

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of a Meeting of the  
**LOWLANDS AREA PLANNING SUB-COMMITTEE**  
Held in Committee Room 1, Council Offices, Woodgreen, Witney, Oxon  
at 2.00 pm on Monday 12 May 2014

PRESENT

Councillors: W D Robinson (Chairman); Mrs M J Crossland (Vice-Chairman); M A Barrett;  
M R Booty; H B Eaglestone; D S T Enright; Mrs E H N Fenton; J Haine; H J Howard;  
P D Kelland; R A Langridge and J F Mills

Officers in attendance: Sarah de la Coze, Stuart Rawlinson; Phil Shaw, Kim Smith and  
Simon Wright

80. MINUTES

**RESOLVED:** that the Minutes of the meeting of the Sub-Committee held on 14 April 2014, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

81. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Mr S J Good

The Chief Executive reported receipt of the following resignations and temporary appointments:-

Mr H B Eaglestone attended for Mr B J Norton  
Mr P D Kelland attended for Mr P J Handley  
Mr J F Mills attended for Mr L D Poole MBE

82. DECLARATIONS OF INTEREST

Mrs Crossland declared an interest in application 14/0498/P/S73 by virtue of having previously expressed an opinion on the application. With regard to public perception Mrs Crossland indicated that she would leave the meeting during consideration of the application.

Mr Booty declared a pecuniary interest in application 14/0359/P/FP by virtue of being the applicant. Mr Booty indicated he would leave the meeting during consideration of the application.

83. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Head of Planning and Strategic Housing giving details of applications for development, copies of which had been circulated. A schedule outlining additional observations received following the production of the agenda was circulated at the meeting, a copy of which is included within the Minute Book.

**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 Head of Planning and Strategic Housing, subject to any amendments as detailed below:-

(In order to assist members of the public, the Sub-Committee then considered applications in the following order: 14/0359/P/FP, 14/0498/P/S73 and 14/0287/P/FP. The results of the Sub-Committee's deliberations follow in the order in which they appeared on the printed agenda.)

3 14/0287/P/FP Information Press Ltd, Southfield Road, Eynsham

The Principal Planner introduced the application and outlined the site and relationship to residential properties.

An additional representation from Mr Pegram was reported and it was confirmed that the officer recommendation was one of approval subject to conditions as shown in the report.

Mr Mills advised that Mr Poole, a local member for Eynsham, had visited the site and was happy with the recommendation of approval. Mr Kelland suggested that noise could be intrusive and questioned whether 11.00pm was too late for cessation of operations. The Principal Planner advised that the implementation of acoustic barriers would address noise problems and the time limit was an additional safeguard. It was confirmed that the plant would not often be used in the evening period anyway. It was suggested and agreed that the site be added to the monitoring database to ensure that all requirements were being met.

Mr Langridge then proposed the officer recommendation and suggested that the mitigation measures should be sufficient. In seconding the proposal Mr Enright acknowledged representations regarding visual amenity but indicated that the site was in an industrial area so would not be an issue.

On being put to the vote the proposition was carried.

Permitted, subject to conditions as shown in the report and the site being added to the monitoring database.

7 14/0319/P/FP 24 High Street, Witney

The Principal Planning Officer presented the application and advised that the revised parking layout would work without any detrimental impact.

Mr Langridge proposed officer recommendation and this was seconded by Mr Mills. On being put to the vote the proposition was carried.

Permitted

9 I4/0349/P/FP The Cottage, 2 Narrow Hill, Witney

The Area Development Manager introduced the report and clarified that there had been no objections and the recommendation was one of approval.

Mr Booty proposed the officer recommendation and this was seconded by Mr Langridge. On being put to the vote the proposition was carried.

Permitted.

12 I4/0359/P/FP Calais Oak Farm, Aston Road, Bampton

The Principal Planning Officer presented the application and advised that it was policy compliant and was of appropriate scale for the site. It was reported that a further Flood Risk Assessment had been submitted to the Environment Agency (EA) but no response received as yet. As a result a technical objection was still in place.

The Sub-Committee was advised that the recommendation was one of delegation to approve subject to conditions as outlined in the report and withdrawal of the EA objection.

Mr Langridge suggested that the proposal represented a good diversification on the site and proposed the officer recommendation. Mr Enright seconded the proposal.

In response to Mr Enright it was confirmed that samples of materials to be used would need to be approved on site and would need to be appropriate for the location.

Mrs Crossland suggested the proposal would be a good addition to the tourism industry in the area.

On being put to the vote the proposition was carried.

Delegated to the Head of Planning and Strategic Housing Permitted subject to conditions as outlined in the report and withdrawal of the Environment Agency objection

(Mr Booty left the meeting during consideration of the foregoing application)

15 I4/0445/P/FP Hollybush Inn, 35 Corn Street, Witney

The Planning Officer introduced the application and clarified that the pub was a Listed Building and sited in a Conservation Area. The proposed extension was outlined and the relationship to neighbouring properties confirmed.

In respect of the town council objection it was considered that there was still sufficient outside space and there would be no detrimental impact. The recommendation was one of approval subject to conditions.

Mr Mills asked if there was enough room for people to smoke in the courtyard so that they would not have to go on to Corn Street. In response it was confirmed that there was sufficient space.

Mr Mills proposed the officer recommendation and this was seconded by Mr Langridge. On being put to the vote the proposition was carried.

Permitted

18 14/0446/P/LB Hollybush Inn, 35 Corn Street, Witney

The officer recommendation of approval was proposed and duly seconded. On being put to the vote the proposition was carried.

Granted, Listed Building Consent.

19 14/0498/P/S73 Morrisons, Black Bourton Road, Carterton

The Area Development Manager introduced the report and explained the background to the application. The sub-committee was advised that the application sought an additional hour in the morning and evening for deliveries. It was reported that the application had been accompanied by technical information.

The Area Development Manager gave a recommendation of approval subject to the conditions suggested by the Environmental Health officers as outlined in the additional representations report.

Mr Mills asked what could be done to control noise issues particularly with regard to idling engines in the service area. In response it was advised that whilst this was not directly a planning matter the conditions could assist in this regard.

Mr Mills expressed concern at the possibility of further applications being submitted to extend hours further and therefore strong conditions were required. Mr Mills asked if there was a delivery plan in place to control activity on the site. The Area Development Manager advised that the enabling consent assisted in this regard and reminded the sub-committee that other service yards in the town centre had unrestricted hours.

Mr Howard advised that he had asked for the application to be referred to the sub-committee and whilst it was no longer seeking 24 hour activity any extension of hours was a concern. Mr Howard indicated that Carterton Town Council was against the proposal and background noise levels were above the norm and any additional noise could impact on nearby

properties. Mr Howard suggested that the background noise should reduce as a result of operational changes at RAF Brize Norton.

Mr Howard highlighted additional vehicle movements around the town particularly as the store was sited in the town centre. It was emphasised that vehicles were routed around the town and the noise impacted on residents and the situation could get worse as new RAF housing was built. Mr Howard also outlined noise problems associated with lorries driving over speed humps.

In conclusion Mr Howard suggested there was no justification for an extension of hours, deliveries to other sites tended to be during the day and there were noise concerns associated with lorries going through the town.

Mr Howard then proposed that the application be refused as it was contrary to Policy BE19. Mr Barrett seconded the proposal.

The Area Development Manager advised that no response had been received from the town council and the only representation was as outlined in the report. The sub-committee was reminded that there were no restrictions on the other supermarkets in the town so the conditions proposed gave greater control over the Morrison's site.

The Principal Environmental Protection Officer confirmed that noise mapping had not been carried out across the town but only the most sensitive area around the yard. It was advised that the increase in noise at nearby houses attributable to the extension of operating hours was minimal due to high background noise levels.

Mr Howard acknowledged the technical advice and suggested the situation may change as noise reduced from the RAF base. Mr Howard indicated that there was a wider impact to the town and not just those living near the service yard.

Mr Robinson suggested it would be difficult to refuse the application on environmental impact grounds as without technical support the chances of defending an appeal were slim. Mr Enright indicated that noise was a subjective matter and reiterated that the store was in a town centre location and a degree of noise should be expected. Mr Langridge concurred and suggested that the conditions would give the council some controls on the site which could be lost at appeal.

Mr Mills highlighted that the cumulative impact needed to be borne in mind and asked if procedures were in place to control lorries waiting to access the site. The Area Development Manager acknowledged the concerns and advised that control of vehicles could be conditioned.

Mr Haine suggested that RAF Brize Norton was operating 24 hours a day and that was a more intrusive noise problem. Mrs Fenton referred to

vehicles reversing in the site when the reversing warning sound was disabled. In response it was explained that a banksman could be used in that situation and was covered by the second condition in the recommendation.

Mr Booty asked if there had been any complaints about the site and it was confirmed that all representations were covered in the report. Mr Booty suggested that it was not appropriate to be too restrictive on a town centre site.

On being put to the vote the proposition of refusal was lost.

Mr Langridge then proposed the officer recommendation and this was seconded by Mr Enright and on being put to the vote was carried.

Permitted, subject to conditions.

(Mrs Crossland left the meeting during consideration of the foregoing application)

(Post meeting note: Subsequent to the meeting it was clarified that representations, received within the consultation period, had not been reported. As a result and with regard to the transparency of the decision making process the decision was withdrawn and consideration of the application deferred to the next meeting.)

84. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISIONS

The report giving details of applications determined by the Strategic Director with responsibility for development under delegated powers together with appeal decisions was received and noted

85. ERECTION OF UP TO 700 HOUSES, EMPLOYMENT AREA, LOCAL CENTRE, PRIMARY SCHOOL, PLAYING FIELDS AND INFORMAL OPEN SPACE WITH ASSOCIATED LANDSCAPING, DRAINAGE IMPROVEMENTS AND HIGHWAY WORKS AT LAND BETWEEN MONAGHAN WAY, CARTERTON ROAD AND BURFORD ROAD, BRIZE NORTON

The Sub-Committee received and considered the report of the Head of Planning and Strategic Housing regarding a formal site visit prior to the likely consideration of the application.

Mr Robinson advised that the Strategic Director had indicated that due to the strategic importance of the application the matter was to be referred to the Development Control Committee. A timescale for consideration was yet to be agreed and Mr Robinson sought the sub-committee's view on the appropriateness of a site visit.

The sub-committee expressed support for a site visit to be held for all members of the Development Control Committee on a date and time to be agreed.

**RESOLVED:** That the sub-committee notes that a site visit will be held on a date and time to be agreed.

86. CHAIRMANS CLOSING REMARKS

Mr Robinson advised that Councillors Hayward and Poole were not seeking re-election and thanked them for their input to the sub-committee. Mr Robinson also wished those councillors seeking re-election good luck in the forthcoming elections.

The meeting closed at 3.00pm.

CHAIRMAN