to the travelling community.

Approved

20/01144/HHD - 58 - 60 Acre End Street, Eynsham

The Interim Locality Lead Officer, Mrs Fettes, introduced the application and advised that the proposal was before Committee because the applicant was a West Oxfordshire District Councillor. The recommendation was to approve the application.

Following a question from Councillor Enright, Mrs Fettes confirmed that the application would not have come to committee if the applicant was not an elected member and there was nothing unusual with the proposal. A larger extension was approved last year and this was a reduction in size.

Councillor Leverton felt it was a good design and in keeping with the surrounding area.

Councillor Enright proposed that the application be granted as per officers' recommendations and this was seconded by Councillor Ted Fenton.

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

Approved

15. PUBLIC PATH DIVERSION, LAND ON STANTON HARCOURT ROAD, OLD STATION WAY, EYNSHAM

The Sub-Committee considered a report from the Business Manager, Development Management, which sought authority for Officers to make a Public Path Diversion Order

under Section 257 the Town and Country Planning Act 1990 and carry out the required statutory consultation upon it.

The report advised that the diversion was necessary to enable a permitted scheme for extension to an existing manufacturing and office building, two storey research and development building and two storey office building, creation of new vehicular access onto B4449 with associated gatehouse, provision of 316 car parking spaces, creation of wildflower meadow and diversion of public footpath.

These works would not be compatible with the existing route of the right of way, however, the path would remain accessible and enjoyable to the public as a consequence of the diversion.

The Business Manager Development Management introduced the report and explained that the matter was before committee as officers did not have delegated powers to authorise the order. He outlined the previously approved factory extension which had resulted in the path needing to be rerouted and advised that officers were content with the proposal.

Councillor Rylett stated that he knew the footpath which was well used. Although he felt it doubled back a bit, he was happy to see the diversion go ahead. He proposed the officers' recommendation and this was seconded by Councillor Leverton.

RESOLVED: That the Business Manager Development Management be authorised (i) to make the Order and carry out public consultation, consistent with the drafted Order attached to the report; and (ii) to confirm the Order if it is unopposed.

16. APPLICATIONS DETERMINED UNDER DELEGATED POWERS, APPLICATIONS WITHDRAWN, AND APPEAL DECISION

The report giving details of (i) applications determined under delegated powers or withdrawn; and (ii) an appeal decision, was received and noted.

The meeting closed at 2.40 pm.

CHAIRMAN