

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the **Uplands Area Planning Sub-Committee** held  
via video conferencing at 2.00pm on **Monday 7 December 2020**

PRESENT

Councillors: Jeff Haine (Chairman), Geoff Saul (Vice-Chairman), Andrew Beaney, Richard Bishop, Mike Cahill, Derek Cotterill, Merylyn Davies, Ted Fenton (ex-officio, non-voting), David Jackson, Neil Owen, Elizabeth Poskitt and Alex Postan.

Officers: Joan Desmond (Principal Planner), Sarah Hegerty (Planner, Development Management), Phil Shaw (Business Manager – Development Management) and Amy Bridgewater-Carnall (Strategic Support Officer).

32. MINUTES

**RESOLVED:** That the minutes of the meeting of the Sub-Committee held on 2 November 2020, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

33. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

The following temporary appointment was reported:

Councillor Elizabeth Poskitt for Councillor Julian Cooper.

34. DECLARATIONS OF INTEREST

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

35. 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) **20/01808/FUL – Shabbanoneuk, Park Close, Bladon**

The Principal Planner, Mrs Desmond introduced the application signposted Members to the additional representations report and reminded them that the application had previously been deferred at the meeting in November 2020.

A public submission had been received and was read out on behalf of Mr Giles Brockbank, representing the resident of Toad Cottage objecting to 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 summarised a further representation from Bladon Parish Council, an objection from a Park Close resident, along with a further letter of objection from Ridge and Partners LLP on behalf of the resident of Toad Cottage. This was

supported by a number of photographs of the site and the surrounding area which the officer also referred to in her presentation.

Mrs Desmond then presented her report containing a recommendation of approval. She advised that revised plans had been submitted and whilst recognising that there were changes in levels on site, officers did not feel the development would result in an adverse overbearing impact or loss of light and as there were no first floor windows on the side elevation there would be no overlooking of the neighbouring property and no technical objections had been received.

Councillor Poskitt advised that she had not been present at the previous meeting but had concerns that the proposal was overdevelopment of the site and would result in overlooking.

Councillor Postan, having visited the site, agreed that the proposal would be overbearing to the residents of Toad Cottage. He queried if the development could be considered contrary to Policies OS2 and OS4.

Councillor Cotterill referred Members to the shadow diagram circulated and was concerned that the development remained contrary to Policy OS4 because it was harmful to the living conditions of occupants of Toad Cottage.

Mrs Desmond reminded the Committee of the need to consider the relationship and impact of the existing property against the impact of the new development and Officers view was that it would not have a significant adverse impact. . In addition, the applicant had amended the scheme following deferral of the application at the previous meeting.

Councillor Bishop agreed with his fellow members that the differing land levels were significant and, having carried out his own site visit, he felt the proposal would be overbearing and would impact adversely on Toad Cottage. He also felt that the site would be overdeveloped with three dwellings and the amendment to move the dwellings 1.5 metres from the boundary was not sufficient to reduce the impact.

Councillor Cotterill proposed that the application be refused contrary to officers recommendation and this was seconded by Councillor Bishop.

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

Refused

The development is contrary to Local Plan Policies OS2 and OS4;

The amendments made are not sufficient to reduce the impact on Toad Cottage;

The shading, shadowing and overbearing nature of the development will be detrimental to the amenity of the residents of Toad Cottage.

**(ii) 20/02400/FUL – Post Office, 72 Main Road, Long Hanborough**

The Planning Officer, Mrs Sarah Hegerty presented her report containing a recommendation of approval. She advised that there had not been any technical objections received and permission was subject to the conditions outlined in the report.

Ward Councillor Davies was interested to hear the views of her colleagues and was content with the ventilation measures subject to the appropriate conditions being attached.

Councillor Postan recognised that it was important to nearby residents that the flue and odours were controlled properly and subject to this, proposed the recommendations as laid out. This was seconded by Councillor Bishop who was encouraged that the empty shop would be utilised.

In response to a query from Councillor Cotterill, Councillor Davies confirmed that she had not received any complaints from local residents about odours from the neighbouring take away outlet but she was aware that the Parish Council had spoken to residents.

Councillor Beaney queried how conditions four and seven would be enforced. Officers advised that condition four had been requested by Environmental Health Officers and both could be enforced by visiting officers.

The level of cars and subsequent parking arrangements were discussed but it was noted that there had been no objection received from County Highways. Councillor Davies advised that there was a car park located opposite and additional spaces had been released following the removal of the recycling bins.

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

Approved

36. 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.

Mrs Desmond provided an update on each of the appeals listed and the Chairman thanked her for the summary.

Clarification was also provided on an application site at Bladon.

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

37. 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.

Mr Shaw introduced the report and explained the principle behind the recommendation. He assured Members that all applications that needed to be considered by Committee had been but the proposal would help to spread the workload for officers. It was noted that if agreed, this would not take place until the start of the next municipal year.

Members were supportive of the recommendation and recognised that this would assist Planning officers.

**RESOLVED:** That the proposal be supported.

The meeting closed at 3.13pm

CHAIRMAN