

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the **Uplands Area Planning Sub-Committee** held
via video conferencing at 2.00pm on **Monday 2 November 2020**

PRESENT

Councillors: Jeff Haine (Chairman), Geoff Saul (Vice-Chairman), Richard Bishop, Mike Cahill, Nigel Colston, Julian Cooper, Derek Cotterill, Merilyn Davies, Ted Fenton (ex-officio, non-voting), David Jackson and Alex Postan.

Officers: Abby Fettes (Interim Locality Lead Officer Development Management), Stephanie Eldridge (Senior Planner), Chloe Jacobs (Career Grade Planner), Keith Butler (Head of Democratic Services) and Amy Bridgewater-Carnall (Strategic Support Officer).

27. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 5 October 2020, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

28. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Andrew Beaney and Neil Owen.

29. DECLARATIONS OF INTEREST

Councillor Cooper declared an interest in Item 5 in the report of Delegated Items. Application 20/02186/HHD on page 19 of the report, had been submitted by the secretary of a Committee of which Councillor Cooper was a member.

30. 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) **20/01592/OUT – Land North East of 51 High Street, Ascott under Wychwood**

The Senior Planning Officer, Stephanie Eldridge, introduced the application.

A public submission had been received and was read out on behalf of Mr Paul Butt, the agent in support of the application. A summary of his submission is attached as Appendix A to the original copy of these minutes.

Information contained in the follow on report advised that an additional representation had been received from the Council's ERS Contamination Officer resulting in the proposal of an additional condition relating to Land Contamination.

The Planning Officer then presented her report containing a recommendation of approval. She advised that this was an outline application and Members were asked to consider the

principle of development and access to the site. The site was located in an Area of Outstanding Natural Beauty (AONB) and no objection had been received from the County Highways department.

Councillor Postan stated that this appeared to be a sensible proposal and was pleased to see that consultation had been carried out with the Parish Council. Following a query regarding precedent, Members were reminded that they needed to consider the application on its own merits. Councillor Postan proposed approval as per officers' recommendation.

Councillor Cotterill queried the flooding issues in the area and was advised that, in relation to this application, a Surface Water Drainage condition had been included in the report. Councillor Haine advised that as far as he was aware, the flooding issues occurred further down in the village, and on that basis, Councillor Cotterill seconded the proposal.

Officers confirmed that it was not possible to condition the facility for refuse trucks to have a turning area as this was private land.

The Officer recommendation of approval was then put to the vote and was carried subject to the conditions in the report and the additional contamination condition detailed in the Additional Representations report below:

Approved

- In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11, and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent pollution of the environment in the interests of the amenity.
Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF.

(ii) 20/01602/FUL – Land South East of Hillside, Swan Lane, Long Hanborough

The Career Grade Planning Officer, Chloe Jacobs, introduced the application.

Members were reminded that this application had been due to be considered at the meeting on 5 October 2020 but due to technical problems, the meeting had to be abandoned.

Public submissions had been received and were read out on behalf of Mr and Mrs Dunning and Mr and Dr Lee in objection to the application. A summary of their submission is attached as Appendix B to the original copy of these minutes.

Information contained in the follow on report advised that additional representation had been received from WODC's Design and Conservation Architect, resulting in an additional condition being proposed regarding landscaping.

The Planning Officer presented her report containing a recommendation of approval and addressed the concerns raised regarding the potential breach of planning on site. Whilst noting the concerns regarding the loss of trees and installation of hardstanding, Members were reminded that this was separate to the permission being requested today. Miss Jacobs signposted Members to the conditions proposed in the report, along with the notes to applicant and additional condition regarding landscaping.

Councillor Davies stated that she did not support the officers recommendation, outlined the reasons why and referred to the Conservation Area and AONB setting, the impact on the listed building Swan House and the limited parking space. She also made reference to the policies that the application was contrary to, the Parish Council comments and the fact that there was sufficient housing provision in Hanborough.

Councillor Davies therefore proposed that the application be refused contrary to officers' recommendation because it was unneighbourly, there was no evidence of screening and was contrary to Local Plan Policy OS2.

Councillor Postan disagreed with the statement made by the member of the public in relation to the level of new housing as he felt that Brize Norton had more. He supported the officer's recommendation because the style of housing was random in character and he felt the application was suitable for the area.

The proposal to refuse was seconded by Councillor Cotterill who agreed that the application was unneighbourly but added that he felt it was intrusive to nearby properties and had a detrimental impact on Swan House.

A number of Members advised that they had independently undertaken site visits to the application site and felt that the height and proximity of the new dwelling to Swan House raised concerns.

The Senior Planning Officer reminded Members that the Conservation Team had judged that the development would not affect the setting of the listed building and was in keeping with the Conservation Area. The distance between the two properties was clarified.

Councillor Cooper supported the proposal to refuse, outlined his reasons for doing so and requested that a number of other policies be referred to in the refusal reasons, along with the intrusive nature of the property.

Councillors Davies and Cotterill agreed to the additional reasons and clarified them for Members.

Prior to the vote being taken, Councillor Davies reiterated her thanks to the Planning Officer, Chloe Jacobs, as she appreciated that a lot of work had gone into trying to bring the application forward and responding to the concerns raised.

The recommendation of refusal was then put to the vote and was carried for the reasons detailed below:

Refused

The application is contrary to Local Plan Policies OS2, OS4, EH9, EH10, EH11 and CO14; and

The application is unneighbourly, with no evidence of screening, is intrusive to other properties and will impact detrimentally on the setting and amenity of the Grade II Listed house, Swan House.

It was also noted that the application did not conserve or enhance the historical environment or conservation area.

(iii) 20/01808/FUL – Shabbanoneuk, Park Close, Bladon

The Senior Planning Officer, Stephanie Eldridge, introduced the application.

Members were reminded that this application had been due to be considered at the meeting on 5 October 2020 but due to technical problems, the meeting had to be abandoned.

Public submissions had been received and were read out on behalf of; Mr Giles Brockbank on behalf of residents, objecting to the application and Mr Alex Cresswell, agent on behalf of the applicant. A summary of their submissions are attached as Appendices C and D to the original copy of these minutes.

For the avoidance of doubt, the additional representations report from 5 October 2020 meeting was also circulated and this contained a number of extra conditions which had now been incorporated into the full report. The document also advised that a further letter of objection had been submitted on behalf of the owners of Toad Cottage, along with a supporting letter from the agent.

The Planning Officer then presented her report containing a recommendation of approval. She highlighted the letter and plan sent from the applicant which had been re-circulated before the meeting. There was no objection from the Highways Authority and the application was proposed for approval subject to the conditions and notes to applicant.

Councillor Cooper addressed Members and suggested that under regular meeting rules he would have proposed a site visit. However, as that was not possible at the present time, he proposed that the application be deferred to allow officers to liaise with the applicant over a more suitable design. He made reference to the change in ground levels and was conscious that the intrusion on properties in Lincoln Grove should be minimised. He also reminded Members that the site was located in a Conservation Area and in proximity to a World Heritage Site.

Councillor Cotterill seconded the proposal to defer because following an independent site visit, he felt the impact on adjoining properties would be too great.

Some Members felt that the reasons for deferring were not strong enough although they had sympathy with the comments made by Councillor Cooper.

The recommendation to defer the application was then put to the vote and was carried.

Deferred to request officers to liaise with the applicant and negotiate on a less intrusive design.

(iv) 20/01937/FUL – Park House, Park Lane, Long Hanborough

This application had been withdrawn from consideration at this meeting.

31. APPLICATIONS DETERMINED UNDER DELEGATED POWERS, APPLICATIONS WITHDRAWN, AND APPEAL DECISIONS

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

Prior to the end of the meeting, the Chairman addressed the Committee and provided an update on the situation regarding the Unicorn Public House. He advised that there had been communication between himself and officers resulting in a suggestion that a Compulsory Purchase Order should be considered. Councillor Haine advised that Cabinet Members would be updated in due course and he would inform the Committee of any developments.

The meeting closed at 3.30 pm

CHAIRMAN