

## Democratic Services

**Reply to:** Amy Bridgewater-Carnall

**Direct Line:** 01993 861522

**Email:** [democratic.services@westoxon.gov.uk](mailto:democratic.services@westoxon.gov.uk)

### Council Offices

Woodgreen

WITNEY

Oxfordshire OX28 1NB

Tel: 01993 861000

[www.westoxon.gov.uk](http://www.westoxon.gov.uk)



WEST OXFORDSHIRE  
DISTRICT COUNCIL

23 December 2020

## SUMMONS TO ATTEND

**MEETING:** LOWLANDS AREA PLANNING SUB-COMMITTEE

**PLACE:** TO BE HELD VIA VIDEO CONFERENCING BECAUSE OF SOCIAL DISTANCING REQUIREMENTS AND GUIDANCE (see [note](#))

**DATE:** MONDAY 11 JANUARY 2021

**TIME:** 2:00 pm

---

### Membership of the Sub-Committee

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

---

### RECORDING OF MEETINGS

The law allows the council's public meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Officer know before the start of the meeting.

---

### A G E N D A

1. **Minutes of the meeting held on 14 December 2020 ([copy attached](#))**

2. **Apologies for Absence and Temporary Appointments**

3. **Declarations of Interest**

To receive any declarations of interest from Councillors relating to items to be considered at the meeting, in accordance with the provisions of the Council's Local Code of Conduct, and any from Officers.

4. **Applications for Development (Report of the Business Manager – Development Management – schedule [attached](#))**

#### Purpose:

To consider applications for development, details of which are set out in the attached schedule.

Recommendation:

That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.

**5. Applications Determined under Delegated Powers, Withdrawn Applications; and Appeal Decisions (Report of the Business Manager – Development Management - [copy attached](#))**

Purpose:

To inform the Sub-Committee of applications either determined under delegated powers or withdrawn, together with appeal decisions.

Recommendation:

That the report be noted.



Giles Hughes  
Chief Executive

This agenda is being dealt with by Amy Bridgewater-Carnall Tel: (01993) 861522  
Email: [democratic.services@westoxon.gov.uk](mailto:democratic.services@westoxon.gov.uk)

Note: Councillors will be sent an invitation to the remote meeting via Cisco Webex. Members of the public may view the meeting via [Facebook Live](#). A Facebook account is not required.

## WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the  
**Lowlands Area Planning Sub-Committee**  
held via video conferencing at 2.00pm on **Monday 14 December 2020**

### PRESENT

Councillors: Ted Fenton (Chairman), Carl Rylett (Vice Chairman), Owen Collins, Maxine Crossland, Harry Eaglestone, Duncan Enright, Hilary Fenton, Steve Good, Jeff Haine, Richard Langridge, 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), Kim Smith (Principal Planner, Enforcement); Stuart McIver (Career Grade Planner); James Nelson (Trainee Planner); Keith Butler (Head of Democratic Services); Amy Bridgewater-Carnall (Senior Strategic Support Officer); and Ben Amor (Strategic Support Officer).

### 38. MINUTES

**RESOLVED:** That the minutes of the meeting of the Sub-Committee held on 9 November 2020, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

### 39. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence or temporary appointments.

### 40. DECLARATIONS OF INTEREST

Councillor Ted Fenton disclosed an interest in applications numbers 20/01893/FUL and 20/01894/LBC by virtue of his previous long-term employment by Cokethorpe School and left the meeting during the consideration of these applications. Councillor Rylett took the Chair for these items.

Councillor Crossland declared an interest in application 20/02650/HHD 105 Burford Road, Carterton because she lived close to the application site and had requested the item be considered at Committee in her capacity as Ward Councillor.

### 41. 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.

**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) 20/01444/HHD – Razzi House, 31 Moorland Close, Witney**

The Planning Officer, James Nelson introduced the part retrospective application for the installation of a raised patio, fencing and associated landscaping. He presented his report which contained a recommendation of approval and drew Members attention to the condition requiring details of planting and adequate screening.

Councillor Enright proposed that the application be granted as per officers' recommendations and this was seconded by Councillor Langridge who felt that the concerns raised had been satisfactorily addressed by officers.

In response to a question from Councillor Leverton, Mr Nelson advised that the patio had been reduced by one metre on the east and western boundaries with planting provided. He stated that it was not usual practice for officers to request drainage conditions on an application of this type.

The Officer recommendation of approval was then put to the vote and was carried subject to the conditions detailed in the report.

Approved

**(ii) 20/01500/FUL – 26 Park Road, North Leigh**

The Planning Officer, Mr Stuart McIver introduced the application for the installation of vehicular access. He presented his report which contained a recommendation of approval and drew Members attention to the comments from the Highways Authority.

Information contained in the follow on report advised that an informative would be added to any permission granted requiring the applicant to submit formal notice to the landowner regarding the right of access across land which was not under the applicant's ownership.

Councillor St John referred to the objection from the Parish Council and raised a concern about the number of cars on site at school pick up time and queried if the area could be conditioned to restrict it to access for garden use only.

In response, Mr McIver explained that the Council owned the land to the rear of 26 Park Road and advised that an individual could submit a planning application for land they did not own, as long as they notified the owner. He referred Members to the informative being suggested in the Additional Representations report.

Members queried which area of land the County Highway's comments referred to and were advised by officers that the team had been in receipt of all of the plans and had assessed it appropriately.

Councillor Langridge sympathised with the comments made but reminded Members that they could not make any assumptions about the potential motives for the application and therefore proposed that the application be granted as per officers recommendations.

This was seconded by Councillor Good who recognised that it was not an easy application to assess.

Councillor St John requested that a condition be added limiting access to the use of the single dwelling and garden and asked if planning permission would be needed for any

hardstanding installed. Officers agreed to double check with the Highway's Department regarding their comments.

The Officer recommendation of approval was then put to the vote and was carried subject to the amendment of condition 4 as detailed below:

Approved

- 4) The vehicular access hereby permitted shall be used solely for the purposes as stated in the applicant's supporting planning statement dated the 16th June 2020 (to allow the collection and disposal of garden waste and cuttings and also to allow additional parking for the plot) and for no other purpose without the prior express consent of the Local Planning Authority.

REASON: The access is of insufficient standard to serve a more intense use, and for the avoidance of doubt as to what has been submitted.

**(iii) 20/01893/FUL – Cokethorpe School, Cokethorpe Park, Ducklington**

In accordance with his earlier disclosure of interest, Councillor Ted Fenton left the meeting during the consideration of this and the following application, and the Vice Chairman of the Sub-Committee, Councillor Carl Rylett, took the chair.

The Planning Officer, Ms Miranda Clark introduced the application for the demolition of the existing changing room building and construction of a new science building; erection of a single storey changing room building together with associated hard landscaping and soft landscaping works. She presented her report which contained a recommendation of approval and an amended presentation was circulated prior to the meeting for reference.

This item was taken in conjunction with application 20/01894/LBC which dealt with the Listed Building Consent for the site.

Information contained in the follow on report advised that Historic England now raised no objection and summarised the revised proposal which addressed the points raised by Historic England and the District Council. A supporting statement from the applicant was summarised and conditions had been included relating to sample materials and the impact on the listed building was considered acceptable.

Councillor Good addressed Members and highlighted the school's excellent reputation. He felt the application preserved the history of the area whilst enabling the school to evolve. Having received a satisfactory response from Historic England, Councillor Good proposed that the application be granted as per officers recommendations.

This was seconded by Councillor Leverton who applauded all parties involved for making ground quickly with the application.

Following a query from Councillor Langridge, officers confirmed that the Conservation Design Officer was content with the proposal and was satisfied that the views would not be spoiled.

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

Approved

**(iv) 20/01894/LBC – Cokethorpe School, Cokethorpe Park, Ducklington**

The Planning Officer, Ms Miranda Clark introduced the application for the demolition of the existing changing room building and construction of a new science building; erection of a single storey changing room building together with associated hard landscaping and soft landscaping works. She presented her report which contained a recommendation of approval and an amended presentation was circulated prior to the meeting for reference.

This item was taken in conjunction with application 20/01893/FUL which dealt with the planning permission for the site.

Information contained in the follow on report advised that Historic England now raised no objection and summarised the revised proposal which addressed the points raised by Historic England and the District Council. A supporting statement from the applicant was summarised and conditions had been included relating to sample materials and the impact on the listed building was considered acceptable.

Councillor Good addressed Members and highlighted the school's excellent reputation. He felt the application preserved the history of the area whilst enabling the school to evolve. Having received a satisfactory response from Historic England, Councillor Good proposed that the application be granted as per officers recommendations.

This was seconded by Councillor Leverton who applauded all parties involved for making ground quickly with the application.

Following a query from Councillor Langridge, officers confirmed that the Conservation Design Officer was content with the proposal and was satisfied that the views would not be spoiled.

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

Approved

(The Chairman, Councillor Ted Fenton, was readmitted to the meeting.)

**(v) 20/02416/FUL – 79 Milestone Road, Carterton**

The Planning Officer, Miranda Clark introduced the application and advised that the report contained a recommendation of refusal.

Mr Harry Watts addressed the Committee in objection to the application. A summary of his submission is attached as Appendix A to the original copy of these minutes.

Mr Ian Coleman addressed the Committee, representing the applicant, in support of the application. A copy of his submission is attached as Appendix B to the original copy of these minutes.

Information contained in the follow on report advised that a further representation had been received and was summarised for information.

The Planning Officer outlined the proposal and advised that revised plans had been received and the general design principle was acceptable. However, officers still had concerns about the siting, design and form of the development and requests of the applicant to reduce the number of dwellings from eight to six had not been forthcoming.

Officers therefore felt that the proposal should be refused as the proposed building would appear overly dominant and would affect the appearance of the streetscene.

Councillor Leverton supported the officers summary and felt that the proposal would upset the street scene. He therefore proposed that the application be refused as per officers recommendations.

This was seconded by Councillor Haine who agreed with the comments made.

Following a query from Councillor St John, Mr Shaw clarified the access points on the site plan.

Members noted that there was a need for one bedroom properties in the area and in response to comments made by Mr Coleman, did not agree that there had been any poor conduct of or impropriety by staff.

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

Refused

Note to Applicant:

For the avoidance of doubt, some form of additional development is considered acceptable in principle. However, the proposal as submitted would constitute an over development of the site and a smaller scale form is considered would be more appropriate within this location and as such more likely to secure consent.

**(vi) 20/02650/HHD – 105 Burford Road, Carterton**

The Planning Officer, Miranda Clark introduced the application and advised that the report contained a recommendation of approval. The proposal was for the relocation of the fence which required permission due to its height which officers did not feel would affect the street scene.

Councillor Crossland addressed Members and advised that she was representing the views of residents. She referred to the original design scheme of the estate which had been of an 'open garden aspect'. She highlighted a number of concerns with the proposal which she felt was too dominant, would affect the view along the road, should respect the landscaping character and would affect the street scene.

Councillor Crossland therefore proposed that the application be deferred for one month to enable officers to discuss the height and siting of the fence with the applicant.

This was seconded by Councillor Leverton who felt that the fence would be an eyesore.

Councillor Langridge commended Councillor Crossland on her defence of the area and agreed with some of her comments. However, he noted that change happened and this application involved the height of the fence and its proximity to the highway, with no technical objections being put forwards.

Following a query from Councillor Haine, officers confirmed that the land the fence would be placed on was in the ownership of the applicant and there were no open plan conditions

attached to the historical application. It was noted that there were open plan restrictions on nearby Cotswold Way but not on Burford Road.

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

Deferred

42. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPLICATIONS WITHDRAWN

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

43. ENFORCEMENT UPDATE: THE PADDOCKS, BAMPTON

The Principal Planner, Enforcement, Kim Smith delivered an update on The Paddocks, Bampton which had been the subject of breaches of planning control.

The report noted that the site had originally gained consent for a limited number of Gypsy caravans but, in recent years, a significantly higher number of units had been placed on the land and a number of them were occupied by non Gypsy residents.

Section C of the report summarised the breaches and actions taken over the last few years to address the issues, which involved other services areas and external agencies.

Mrs Smith answered a number of questions from Members and outlined how officers hoped to address the issues moving forwards.

The report was noted.

44. FUTURE FREQUENCY OF MEETINGS OF THE SUB-COMMITTEE

The Sub-Committee considered the previously circulated report of the Head of Democratic Services, which asked it to consider whether, from 2021/22, it would be prepared generally to meet on a four-weekly cycle rather than once a calendar month.

Most Members were supportive of the proposal, however, it was noted that some were very used to the meetings being on set days of the month and would find it more difficult if that were to change.

**RESOLVED:** That the report be noted.

Prior to the close of meeting, the Chairman took the opportunity to thank all Members and officers for their work over the past year.

The meeting closed at 3:55 pm.

CHAIRMAN



# **WEST OXFORDSHIRE DISTRICT COUNCIL**

## **LOWLANDS AREA PLANNING SUB-COMMITTEE**

**Date: 11th January 2021**

### **REPORT OF THE BUSINESS MANAGER-DEVELOPMENT MANAGEMENT**



**Purpose:**

To consider applications for development details of which are set out in the following pages.

**Recommendations:**

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

***List of Background Papers***

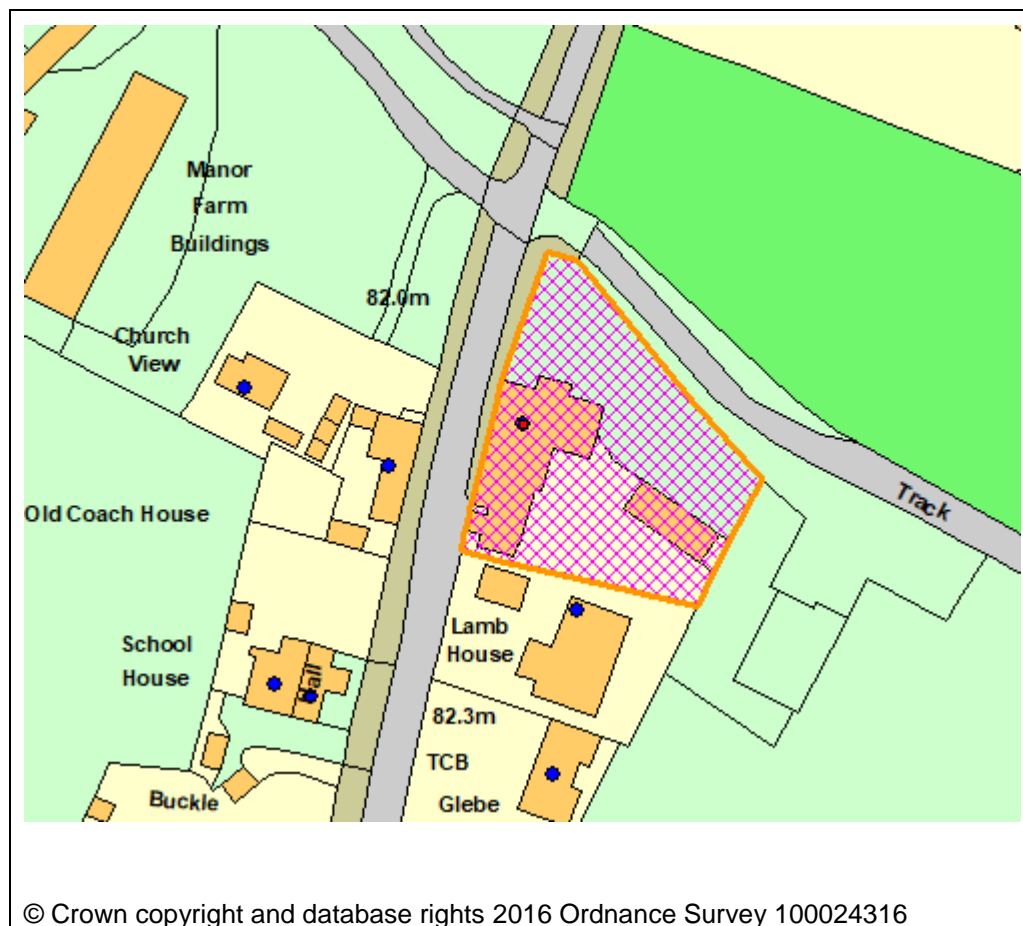
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from [www.westoxon.gov.uk/meetings](http://www.westoxon.gov.uk/meetings)

| <b>Application Number</b> | <b>Address</b>                                     | <b>Page</b> |
|---------------------------|--|-------------|
| 20/02358/FUL              | <a href="#">Chilli Pepper, Broadwell, Lechlade</a> | 2           |
| 20/02650/HHD              | <a href="#">105 Burford Road, Carterton</a>        | 9           |

|                         |  |
|-------------------------|--|
| Application Number      | 20/02358/FUL   |
| Site Address            | Chilli Pepper<br>Broadwell<br>Lechlade<br>Oxfordshire<br>GL7 3QS |
| Date                    | 21st December 2020   |
| Officer                 | Stuart McIver  |
| Officer Recommendations | Approve  |
| Parish                  | Broadwell Parish Council   |
| Grid Reference          | 425230 E 203996 N  |
| Committee Date          | 11th January 2021  |

### Location Map



### Application Details:

Change of Use from Restaurant/Bar (A3) to Residential (C3)

### Applicant Details:

Francesca Barrow  
Chilli Pepper, Broadwell, Lechlade, Oxfordshire, GL7 3QS

## I CONSULTATIONS

### I.1 Parish Council

Thank you for consulting the Broadwell Parish Meeting over this proposal. I have consulted widely in the village.

There is an unhappy recent history to the village pub. When the Five Bells was bought by the present owners, the prospect of its resurrection as a pub/restaurant was initially widely welcomed by the village, but it failed to thrive, unlike several pubs in neighbouring villages, and it shut down as a pub in the late noughties. The application for change of use to residential in 2009 was widely opposed within the village. There was some optimism that the pub would re-open when part of the pub garden was sold off for development under a Section 106 condition, freeing up working capital to invest in the pub. However, we have seen no evidence of any serious attempt to reopen the business as a pub. Whether the pub could become a viable business again turns very largely on the price that a motivated buyer would have to pay for it. The Bell in neighbouring Langford was bought in 2016/2017 at - we surmise - well below the price that it would command as a residential property, and rapidly established itself as a very successful gastropub. When we emerge from the pandemic, there is no reason why the same could not happen in Broadwell. The area is an affluent one, and there are no grounds for thinking the market for pub/restaurants is saturated. Before the pandemic, it was often hard to secure reservations in the Bell at Langford, the Five Alls in Filkins, the Plough at Alvescot and the Plough at Kelmscott. I attach as an annex a list of potential pub users drawn up by one of those I consulted, supplemented by illustrative comments by others on the potential value of the village pub.

Of the households that have let me have comments on the proposal, only one favours a straightforward change to residential use. Another household would support change of use provided that a condition were attached that stipulated at least part of the property should become social housing. (There is an unmet need in the village for at least some social housing.) The fourteen other households who have responded are all opposed to the change of use. Several thought that there had been no serious effort to market the pub at a realistic commercial price, that would meet the requirement in paragraph 6.68 of the Local Plan for a "robust marketing exercise" to establish whether a community asset was non-viable. Overall, therefore, the village feels strongly that WODC should not make an exception in this case to its policy of retention of pubs as community assets. The pub is potentially an Asset of Community Value and should be treated as such. If, however, the planning committee decides that the pub could never become a viable business, we would commend to members the suggestion that at least part of the property is designated as social housing. Finally, several residents have asked whether all the proceeds of the Section 106 sale of part of the garden have been used up. (We

understand that this money was to be held in an escrow account, to be monitored by WODC.) Please could you let us know what would become of any unspent monies (a) if the pub were sold as a business and (b) if it were sold as residential property. Logic dictates that any unspent monies should pass to anyone who buys the pub as a commercial venture.

#### Annex A: potential pub users and beneficiaries:

There are many potential revenue streams that a potential buyer of the pub could target through advertising and signage to make it a viable commercial enterprise. These include:

- The Colston Tennis club
- The Broadwell Bowling club
- Walkers passing through the village
- Cyclists and cycle clubs passing through the village
- Classic car and motorbike clubs that occasionally pass through the village
- RAF personnel stationed at RAF Brize Norton (permanent and visiting)
- Camping and Caravan people staying at the campsite near to Bradwell Village
- Visitors to the church (including the potential for Christening parties, small wedding receptions and wakes.)
- Visitors to the Manor Farm open days
- Visitors to the Woollen Mill in Filkins
- People visiting the site of RAF Broadwell and the solar farm, if the pub was advertised there
- Visitors (UK and overseas) to local B & B establishments such as Finial House.
- Readers of the Parish Pump
- Residents of Broadwell and Kencot, and other nearby villages

Finally, running the pub as a business could well provide full time or part time local employment opportunities, which will be particularly welcomed after these difficult times have passed.

Illustrative comments on the value of the village pub

"I moved back to Broadwell this year. The lack of a village pub is devastating. A focal point providing good honest food, refuge, pints and takeaway is a huge asset to a small independent village like Broadwell. You only need to look up the road to The Plough or the Bell to see how much demand there is. The thriving local tennis club is crying out for a post-match debrief base."

"As a frequent visitor to Broadwell I go to the local pubs: The Bell, The Plough and The Five Alls very regularly, due to intense demand they are often so busy it's hard to book a table there. In the brief period The Chilli Pepper was 'open for business' it was sadly not

open long enough nor frequently enough across the week to present itself as a viable destination for customers."

"We are of the opinion the original decision should be upheld. It could be a successful pub, if it was only properly managed. By example of The Bell at Langford. I thought the sale of the land of the Pub garden was to be reinvested to reopen?"

"We have spent a fair bit of time discussing this, and we are supportive of the original decision."

" We strongly believe that we should continue to contest the proposal to convert to domestic use. In the nine years we have lived in the village there has been no effort whatsoever to test whether a business is viable, in that time we have seen The Bell in Langford change hands 3 times to now become (not withstanding Covid 19) an extremely successful business. We are sure with effort this could be replicated at the Chilli Pepper. How the current value is derived at for a commercial premises is unfathomable."

I.2      WODC Business Development      I am unable to support the application for change of use to residential. The building has hosted successful businesses in the past and I am confident that it is capable of doing so again. It is the last pub in the village and, as such, is an important community facility that should be retained.

I.3      OCC Highways      The proposal, if permitted, will not have a significant detrimental impact ( in terms of highway safety and convenience ) on the adjacent highway network

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission.

I.4      WODC Drainage Engineers      Thank you for sending me the attached consultation for 20/02358/FUI, although the proposal does not warrant any flood risk or surface water drainage comments.

I.5      Newt Officer      Thank you for consulting me on the above planning application. The proposed change of use will not impact great crested newts, so I have no comments to make regarding great crested newt mitigation or licensing.

## **2      REPRESENTATIONS**

2.1      Four objection comments have been received. A summary of the comments is as follows:

- The pub would, if it was open, be a valuable asset to the local community
- The pub has not been open for 10 years, therefore how can it be deemed economically unviable
- Other local pubs have managed to be successful

- The pub has not been marketed at a realistic price for a business
- The pub has not been managed correctly
- The decision of the Inspector ref APP/D3125/A/10/2125810 dated the 3rd of November 2010 which could not have been more clear
- The decision of the Council ref 14/0128/P/OP which permitted the development of a new dwelling specifically so that the funds resulting must be invested in the premises so as to achieve the re-opening of the pub

### **3 APPLICANT'S CASE**

- 3.1 A supporting letter has been submitted with the proposal. A full version of this is available on the Council's website. The letter has been summarised and concluded as follows:
- 3.2 After 20 years and trying to keep afloat and trying multiple avenues to make the business work, it is evident that Chilli Pepper is not viable as a business nor commercial establishment.
- 3.3 As owners and 2 highly experienced restaurateurs (with a background in owning and running one of the most successful and sustainable venues and restaurants in London for over 25 years prior to purchasing Chilli Pepper) it is clear that even with and despite our extensive expertise, Chilli Pepper is unable to run as a viable commercial property.
- 3.4 Over the years we have been advised by other experts (estate agents and their clients - some of whom themselves are successful pub owners). Despite marketing the property for a year (with no offers) and on previous occasions of marketing it both as freehold or leasehold, this has simply been met with the same reports and feedback time and time again: it is not commercially viable - as follows:
- Its close proximity (walking distance) to two others pubs in Filkins and Langford
  - Not enough footfall, too isolated
  - It's too big and expensive to run in its full size and too small in its original format to make it a viable business
  - Most of the new villagers are weekenders and the older, permanent residents are on a limited budget
  - Southrop (Thyme) and Burford catch most of the destination clients whilst Carterton gets the locals with its many new openings
- 3.5 Looking to the future to see whether matters will improve we now have the impacts of Covid-19: restaurants were already squeezed by incredibly thin margins and high competition regardless of the national stimulus package; it feels inevitable that many will go out of business; which together with the above adds immense weight to the already zero interest in Chilli Pepper and its business unviability.

### **4 PLANNING POLICIES**

OS2NEW Locating development in the right places

E5NEW Local services and community facilities

DESGUI West Oxfordshire Design Guide

NATDES National Design Guide

The National Planning Policy framework (NPPF) is also a material planning consideration.

## 5 PLANNING ASSESSMENT

### Background Information

- 5.1 This application is to be heard before the Lowlands Planning Sub-Committee as the Parish Council have objected to the proposal.
- 5.2 The proposal seeks consent for change of use from restaurant/bar (A3) to residential (C3).
- 5.3 The application relates to Chill Pepper, a former restaurant/bar prominently located in Broadwell. The premises have not operated as a restaurant/bar for over 10 years.
- 5.4 Relevant planning history:
- 09/1604/P/FP - Change of use from restaurant/bar to residential - Refused - Appeal Dismissed  
14/0128/P/OP - Erection of detached dwelling - Approved
- 5.5 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:
- Principle
  - Residential Amenity

### Principle

- 5.6 Policy E5 of the Local Plan states that development proposals that would result in the loss of community facilities and services will only be supported where it can be clearly shown that:
- appropriate alternative provision of at least equivalent suitability and accessibility, particularly by foot, will remain, and;
  - in the case of pubs, shops and other commercially run services and facilities, the existing use is no longer viable and is incapable of being made viable or adapted to retain a viable service or facility including as a community run enterprise. A robust marketing exercise will be required to demonstrate that the use or premises is unviable in accordance with separate guidance published by the Council.
- 5.7 Given that the restaurant/bar has not operated as a business for over 10 years and that there are three public houses located at Filkins, Langford and Alvescot within 20-30 minutes walking distance from the application site itself, your officers consider that there is accessibility for local residents to appropriate alternative provision.
- 5.8 With regard to marketing the premises, once consultation responses had been received the applicant submitted marketing evidence to the Local Planning Authority on 23/11/2020 illustrating how the premises had been marketed. The particulars of this marketing evidence show that the premises have been marketed extensively from July 2019 until September 2020. During this period of time the premises were marketed in a variety of ways and at different sale prices in an attempt to attract potential buyers. Despite this marketing exercise, the premises

received limited interest. In light of this information, your officers consider that a robust marketing exercise has been undertaken and conclude that the use of the premises as a restaurant/bar is unviable.

#### Residential Amenity

- 5.9 The proposed change of use from restaurant/bar to residential will not result in a change of built form or physical alteration to the existing premises, and as such your officers consider that the proposal will not have a significant detrimental impact on the residential amenity of surrounding neighbours.

#### Conclusion

- 5.10 In light of the above assessment, the application is recommended for approval as your officers consider that it complies with the provisions of policies OS2, and E5 of the adopted Local Plan; WODC Design Guide 2016 and the relevant paragraphs of the NPPF 2019.

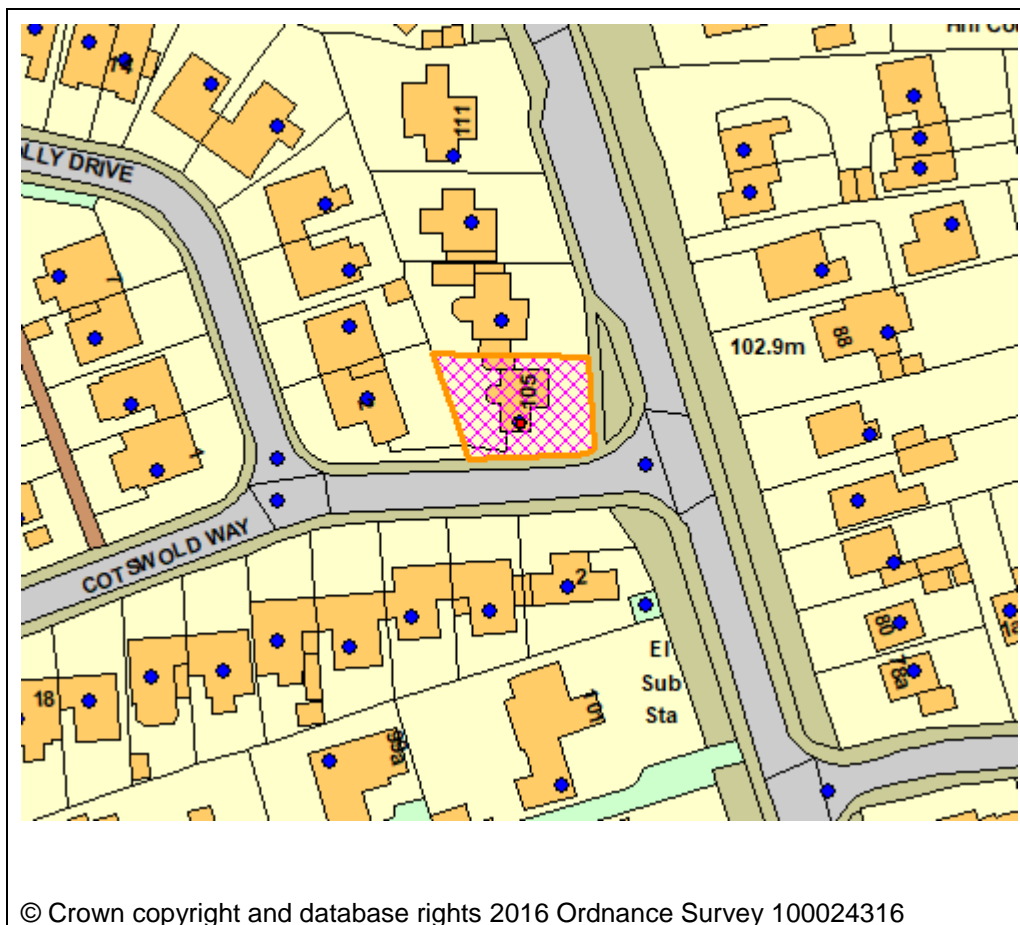
### **6 CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. That the development be carried out in accordance with the approved plans listed below.  
REASON: For the avoidance of doubt as to what is permitted.



|                         |  |
|-------------------------|--|
| Application Number      | 20/02650/HHD   |
| Site Address            | 105 Burford Road<br>Carterton<br>Oxfordshire<br>OX18 1AJ |
| Date                    | 21st December 2020                                       |
| Officer                 | Miranda Clark  |
| Officer Recommendations | Approve  |
| Parish                  | Carterton Town Council                                   |
| Grid Reference          | 427817 E 207611 N  |
| Committee Date          | 11th January 2021  |

### Location Map



### Application Details:

Render rear extension and move a fence in garden.

### Applicant Details:

Mr Dylan Bartle  
105 Burford Road  
Carterton  
Oxfordshire, OX18 1AJ

## **I CONSULTATIONS**

- 1.1 Parish Council Carterton Town Council would ask officers to check whether the fence would obscure the driver's view on leaving the property.
- 1.2 OCC Highways The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network.
- Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission.

## **2 REPRESENTATIONS**

- 2.1 No third party comments have been received to date.

## **3 APPLICANT'S CASE**

- 3.1 No supporting statement submitted with the application.

## **4 PLANNING POLICIES**

OS2NEW Locating development in the right places  
OS4NEW High quality design  
T4NEW Parking provision  
The National Planning Policy framework (NPPF) is also a material planning consideration.

## **5 PLANNING ASSESSMENT**

### Background Information

- 5.1 The application relates to a detached dwelling located within a residential area of Carterton. The property is located on a corner plot, set back from Burford Road and the junction with Cotswold Way. The application is seeking planning consent to clad a new extension and to reposition a garden fence.
- 5.2 The application was heard at the December Lowlands Area Sub-Committee by the request of Cllr Mrs Crossland.
- 5.3 The planning reasons have been summarised as;  
Re-siting the fence right upto the public footpath would be damaging to the visual amenity of the entrance to a housing development of over 100 properties, highway safety issues, and would set a precedent for the future.
- 5.4 The application was deferred by Members for your officers to negotiate some changes to the proposed fence.

- 5.5 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.6 Previously the extension was deemed permitted development. However as the applicant now wishes to change the materials to that which does not match the host dwelling, the extension now comes under planning control.
- 5.7 The proposed repositioning of the fence requires planning permission due to the proposed height of the fence adjacent to a public highway.
- 5.8 Your officers consider that the principle of such proposals is acceptable.

Siting, Design and Form

- 5.9 The exterior finish of the extension is to be white render, whilst the host dwelling is constructed of brickwork. Given that render is considered to be a vernacular material, and the extension is to be located to the rear of the dwelling, your officers do not consider that the proposal will result in a detrimental impact to the visual appearance of the streetscene.
- 5.10 The proposed fence is to be of a close board wooden fence. It is proposed to be positioned further forward of the existing fence adjacent to Cotswold Way. It is only on this boundary and will not extend up to the junction with Burford Road.
- 5.11 Your officers consider that given the limited length of the proposed fence, that the visual appearance and open aspect of the existing streetscene will not be adversely affected by the proposal.
- 5.12 Since last month's meeting, your officers suggested revisions to the proposal which included the reduction in height of the fence and the setting back of the fence from the footpath. At the time of writing your officers are awaiting the applicant's response. A full update will be given at the meeting.

Highways

- 5.13 OCC Highways were consulted on the application and have no objections to the proposal.

Residential Amenities

- 5.14 Your officers consider that the proposal will not harm residential amenities in terms of loss of light, given the location of the proposed fence.

Conclusion

- 5.15 Your officers consider that the proposed extension is acceptable in term of the impact to neighbouring properties' residential amenities, the visual appearance of the streetscene, and how it relates to the host dwelling. Whilst the proposed fence will project adjacent to the footpath, given the distance that the proposed fence will be sited along the boundary with

Cotswold Way, your officers do not consider that such a detrimental visual impact will result to the character and appearance of the streetscene.

- 5.16 However a full update will be given at the meeting with regards to any revisions received.

## **6 CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. That the development be carried out in accordance with the approved plans listed below.  
REASON: For the avoidance of doubt as to what is permitted.
3. The development shall be constructed with the materials specified in the application.  
REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

Application Types Key

| <u>Suffix</u> |  | <u>Suffix</u> |   |
|---------------|--|---------------|---|
| ADV           | Advertisement Consent  | LBC           | Listed Building Consent                             |
| CC3REG        | County Council Regulation 3                                      | LBD           | Listed Building Consent - Demolition                |
| CC4REG        | County Council Regulation 4                                      | OUT           | Outline Application                                 |
| CM            | County Matters   | RES           | Reserved Matters Application                        |
| FUL           | Full Application   | S73           | Removal or Variation of Condition/s                 |
| HHD           | Householder Application  | POB           | Discharge of Planning Obligation/s                  |
| CLP           | Certificate of Lawfulness Proposed                               | CLE           | Certificate of Lawfulness Existing                  |
| CLASSM        | Change of Use – Agriculture to Commercial                        | CND           | Discharge of Conditions                             |
| HAZ           | Hazardous Substances Application                                 | PDET28        | Agricultural Prior Approval                         |
| PN42          | Householder Application under Permitted Development legislation. | PN56          | Change of Use Agriculture to Dwelling               |
| PNT           | Telecoms Prior Approval  | POROW         | Creation or Diversion of Right of Way               |
| NMA           | Non Material Amendment   | TCA           | Works to Trees in a Conservation Area               |
| WDN           | Withdrawn  | TPO           | Works to Trees subject of a Tree Preservation Order |
|               |  | FDO           | Finally Disposed Of                                 |

| <u>Decision Code</u> | <u>Description</u>      | <u>Decision Code</u> | <u>Description</u>          |
|----------------------|-------------------------|----------------------|-----------------------------|
| APP                  | Approve                 | RNO                  | Raise no objection          |
| REF                  | Refuse                  | ROB                  | Raise Objection             |
| PIREQ                | Prior Approval Required | P2NRQ                | Prior Approval Not Required |
| P3APP                | Prior Approval Approved | P3REF                | Prior Approval Refused      |
| P4APP                | Prior Approval Approved | P4REF                | Prior Approval Refused      |

**West Oxfordshire District Council – DELEGATED ITEMS**  
**Week Ending 8th December 2020**

|    | Application Number.   | Ward.       | Decision. |
|----|---|-------------|-----------|
| 1. | <b>20/01744/FUL</b>   | Witney West | APP       |
|    | Erection of a storage building with associated parking and turning area.<br><b>East Plot Of Land At Book End Witney</b><br>Mr Charles Schmidt |             |           |
| 2. | <b>20/01773/HHD</b>   | Witney West | REF       |
|    | Erection of two storey rear extension<br><b>295 Thorney Leys Witney Oxfordshire</b><br>Mr And Mrs Reynolds                                    |             |           |

- |    |   |                                     |        |
|----|---|-------------------------------------|--------|
| 3. | <b>20/01809/FUL</b>   | Bampton and Clanfield               | APP    |
|    | <p>Replace existing outbuildings with 6 bedroomed unit for use ancillary to the public house. Associated landscaping works. (Amended Plans)</p> <p><b>Plough Inn Black Bourton Road Clanfield</b></p> <p>Ms Georgina Pearman</p>                |                                     |        |
| 4. | <b>20/01810/LBC</b>   | Bampton and Clanfield               | APP    |
|    | <p>Replace existing outbuildings with 6 bedroom unit for use ancillary to the public house. (Amended Plans)</p> <p><b>Plough Inn Black Bourton Road Clanfield</b></p> <p>Ms Georgina Pearman</p>  |                                     |        |
| 5. | <b>20/01856/FUL</b>   | Bampton and Clanfield               | APP    |
|    | <p>Remove existing garage and store with the addition of a single storey self contained annexe (amended), (amended plans).</p> <p><b>The Old Post House Burford Road Black Bourton</b></p> <p>Mr Neil Graham</p>                                |                                     |        |
| 6. | <b>20/02063/CND</b>   | Eynsham and Cassington              | DEEMED |
|    | <p>Discharge of conditions 3 (bio man plan), 4 (landscape), 6 (catch fencing) and 7 (wildlife boxes) of planning permission 19/01537/FUL</p> <p><b>Tar Lakes Fisheries Tar Road Stanton Harcourt</b></p> <p>Linear Fisheries Oxford Ltd</p>     |                                     |        |
| 7. | <b>20/02433/LBC</b>   | Alvescot and Filkins                | APP    |
|    | <p>Affecting a Conservation Area</p> <p>Alterations to internal layout with the provision of a WC.</p> <p><b>Farm Building At Manor Farm Kelmscott</b></p> <p>Mr Mark Homer</p>   |                                     |        |
| 8. | <b>20/02152/HHD</b>   | Standlake, Aston & Stanton Harcourt | APP    |
|    | <p>Affecting a Conservation Area</p> <p>Provide additional parking space at front of property by using existing front garden. Erection of a garden shed in rear garden.</p> <p><b>2 Beaumont Green Sutton Witney</b></p> <p>Stephen Kuester</p> |                                     |        |
| 9. | <b>20/02674/HHD</b>   | Carterton South                     | APP    |
|    | <p>Loft conversion including flat roof rear box dormer. (Amended)</p> <p><b>58 Foxcroft Drive Carterton Oxfordshire</b></p> <p>Mr And Mrs Dan Hall</p>  |                                     |        |

- |   |                     |                                     |     |
|---|---------------------|-------------------------------------|-----|
| 10.   | <b>20/02392/HHD</b> | Alvescot and Filkins                | APP |
| <p>Construction of detached oak framed outbuilding comprising double bay garage and log store/workshop with first floor office accommodation/storage and bathroom above (amended plans).</p> <p><b>Rose Barn Main Road Alvescot</b><br/>Mrs Sue MacDonald</p>       |                     |                                     |     |
| 11.   | <b>20/02395/HHD</b> | Alvescot and Filkins                | APP |
| <p>Affecting a Conservation Area</p> <p>Replacment conservatory<br/><b>The Old Post Office Langford Lechlade</b><br/>Mr And Mrs Simpson</p>   |                     |                                     |     |
| 12.   | <b>20/02396/LBC</b> | Alvescot and Filkins                | APP |
| <p>Affecting a Conservation Area</p> <p>Internal and external alterations to include a replacement conservatory and changes to internal floor layout and fenestration.<br/><b>The Old Post Office Langford Lechlade</b><br/>Mr And Mrs Simpson</p>                  |                     |                                     |     |
| 13.   | <b>20/02420/HHD</b> | Alvescot and Filkins                | APP |
| <p>Affecting a Conservation Area</p> <p>Alterations and erection of single storey rear extension, detached shed and addition of swimming pool. (Part retrospective)<br/><b>5 Thorpes Field Alvescot Bampton</b><br/>Mr And Mrs Andy And Anna Bedford</p>            |                     |                                     |     |
| 14.   | <b>20/02738/FUL</b> | Bampton and Clanfield               | APP |
| <p>Erection of shed and carport (retrospective).<br/><b>Turnpike Cottage Burford Road Black Bourton</b><br/>Ms Rachael Fergusson</p>  |                     |                                     |     |
| 15.   | <b>20/02480/LBC</b> | Hailey, Minster Lovell & Leafield   | APP |
| <p>Affecting a Conservation Area</p> <p>Internal and external alterations to replace existing ground floor window in rear (SW) elevation with a new external door into laundry room.<br/><b>Old Manor House School Lane Little Minster</b><br/>Mr James Feilden</p> |                     |                                     |     |
| 16.   | <b>20/02498/HHD</b> | Standlake, Aston & Stanton Harcourt | APP |
| <p>Erection of ancillary accommodation in rear garden (amended plans).<br/><b>21 Rack End Standlake Witney</b><br/>Mr And Mrs Mundy</p>   |                     |                                     |     |

- |     |  |                                     |     |
|-----|--|-------------------------------------|-----|
| 17. | <b>20/02776/HHD</b>  | Eynsham and Cassington              | APP |
|     | <p>Erection of home office attached to garage of No. 26 Chilbridge Road<br/> <b>28 Chilbridge Road Eynsham Witney</b><br/> Mr Shaun Rowland</p>  |                                     |     |
| 18. | <b>20/02779/HHD</b>  | Eynsham and Cassington              | APP |
|     | <p>Alterations and erection of detached workshop/store.<br/> <b>38 Witney Road Eynsham Witney</b><br/> Mr T Sheffield</p>  |                                     |     |
| 19. | <b>20/02536/FUL</b>  | Hailey, Minster Lovell & Leafield   | APP |
|     | <p>Demolition of existing building and erection of a new dwelling<br/> <b>The Haybarn Burycroft Farm Crawley Road</b><br/> Mr and Mrs Bjorn Bowles</p>   |                                     |     |
| 20. | <b>20/02537/HHD</b>  | Standlake, Aston & Stanton Harcourt | APP |
|     | <p>Alterations and new pitched roof on garage<br/> <b>109A Abingdon Road Standlake Witney</b><br/> Mr And Mrs T Whealy</p>   |                                     |     |
| 21. | <b>20/02538/HHD</b>  | Witney East                         | APP |
|     | <p>Erection of two storey rear extension.<br/> <b>170 Manor Road Witney Oxfordshire</b><br/> Mr And Mrs Andy And Katie Thiele</p>  |                                     |     |
| 22. | <b>20/02547/HHD</b>  | North Leigh                         | APP |
|     | <p>Demolish rear garage. Erect single storey front and rear extensions and half storey side extension. (Amendments to approved application 17/01293/HHD)<br/> <b>33 Common Road North Leigh Witney</b><br/> Mr Jonathan Greer</p>  |                                     |     |
| 23. | <b>20/02566/LBC</b>  | Alvescot and Filkins                | APP |
|     | <p>Affecting a Conservation Area</p> <p>Minor internal alterations aimed to reinstate previous features of the original house: removal of a stair in the boot room as well as associated cupboard and intermediate landing, reconfiguration of first floor bedroom and bathroom as a result of the staircase mission, reinstatement of the original double height space in front of the Eastern facade corridor window, minor reconfiguration of access to bedroom and bathroom off the second floor landing, reinstatement of circular window on the Eastern facade.<br/> <b>Alvescot House Mill Lane Alvescot</b><br/> Mr &amp; Mrs Pearce</p> |                                     |     |



24. **20/02661/HHD** Eynsham and Cassington APP  
Affecting a Conservation Area
- Conversion of roof space to create additional living space with the addition of front and rear velux rooflights. (Amended)  
**71 Hazeldene Close Eynsham Witney**  
Mr Thomas
25. **20/02662/HHD** Eynsham and Cassington APP  
Affecting a Conservation Area
- Erection of a new fully glazed conservatory to the rear elevation (amended plans).  
**Bell Cottage Bell Lane Cassington**  
Mr Kevin Dunne
26. **20/02663/LBC** Eynsham and Cassington APP  
Affecting a Conservation Area
- Erection of a new fully glazed conservatory to the rear elevation (amended plans).  
**Bell Cottage Bell Lane Cassington**  
Mr Kevin Dunne
27. **20/02670/S73** Alvescot and Filkins APP  
Affecting a Conservation Area
- Variation of condition 2 of permission 20/01216/HHD to allow various alterations to existing dwelling to include demolition of existing modern extensions and erection of new single storey extensions, a glazed link and formation of new first floor bedroom (with dormer window) within roofspace above utility roof. Alterations to an existing outbuilding to revert ground floor gym back to garaging with changes to first floor fenestration and rooflights. Demolition of existing detached stables and construction of replacement building comprising stables, garaging and self contained family/guest living accommodation.  
**Alvescot House Mill Lane Alvescot**  
Mr And Mrs Pearce
28. **20/02984/S73** Alvescot and Filkins APP  
Affecting a Conservation Area
- Variation of condition 2 of Listed Building Consent 20/01217/LBC internal and external alterations to existing dwelling to include demolition of existing modern extensions and erection of new single storey extensions, a glazed link and formation of new first floor bedroom (with dormer window) within roofspace above utility roof together with changes to internal layout and provision of glazed roofing to dining hall and skylights.  
**Alvescot House Mill Lane Alvescot**  
Mr And Mrs Pearce
29. **20/03013/HHD** Eynsham and Cassington APP
- Alterations and erection of single storey front, side and rear extensions.  
**27 Old Witney Road Eynsham Witney**  
Mr Quentin Vernon

- |     |   |                      |     |
|-----|---|----------------------|-----|
| 30. | <b>20/03028/HHD</b>   | Witney Central       | APP |
|     | <p>Alterations to enclose existing front entrance porch and provide a bathroom for disabled person with new pitched roof over.<br/> <b>25 Moorland Road Witney Oxfordshire</b><br/> Mrs Lakwhinder Sanghera</p>                                   |                      |     |
| 31. | <b>20/02721/CLP</b>   | Alvescot and Filkins | APP |
|     | <p>Certificate of Lawfulness (Repair works to the existing bridge including replacement deck).<br/> <b>Broadwell Brook Bridge South West Of Calcroft Lane Broadwell</b><br/> Mr Matthew Turner</p>  |                      |     |
| 32. | <b>20/02723/HHD</b>   | Witney South         | APP |
|     | <p>Single storey rear extension (Retrospective)<br/> <b>101 Burwell Drive Witney Oxfordshire</b><br/> Mr David Smith</p>  |                      |     |
| 33. | <b>20/03015/HHD</b>   | Ducklington          | APP |
|     | <p>Single storey extensions to front and rear elevations<br/> <b>23 Manor Road Ducklington Witney</b><br/> Mrs Christine Masters</p>  |                      |     |
| 34. | <b>20/02740/HHD</b>   | Ducklington          | APP |
|     | <p>Alterations and erection of detached timber framed games room<br/> <b>34 Beanhill Road Ducklington Witney</b><br/> Mr Paul Wastie</p>  |                      |     |
| 35. | <b>20/02741/FUL</b>   | Witney Central       | APP |
|     | <p>Affecting a Conservation Area</p> <p>To replace and reposition the shop front. To install a ramp. To display a fascia sign and hanging sign.<br/> <b>22A High Street Witney Oxfordshire</b><br/> Shahzad</p>                                   |                      |     |
| 36. | <b>20/02742/ADV</b>   | Witney Central       | APP |
|     | <p>Affecting a Conservation Area</p> <p>To replace and reposition the shop front. To install a ramp. To display a fascia sign and hanging sign.<br/> <b>22A High Street Witney Oxfordshire</b><br/> Shahzad</p>                                   |                      |     |
| 37. | <b>20/02746/S73</b>   | Alvescot and Filkins | APP |
|     | <p>Variation of Condition 2 (approved plans/drawings) of Planning Permission Reference 20/00794/FUL to Allow Minor Changes to the Approved Replacement Dwelling (amended)<br/> <b>Glebe Farm Radcot Road Grafton</b><br/> Mr and Mrs Corkhill</p> |                      |     |

- |     |   |                                     |       |
|-----|---|-------------------------------------|-------|
| 38. | <b>20/02778/HHD</b><br>Affecting a Conservation Area<br><br>Erection of a two storey rear extension<br><b>12 Early Road Witney Oxfordshire</b><br>Mr Dan Coulson  | Witney North                        | WDN   |
| 39. | <b>20/03036/HHD</b><br>Affecting a Conservation Area<br><br>Demolition of existing and erection of replacement single storey side extension together with construction of attached lean to covered area<br><b>Bakery Cottage Langford Lechlade</b><br>Mr And Mrs Robinson | Alvescot and Filkins                | APP   |
| 40. | <b>20/02799/LBC</b><br><br>Replacement of back door and two ground floor windows, all to serve kitchen and french doors to serve drawing room. (Retrospective).<br><b>Dovecote House Little Faringdon Lechlade</b><br>Mr Andy Sumner                                      | Alvescot and Filkins                | APP   |
| 41. | <b>20/02932/PN56</b><br><br>First floor extension over bungalow footprint<br><b>Rebandan Pitts Lane Hailey</b><br>Mr And Mrs D Dixon  | Hailey, Minster Lovell & Leafeld    | P2NRQ |
| 42. | <b>20/02821/HHD</b><br><br>Extensions to front and side elevations<br><b>14 Feilden Close Ducklington Witney</b><br>Mr And Mrs Paul Dunsby  | Ducklington                         | APP   |
| 43. | <b>20/02822/HHD</b><br><br>Installation of an Air Source Heat Pump<br><b>Box Tree House 19 Aston Road Brighthampton</b><br>Mr Ed Milner   | Standlake, Aston & Stanton Harcourt | APP   |
| 44. | <b>20/02938/PN42</b><br><br>Single storey rear extension 4.03m x 3.5m x 3.03m<br><b>291 Thorney Leys Witney Oxfordshire</b><br>Mr And Mrs Townsend  | Witney West                         | P2NRQ |
| 45. | <b>20/02970/PN42</b><br><br>Proposed single storey rear extension<br><b>298 Thorney Leys Witney Oxfordshire</b><br>Mr D Bowles  | Witney West                         | P2NRQ |

46. **20/03161/PDET28** Alvescot and Filkins P2NRQ

Erection of an agricultural storage building.  
**Land North Of Calcroft Lane Broadwell**  
Mr Michael Rawcliffe

47. **20/03369/CND** Eynsham and Cassington APP

Discharge of condition 10 (visibility splays) of planning permission 19/01537/FUL  
**Tar Lakes Fisheries Tar Road Stanton Harcourt**  
Linear Fisheries Linear Fisheries (Oxford) Limited

### **APPEAL DECISIONS**

APPLICATION NO: 20/00669/HHD

The development proposed is erection of single storey ground floor extension to rear of property – 26 Newland Street, **EYNHAM**.

**APPEAL DISMISSED**

---

APPLICATION NO: 20/00670/LBC

The works proposed are erection of single storey ground floor extension to rear of property – 26 Newland Street **EYNHAM**.

**APPEAL DISMISSED**

---

APPLICATION NO: 19/03518/CLP

The development for which a certificate of lawful use or development is sought is erection of a 2 metre high close boarded fence – 4 Birdlip Close, **WITNEY**.

**APPEAL ALLOWED**

---

APPLICATION NO: 20/01066/PIP

The development proposed is the erection of a single dwelling – Burrington House, Weald, **BAMPTON**.

**APPEAL DISMISSED**

---