

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of a Meeting of the
LOWLANDS AREA PLANNING SUB-COMMITTEE
Held in Committee Room I, Council Offices, Woodgreen, Witney, Oxon
at 2.00 pm on Monday 16 June 2014

PRESENT

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

Officers in attendance: Kim Smith, Miranda Clark, Phil Shaw and Paul Cracknell

4. CHAIRMAN'S REMARKS

The Chairman congratulated those Members re-elected to the Council and welcomed those newly appointed to the Sub-Committee.

5. MINUTES

RESOLVED: that the Minutes of the meetings of the Sub-Committee held on 12 May and 4 June 2014, copies of which had been circulated, be confirmed as correct records and signed by the Chairman.

6. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

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

Mr H B Eaglestone for Mr D S T Enright
Mr J F Mills for Mr R A Langridge

7. DECLARATIONS OF INTEREST

Mrs Crossland declared an interest in application No. 14/0498/P/S73 (Morrisons, Black Bourton Road, Carterton) having previously expressed an opinion on the application. In order to avoid any public perception of her having pre-determined the application, Mrs Crossland indicated that she would leave the meeting during consideration of the application.

Mr Handley and Mr Norton declared an interest in application No. 14/0629/P/FP (Westbourne, Alvescot Road, Shilton) Mr Handley being the applicant and Mr Norton having acted as his election agent. Both indicated that they would leave the meeting during consideration of the application.

8. 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: 13/1494/P/OP; 14/0485/P/FP; 14/0492/P/FP; 14/0493/P/LB; 14/0529/P/OP and 14/0651/P/FP. The results of the Sub-Committee's deliberations follow in the order in which they appeared on the printed agenda.)

3 13/1494/P/OP Land between Saxel Close & Aston Village Hall, Aston

The Area Development Manager introduced the application. He reported receipt of the further observations of the applicant's agent in which it had been suggested that a Member of the Sub-Committee had failed to declare a disclosable interest when the application had been considered previously. He advised that, whilst the decision as to whether or not such an interest existed rested with the individual Member, the Council's Monitoring Officer had discussed the matter with the Councillor and was of the opinion that no disclosable interest existed.

He made reference to the further observations set out in the report of additional representations and to an email objecting to the proposals sent directly to the Members of the Sub-Committee.

Mrs Caroline Simmonds addressed the meeting setting out her objections to the development proposals. A summary of the points she raised is attached to the original copy of these minutes as Appendix A.

The applicant's agent, Ms Debbie Jones, then addressed the meeting in support of the application. A summary of the points she raised is attached to the original copy of these minutes as Appendix B.

Given that the proposed dwellings were closer to the village hall than the existing properties, Mr Norton asked what evidence Ms Jones had for her assertion that the impact of noise emanating from the village hall would be no greater than that on those in Saxel Close. He went on to enquire whether the developers would contribute towards noise amelioration measures at the village hall to address any potential difficulties at source.

In response, Ms Jones advised that, whilst she had no direct empirical evidence, the site was not large and the existing properties were in close proximity to the hall. She confirmed that her clients would discuss measures to reduce the impact of noise from the village hall on the new

dwellings in terms of location and design as part of any reserved matters application.

The Area Development Manager then presented his report containing a recommendation of conditional approval.

Mr Good expressed some concern with regard to the potential impact of the development on the off-site foul sewage network and the pumping station at Bampton. In response, the Area Development Manager drew attention to the three solutions for the mitigation of the proposed development's foul water flow as set out in the applicant's flood risk assessment.

Mr Howard indicated that he found the proposals acceptable in principle subject to concerns relating to flooding and noise being addressed. Mr Norton suggested that the Council should do all it could to secure noise mitigation measures and take the opportunity to address the possibility of new residents being disturbed by noise emanating from the village hall.

Mrs Crossland advised that the Community Centre in Carterton was located in close proximity to residential properties and had not given rise to complaint. She indicated that proper management of the facility could address any difficulties that might arise.

It was noted that the proposed note to the applicant indicated that full consideration would need to be given in the detailed design of the dwellings closest to the village hall to ensure that they gave due regard to potential noise generation from that source.

Mrs Crossland considered option C, the installation of a package treatment plant to serve the proposed development, to represent the preferred method of mitigating the proposed development's foul water flow and proposed the Officer recommendation of conditional approval. The proposition was seconded by Mr Howard.

Mrs Fenton enquired whether the discharge of the drainage condition would be dealt with by Officers under delegated powers. The Area Development Manager advised that this would generally be the case but that, should Members so wish, a note could be added to that condition to the effect that, should the applicants propose to follow option C Officers would be authorised to discharge the condition under delegated powers. If they proposed either of the other options, the discharge of the condition would be brought back to the Sub-Committee for determination.

On Mrs Fenton's suggestion, Mrs Crossland and Mr Howard agreed to incorporate this within their proposal.

In response to a question from Mr Norton, the Area Development Manager indicated that responsibility for the future maintenance of the treatment plant could fall to the residents or to a management company but that details would be established in the discharge of the condition.

On being put to the vote the Officer recommendation of conditional approval was carried.

Permitted subject to the applicants entering into a legal agreement on the basis of the heads of terms set out in the report, the applicants being advised that in considering the application, Members gave delegated authority for Officers to approve a drainage scheme based upon option C as set out in the applicant's Foul Drainage assessment but would require to assess and determine the details if an alternate drainage solution is proposed.

10 14/0055/P/FP The Conference Centre, Minster Lovell Mill, Old Minster Lovell

The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mr Haine and on being put to the vote was carried.

Permitted

15 14/0273/P/S73 Land off Abbey Street, Eynsham

The Officer recommendation of refusal was proposed by Mr Haine and seconded by Mr Kelland and on being put to the vote was carried.

Refused

18 14/0485/P/FP Fox Inn, Main Road, Stanton Harcourt

The Planning Officer introduced the application.

The applicant's agent, Mr Steven Sensecall, then addressed the meeting in support of the application. A summary of the points he raised is attached to the original copy of these minutes as Appendix C.

The Planning Officer then presented her report and reported receipt of a petition of some 78 signatures in support of the change of use.

The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mr Barrett.

In response to a question from Mr Norton, the Area Development Manager explained that, with regard to the protection of existing community services and facilities, Policy TLC12 did not make reference to a sole remaining outlet in a settlement but indicated that the Council would resist development proposals involving the loss of existing community

services and facilities, unlessthere are appropriate alternative facilities locally. In this instance there was alternative provision within the vicinity.

The Area development Manager went on to note that this could be considered further in the emerging local plan.

On being put to the vote the Officer recommendation of conditional approval was carried.

Permitted

23 14/0492/P/FP Church Farm House, Church Road, North Leigh

The Planning Officer introduced the application.

Dr Paul Harrison addressed the meeting giving details of his objection to the development proposals. A summary of the points he raised is attached to the original copy of these minutes as Appendix D.

In response to a question from Mr Howard, Dr Harrison confirmed that he would be happy if Members decided to hold a site visit.

The Applicant, Mr Rad Hart-George then addressed the meeting in support of his application. A summary of the points he raised is attached to the original copy of these minutes as Appendix E.

The Planning Officer then presented her report.

Mr Norton expressed some concern with regard to the proposed rear extension to this property located within the historic core of the original settlement and proposed that consideration of the application be deferred for a site visit to be held to enable Members of the Sub-Committee to assess the impact of the proposed development on the neighbouring property.

The proposition was seconded by Mrs Fenton and on being put to the vote was carried

Deferred for a site visit to be held to enable Members of the Sub-Committee to assess the impact of the proposed development on the neighbouring property.

28 14/0493/P/LB Church Farm House, Church Road, North Leigh

Deferred for a site visit to be held to enable Members of the Sub-Committee to assess the impact of the proposed development on the neighbouring property.

29 I4/0498/P/S73 Morrisons, Black Bourton Road, Carterton

The Area Development Manager presented the report.

The Officer recommendation of conditional approval was proposed by Mr Haine and seconded by Mr Booty.

Mr Howard and Mr Handley expressed their concerns with regard to the proposal and to the applicant's failure to adhere to the terms of the routeing agreement.

On being put to the vote the Officer recommendation of conditional approval was carried.

Permitted

(Mr Barrett, Mr Handley and Mr Howard requested that their votes against the foregoing application be so recorded. Mrs Crossland left the meeting during consideration of the application)

34 I4/0529/P/OP Land to the North of 71-81 Park Road, North Leigh

The Area Development Manager introduced the application and drew attention to the additional observations set out in the report of additional representations.

Ms Donna Smith and Ms Sarah Taylor addressed the meeting detailing their objections to the application. A summary of the points they raised is attached to the original copy of these minutes as Appendix F.

The applicant's agent, Mr Tony Doyle, then addressed the meeting in support of the application. A summary of the points he raised is attached to the original copy of these minutes as Appendix G.

In response to a question from Mrs Crossland, Mr Doyle indicated that the applicants would strive to reach an affordable housing contribution of 50% subject to financial viability.

The Area Development Manager then presented his report.

In proposing the Officer recommendation of refusal, Mr Norton made reference to the significant volume of local objection received and to the observations of the Parish Council. The proposition was seconded by Mr Barrett.

Mr Handley considered that a decision to refuse the application at this juncture would be premature as he believed that the reasons for refusal set out in the report could be addressed. He proposed an amendment that consideration of the application be deferred for a site visit to be held to enable Members to assess the potential impact of development on the site.

The amendment was seconded by Mr Booty and on being put to the vote was carried. Having become the substantive motion the proposition that consideration of the application be deferred was put to the vote and carried.

Deferred for a site visit to be held to enable Members to assess the potential impact of development on the site.

42 14/0570/P/AC White Hart, 31 Newland Street, Eynsham

The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mrs Fenton and on being put to the vote was carried.

Permitted

46 14/0571/P/LB White Hart, 31 Newland Street, Eynsham

Listed Building Consent be granted

(Mr Kelland requested that his vote against these applications be so recorded)

47 14/0629/P/FP Westbourne, Alvescot Road, Shilton

The Planning Officer presented her report and drew attention to the further observations, consultation response and proposed conditions set out in the report of additional representations.

The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mr Haine and on being put to the vote was carried.

Permitted subject to the following 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 the Town and Country Planning Act 1990.
- 2 That the development be carried out in accordance with plans dated 17 April 2014.
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.

- 4 Prior to the first use of the additional living accommodation, the parking layout shall be laid out, retained and must be appropriately drained following SUDS guidelines.

REASON: To ensure sufficient parking provision is made on site.

(Mr Handley and Mr Norton left the meeting during consideration of the foregoing application)

- 49 I4/0631/P/FP Buttercross Works, The Leys, Witney

The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mr Mills and on being put to the vote was carried.

Permitted

- 50 I4/0651/P/FP Astrop Farm, Witney Road, Brize Norton

The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mr Howard and on being put to the vote was carried.

Permitted

9. 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

10. ROUTING AGREEMENT – COTSWOLD FARM, STANDLAKE

The Sub-Committee received and considered the report of the Head of Planning and Strategic Housing seeking consideration of a request from the applicant's agent that they are not required to enter into a routing agreement with Oxfordshire County Council in the terms proposed by that authority.

The Area Development Manager reported receipt of the observations of Charles Mathew, the County Council representative, the Parish Council and the District Council's Business Development Officer.

Having regard to the concerns expressed and to the information set out in the report Members considered the County Council's proposals to prohibit rather than limit HGV traffic on the prescribed route to be unduly onerous and requested Officers to make arrangements for a meeting to be held between the applicants and representatives of the County Council, together with the District Ward Councillors, to broker an agreement whereby exemptions would be permitted to allow limited HGV traffic movements on that route in clearly defined circumstances.

RESOLVED: That Officers be requested to make arrangements for a meeting to be held between the applicants and representatives of the County Council, together with the District Ward Councillors, to broker an agreement whereby exemptions would be permitted to allow limited HGV traffic movements on that route in clearly defined circumstances.

II. PROGRESS ON ENFORCEMENT CASES

Consideration was given to the report of the Head of Planning and Strategic Housing informing the Area Planning Sub-Committee of the current situation and progress in respect of enforcement investigations.

RESOLVED:

- (a) That the progress and nature of the outstanding enforcement investigations detailed in Sections A to C of the report be noted.
- (b) That no further action is taken in respect of the cases detailed in Section D.

The meeting closed at 4:45pm.

CHAIRMAN