

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 21 July 2014

PRESENT

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

Officers in attendance: Miranda Clark, Abby Fettes, Phil Shaw, Kim Smith and Simon Wright

12. MINUTES

**RESOLVED:** that the minutes of the meeting of the Sub-Committee held on 16 June 2014, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

13. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence and the Chief Executive reported receipt of the following resignation and temporary appointment:-

Mr J F Mills attended for Mr M R Booty

14. DECLARATIONS OF INTEREST

Mr Handley declared a personal prejudicial interest in applications 14/0826/P/FP and 14/0827/P/FP by virtue of being an adjoining landowner. Mr Handley advised that he would leave the meeting during consideration of those applications.

Mr Good declared an interest in application 14/0791/P/FP by virtue of living in Ham Lane. Mr Good clarified that his property was some distance from the application site and therefore he did not consider the interest to be prejudicial and he would remain in the meeting, participate and vote.

Mr Robinson declared an interest in applications 14/0726/P/FP, 14/0727/P/FP and 14/0843/P/FP by virtue of the applicants being known to him. Mr Robinson advised that having taken account of public perception he would leave the meeting during consideration of those applications.

15. 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: 14/0399/P/FP; 14/0492/P/FP; 14/0493/P/LB; 14/0529/P/OP; 14/0530/P/FP; 14/0678/P/FP; 14/0791/P/FP; 14/0771/P/FP;. The results of the Sub-Committee's deliberations follow in the order in which they appeared on the printed agenda.)

3 14/0399/P/FP Land at Swinbrook Road, Carterton

The Senior Planner introduced the application and drew attention to the late representations report.

The sub-committee was addressed by Mr Patterson-Neild and Mr Zanre, the applicant's agents, in support of the application. A summary of their submission is attached as Appendix A to the original copy of these minutes.

In response to questions from Mrs Crossland it was clarified that water and sewerage would connect to the existing infrastructure. Mr Norton asked what consultation had been undertaken regarding the name Swinbrook Park. It was confirmed that the town council had been consulted but not anybody else.

Mr Handley asked about protection of footpaths and bridleways and the location of these were clarified on a plan.

The Senior Planner then presented the application in detail and confirmed that it had been advertised as a departure from the Local Plan. It was outlined that there would be an extension to the country park, 40% affordable housing had been secured and there were no highway objections. The Senior Planner advised that separation distances from existing properties was acceptable and details of the legal agreement were reported.

The Senior Planner advised that the application was considered acceptable and the recommendation was one of approval subject to a legal agreement.

Mrs Crossland sought clarification that a condition was being included regarding drainage and sewage disposal. In response it was confirmed that a condition requiring works to be done, as requested by Thames Water, was included in the late representations report.

Mrs Crossland proposed the officer recommendation and this was seconded by Mr Howard.

Mr Howard advised that whilst seconding the proposal he was disappointed regarding some aspects of the scheme. Mr Howard suggested the provision of some five bedroom properties would have been beneficial. Mr Howard highlighted the need for business development in Carterton and suggested that revised speed limits in the area would help. Mr Howard whilst supporting the extension to the country park indicated it was a shame that a covenant prevented more formal sports provision being provided.

The Area Planning Manager clarified that the covenant had been in place for a number of years but the legal agreement had been framed in such a way that sports provision could be provided elsewhere in the town. Mr Handley and Mr Norton expressed support for the development and the need to look at options for providing sports facilities in the town.

Mrs Fenton referred to issues with Thames Water and the disposal of waste water and low pressure in the area. The Senior Planner advised there was a duty to provide a reasonable water pressure and Mr Howard indicated that a new pumping station may be provided.

Mr Langridge concurred with Mr Howard regarding the lack of larger properties and the need for leisure opportunities in Carterton to be identified. Mr Langridge supported officers regarding the legal agreement and that the request from Oxfordshire County Council (OCC) was disproportionate.

On being put to the vote the proposition was carried.

Permitted; subject to the applicant first entering in to a legal agreement and 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. Other than as amended by the conditions below, the development shall be carried out in accordance with the plans and details submitted with the application. REASON: For the avoidance of doubt as to what is permitted.
3. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated February 2014 reference number CS/062518 undertaken by CAPITA and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1 in 100 year plus 30% for climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority. REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

4. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". REASON: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.
5. Notwithstanding the details as shown on plan no. H4583P2/SL/01, prior to the commencement of development revised parking, visitor parking, cycle parking, footpath, traffic calming, bridleway enhancement and refuse vehicle access arrangements (all as outlined in OCC consultation response 1/5/14) shall be submitted to and approved in writing by the Local Planning Authority and development shall only proceed in accordance with the approved details. REASON: In the interests of the safety and amenity of road users and pedestrians.
6. No dwelling shall be occupied until all the roads, driveways and footpaths serving the development have been drained, constructed and surfaced in accordance with plans and specifications that have been submitted to and approved in writing by the Local Planning Authority. REASON: In the interests of road safety. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)
7. The garage/car port accommodation hereby approved shall be used for the parking of vehicles ancillary to the residential occupation of the dwelling(s) and for no other purposes. REASON: In the interest of road safety and convenience and safeguarding the character and appearance of the area. (Policies BE2 and BE3 of the adopted West Oxfordshire Local Plan 2011)
8. Notwithstanding the details submitted on plan no. BLC140110-1 B, the hedgerow along the shared boundary with the allotment gardens shall be retained and bolstered with native hedgerow plants, which shall be so tended as to grow to, and to remain at, a height of not less than 2 metres. REASON: To safeguard the character, landscape and ecology of the area. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)
9. Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning

Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority. REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2012)

10. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority. REASON: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2012).
11. All works of mitigation and enhancement set out in the ecological reports accompanying the application shall be implemented in accordance with a phased scheme of works submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. REASON: In the interests of ecological protection and biodiversity.

#### NOTES TO APPLICANT:

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
2. The applicant is reminded of the terms of the parallel legal agreement pertaining to this site.

9 14/0492/P/FP Church Farm House, Church Road, North Leigh

The Principal Planner introduced the application together with the application for Listed Building Consent.

Mr Hart-George, the applicant, addressed the sub-committee in support of his application. A summary of the submission is attached as Appendix B to the original copy of these minutes.

The Principal Planner gave a detailed presentation of the proposals and highlighted that the main considerations related to fabric and setting of the listed building, archaeology, traffic, ecology and neighbour amenity.

It was considered that the proposals were acceptable and relevant conditions relating to archaeology and ecology were included. It was highlighted that the highway authority had not raised objection and it was considered that there was no adverse impact on the neighbouring property.

Mr Norton indicated that he was generally content with the proposed development but had concern regarding the impact of the kitchen extension on the neighbouring property. Mr Norton suggested that a reduced pitch on the roof could alleviate the problem and that the matter could be delegated to the planning officer to try and negotiate a reduction before any permission was issued.

The Principal Planner advised that the current pitch was considered acceptable and a reduction could in fact have a detrimental impact on the listed building. It was confirmed that the applicant had previously submitted a revision to reduce the ridge height and it was considered that the current level was as low as could be achieved. In response to Mr Kelland it was confirmed that a 40° pitch had been agreed.

Mr Enright advised that the site visit had been beneficial and it was noted that the application site was on slightly higher ground than the neighbour. Mr Enright suggested that any impact would be in the middle of the neighbouring garden and there was significant planting on the boundary.

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

Permitted

15 14/0493/P/LB Church Farm House, Church Road, North Leigh

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

Granted, Listed Building Consent

17 14/0519/P/FP 3 High Street, Aston

The Principal Planner presented the report and outlined that the key considerations were principle of development, parking and access, design and neighbour amenity. It was clarified that OCC had objected in respect of vision and parking. The recommendation was for refusal on the grounds of inadequate vision splays and inadequate parking arrangements.

Mr Good expressed support for the refusal reasons but suggested that the site was suitable for redevelopment in some form.

Mr Good proposed the officer recommendation and this was seconded by Mrs Crossland.

Mr Norton highlighted the existing extensions and it was confirmed that they were not permitted by the council.

On being put to the vote the proposition was carried.

Refused

21 14/0529/P/OP Land to the North of 71-81 Park Road, North Leigh

The Area Planning Manager introduced the application.

Mr Burke-Smith addressed the sub-committee in objection to the application. A summary of the submission is attached as Appendix C to the original copy of these minutes.

Mr Howard asked about the footpath network near the site and whether the current 'safe' route to the church would be compromised. Mr Burke-Smith indicated that the nature of the footpath would change.

Mr Miles, the applicant's agent, addressed the sub-committee in support of the application. A summary of the submission is attached as Appendix D to the original copy of these minutes.

Mr Good asked what had been done in respect of archaeology on the site. Mr Miles advised that an archaeological brief had been undertaken and submitted. Mr Robinson clarified that details were summarised in the additional representations report.

The Area Planning Manager drew attention to the late representations report and that two of the original refusal reasons had been addressed and therefore the recommendation was now for refusal on the grounds of landscape impact and harm to the setting and the absence of a negotiated legal agreement.

The Area Planning Manager acknowledged that policy H6 was not relevant and therefore the requirements of the National Planning Policy Framework (NPPF) needed to be considered. It was advised however that the development was considered harmful to the setting of the site and the undeveloped character needed to be protected. Paragraph 6.7 was highlighted which indicated that the development was not considered to be sustainable.

Mr Norton referred to paragraph 2.5 in the report and emphasised the nature of the site and that the land should be retained as open land. Mr Norton highlighted that the land had been protected over a number of years and this application was not acceptable for the site.

Mr Norton proposed the officer recommendation and this was seconded by Mr Haine.

Mr Haine referred to the site visit and that it had demonstrated the need to protect the site from development.

In response to Mr Handley it was confirmed that 50% affordable housing was being offered by the applicant. The Area Planning Manager further highlighted a previous appeal decision on the site where a single dwelling had been considered unacceptable on the site.

Mr Good sought clarification regarding the comments of the County Archaeologist regarding a negative condition if permission was granted. The Area Planning Manager confirmed that this would be a 'Grampian' condition if permission was granted.

On being put to the vote the proposition was carried.

Refused, for the following reasons:

1. In appeal reference APP/D3125/A/14/2214214215 the Inspector commented that the development of a small portion of the site would cause sufficient harm in terms of its landscape impact and harm to the setting of the footpath and village edge as to represent unsustainable development contrary to the aims of the NPPF. In the opinion of the LPA the proposed development now under consideration is of a scale and nature and extends over a wider and more sensitive area such that the same concerns apply with more force and render the proposals unsustainable development contrary to policies BE2, BE4, NE1, NE3, H2 and TLC8 of the WOLP and the provisions of the NPPF.
2. In the absence of a negotiated legal agreement or other agreed mitigation strategy the scheme fails to make adequate provision to mitigate the adverse impact of development. It is therefore contrary to policies BE1 and TLC7 of the WOLP and the provisions of the NPPF.

31 14/0530/P/FP 67 Brize Norton Road, Minster Lovell

The Planning Officer introduced the report and advised that Councillor Hoare had also requested consideration of the application by the sub-committee.

Mr Oswin, the applicant, addressed the members in support of the application. A summary of the points raised is attached as Appendix E to the original copy of these minutes.

Mr Handley sought clarification of the age of the building and whether there were any chartist properties in the area. Mr Oswin advised that the bungalow was over 20 years old and there was a chartist house to the right of the application site.



The Planning Officer presented the report and advised that the development was modest, well screened and would not adversely impact on the neighbouring properties.

Mr Langridge proposed the officer recommendation of approval and highlighted that the development was close to the host building and was well landscaped. Mr Handley seconded the proposal.

Mr Norton referred to the comments of the parish council and asked if other properties had car ports in front of the host building. Mr Robinson indicated that many properties had such developments and some were closer to the road than the one proposed. Mr Norton suggested that the car port would look like an extension to the house and would sit well on the site. It was clarified that a landscaping condition was included.

On being put to the vote the proposition was carried.

Permitted

33 14/0639/P/FP 66 Corn Street, Witney

The Planning Officer presented the report together with those for the associated applications for Listed Building and Advertisement Consents.

Mr Langridge proposed the officer recommendation for refusal on all three applications and asked about timescales for enforcement. Mr Barrett seconded the proposals.

Mr Enright concurred that the front façade of the building was not acceptable but expressed the hope that the business could be supported and advice given to the applicant to help resolve the problems.

The Area Planning Manager advised that signage in Conservation Areas was controlled by the Shop front Design Guide but this was due to be reviewed.

In respect of enforcement the sub-committee took in to account the circumstances of the applicant and agreed that they should be given time to rectify the issues before any enforcement action was commenced.

On being put to the vote the proposal was carried.

Refused

37 14/0640/P/LB 66 Corn Street, Witney

Refused

41 14/0641/P/AC 66 Corn Street, Witney

Refused

44 14/0643/P/FP 229 Thorney Leys, Witney

The Area Planning Manager introduced the report and advised that the recommendation was for refusal on the grounds that it was overdevelopment of the site and highway safety issues.

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

Refused

47 14/0678/P/FP 8 Corndell Gardens, Witney

The Area Planning Manager introduced the application and outlined the site.

Mr Cleasby, the applicant's agent, addressed the committee in support of the application. A summary of the points raised in the submission is attached as Appendix F to the original copy of these minutes. Mr Cleasby drew attention to the plans being displayed and that the projector settings meant that the proposals appeared taller than was actually the case. The Area Planning Manager acknowledged the concern and advised that a solution to the issue was being sought.

The Area Planning Manager presented the report in detail. It was clarified that the principle of development on the site was acceptable but there were concerns about the scale and form of development proposed. The Area Planning Manager acknowledged comments made about similar development elsewhere in Witney but indicated that they were facing on to main roads and this was a secondary area. The sub-committee was advised that large townhouses would be out of character but a smaller scheme may be acceptable.

The Area Planning Manager reported that the recommendation was for refusal on the grounds of overdevelopment and detriment to the residential amenity of neighbouring properties.

Mr Enright suggested that there was an opportunity to develop the site and off road parking would be of particular benefit. Mr Enright however indicated that the submitted scheme was not appropriate for the location and proposed the officer recommendation. Mr Kelland seconded the proposal.

Mr Norton asked if a two storey property would be acceptable on the site. The Area Planning Manager advised that it was difficult to give a definitive response but it was likely that such a proposal would be more appropriate.

On being put to the vote the proposition was carried.

Refused

50 14/0726/P/FP The Bungalow, Blackditch, Stanton Harcourt

The Principal Planner introduced the report and highlighted the landscaping and layout of the site. It was advised that the recommendation was one of approval.

Mr Mills proposed the officer recommendation and this was seconded by Mr Enright.

Mr Good suggested that a site visit may be beneficial to allow members to look at the layout of the site and the potential impact of the development on nearby properties.

Mr Norton and Mr Kelland expressed concern about the parking arrangements. Mrs Fenton highlighted water and sewage issues on the site.

Mr Mills and Mr Enright withdrew their motion.

Mr Good proposed a site visit and this was seconded by Mr Langridge and on being put to the vote was carried.

Deferred for a site visit to be held on 14 August 2014 commencing at Middy.

(Mr Robinson left the meeting during consideration of this application. Mrs Crossland took the chair)

55 14/0727/P/FP The Old Cow Shed, Blackditch, Stanton Harcourt

Mr Good proposed a site visit and this was seconded by Mr Howard and on being put to the vote was carried.

Deferred for a site visit to be held on 14 August 2014 commencing at Middy.

(Mr Robinson left the meeting during consideration of this application. Mrs Crossland took the chair)

58 14/0771/P/FP Field to the rear of the Fox Inn, Main Road, Stanton Harcourt

The Area Planning Manager introduced the application.

Mrs Rich, representing the applicant, addressed the sub-committee in support of the application. A summary of the points raised is attached as Appendix H to the original copy of these minutes.

Mr Langridge asked what age range the play equipment was aimed at. Mrs Rich advised that it was designed for older children as there was play equipment for younger children elsewhere in the village. In response to Mr

Good it was confirmed that one objection had been received during the consultation process.

The Area Planning Manager advised that the equipment was sensitively located on the site. It was acknowledged that there were issues with the current planting belt on the site and this could be covered by a note to the applicant. The Area Planning Manager clarified the separation distance to neighbouring properties.

The sub-committee was advised that the recommendation was one of delegation to approve subject to conditions, a note regarding planting and no objection being received from OCC.

Mr Good indicated that the applicants were aware of the need to replant areas of the site and congratulated those involved in getting the proposal to this stage. Mr Good acknowledged issues of road safety but suggested that it was suitable site, the play equipment was suitable and there was a lot of local support for the scheme.

Mr Good then proposed the officer recommendation and this was seconded by Mrs Fenton.

Mrs Fenton highlighted the hard work of the project team in respect of the application. Mr Kelland expressed support for the proposal but emphasised the importance of road safety near the site.

On being put to the vote the proposition was carried.

Delegated to permit subject to conditions, no objection being received from the highway authority and a note to applicant regarding replanting on the site.

60 14/0791/P/FP

Thistle Cottage, Ham Lane, Aston

The Area Planning Manager introduced the report and outlined the site and proposed development.

Mr Haines, representing Aston, Cote, Shifford and Chimney Parish Council, addressed the sub-committee. A summary of the points raised in the submission is attached as Appendix G to the original copy of these minutes.

The Area Planning Manager advised that there was an identified housing need and an extant permission existed on the site so the principle of development was not in question.

The Area Planning Manager reported that no affordable housing was proposed and no justification had been provided for this. It was clarified that the site had changed hands and the affordable housing requirement would have been known. The changes in layout compared to the existing permission were highlighted and it was advised that OCC had been

contacted regarding the parking and turning arrangements. It was acknowledged that ecology issues had been addressed but there was still extensive tree loss proposed.

The Area Planning Manager advised that the recommendation was one of delegation to refuse on the grounds of lack of affordable housing, loss of trees, impact of the Conservation Area, design, overdevelopment, lack of section 106 agreement and highways if objection was raised by OCC.

Mrs Fenton highlighted the road network in the area and lack of a footpath and suggested that a better design and layout for the site could be achieved.

Mrs Fenton then proposed the officer recommendation. Mr Good seconded the proposal.

Mr Good suggested the main issues had been identified by officers but highlighted that the site was suitable for development but a better scheme was required.

Mr Norton concurred that the site could be developed but highlighted that construction traffic would need careful management if a scheme was approved. Mr Mills agreed that the site was an eyesore and could be developed however the lack of affordable housing was of particular concern.

On being put to the vote the proposition was carried.

Delegated to refuse on the grounds of lack of affordable housing, loss of trees, impact on Conservation Area, design and scale and lack of a Section 106 agreement. An additional reason in respect of highways to be added if objection received from OCC.

67 14/0826/P/FP

Westfield Lodge, Shilton

The Principal Planner presented the application and outlined the plans. It was explained that the removal of the existing mobile home could achieve planning gain if the development was approved. The additional representations report was highlighted that indicated the applicant's agreement to enter in to a legal agreement to remove other permissions on the site and conditions.

The recommendation was therefore one of approval subject to the applicant entering in to a legal agreement and conditions.

Mr Kelland expressed concern at the number of applications on this and the neighbouring site and emphasised the need to control any development. Mr Robinson clarified the permissions already in place and which of those would be surrendered to allow the proposed development.

Mr Howard suggested that the proposal would tidy up the site, remove a mobile home and the legal agreement would ensure control over the improvements.

Mr Howard proposed the officer recommendation and this was seconded by Mr Haine.

Mr Langridge and Mrs Crossland expressed concern at the proposal and emphasised the need for any legal agreement to ensure that development was carefully controlled.

Mr Good highlighted the relative ridge heights of existing and proposed buildings on the site and the need to ensure that any development was well screened.

The Principal Planner confirmed that any legal agreement would ensure use as a single dwelling.

On being put to the vote the proposition was carried.

Permitted, subject to the applicant first entering in to a legal agreement regarding the removal of other permissions and the following conditions and note to applicant:

- 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 The development shall be carried out in accordance with the plans accompanying the application as modified by the applicant's agent's letter(s) dated 18/7/14 and accompanying plan I3069:02 A. REASON: The application has been amended by the submission of revised details.
- 3 The development shall be carried out in accordance with the application details as amended by the applicants e-mail dated 4 July 2014. REASON: The application details have been amended by the submission of revised details.
- 4 That the development be carried out in accordance with plan Nos I3069:01; I3069:02A; I3069:03A and I3069.04. REASON: For the avoidance of doubt as to what is permitted.
- 5 The external walls of the dwelling hereby approved shall be constructed of natural local stone in accordance with a sample panel which shall be erected on site and approved in writing by the local Planning Authority before development commences and thereafter retained until the development is completed. REASON: To safeguard

the character and appearance of the area. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)

- 6 The roof of the dwelling hereby approved shall be covered with materials, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before development commences. REASON: To safeguard the character and appearance of the area. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)
- 7 All new external joinery shall be painted or stained in a colour that has been submitted to and approved in writing by the Local Planning Authority and shall thereafter be retained in that colour. REASON: To ensure that the building details are in keeping with the local vernacular style. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)
- 8 Before development commences, details of the design and specification of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed prior to first occupation of the dwelling hereby approved and shall be retained as such thereafter. REASON: To safeguard the character and appearance of the area and because details were not contained in the application. (Policy BE2 of the adopted West Oxfordshire Local Plan 2011)
- 9 That a scheme for the landscaping submitted as part of the application in accordance with drawing number 13069:02 A shall be implemented as approved within 12 months of the first occupation of the dwelling hereby approved and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained. REASON: To safeguard the character and landscape of the area. (Policies NE6 and BE2 of the adopted West Oxfordshire Local Plan 2011)
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting that Order with or without modification) no extension, including roof extensions or outbuildings shall be constructed. REASON: In the interests of the rural character and appearance of the area.
- 11 The existing dwelling on the site shall be demolished within one month of occupation of the dwelling hereby permitted. REASON: The provision of an additional dwelling would be contrary to policies for residential development in the countryside. (Policy H4 of the adopted West Oxfordshire Local Plan 2011)

12 Bat and bird boxes shall be installed in accordance with details including phasing that have been submitted to and approved in writing by the Local Planning Authority before development commences. REASON: To safeguard and enhance biodiversity. (Policy NE13 of the adopted West Oxfordshire Local Plan 2011).

#### NOTE TO APPLICANT

If during the demolition works it comes to your attention that protected species and their breeding/resting places will be impacted in any way you are advised to cease work immediately and contact English Nature.

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

70 14/0827/P/FP Squirrell Cottage, Shilton

The Principal Planner introduced the report and highlighted the additional representations that had been received.

Mr Langridge proposed the officer recommendation of refusal and this was seconded by Mr Enright.

On being put to the vote the proposition was carried.

Refused

72 14/0842/P/S73 131 Abingdon Road, Standlake

The Planning Officer presented the application and highlighted the response of the parish council contained in the additional representations report.

The sub-committee was advised that the officer recommendation was one of approval.

Mr Langridge indicated that the removal of permitted development rights had been placed on the original permission for a reason and that situation did not appear to have changed.

Mr Langridge proposed refusal on the grounds that it was contrary to policies BE2 and H2. Mr Norton seconded the proposal.

The Area Planning Manager highlighted a recent appeal decision on another site in the vicinity where permitted development rights had not been removed and suggested that in light of that decision and changes in legislation permission was recommended by officers.

Mr Good reminded members of the history of the site, the recent appeal decision and the relaxation of permitted development rights.



On being put to the vote there was an equality of votes. The Chairman used his casting vote in favour of the proposal.

Refused for the following reason:

It is considered that the reintroduction of permitted development rights for extensions and outbuildings would not protect the residential amenities of the adjacent properties nor retain the open character of the area. As such the proposal is contrary to Policies BE2 and H2 of the adopted West Oxfordshire Local Plan and relevant provisions of the NPPF.

75 14/0843/P/FP 41 & 43A High Street, Witney

The Principal Planner reported the receipt of additional representations expressing concern in respect of congestion, parking and mixing of commercial and residential units. It was reported that OCC highway had no objection and the town council objected on the grounds of overdevelopment.

The Principal Planner introduced the report and advised that the main considerations related to principle, impact on the Conservation Area and highway issues. It was reported that the principle of development was acceptable, the development would preserve the Conservation Area and there were no highway objections from OCC. Therefore the recommendation was one of approval subject to conditions.

In response to Mrs Fenton it was confirmed that the bedrooms in the flats were 13' by 10' although it was clarified that there was no minimum size in planning terms. Mr Norton highlighted that no parking was provided and public long stay parking was some distance away. Mr Howard concurred that parking and highway safety was a concern.

The Principal Planner reiterated that there was no highway objection and there was already an extant approval for office use.

Mr Langridge suggested that whilst it did not seem an ideal development there were no planning reasons for refusal and proposed the officer recommendation. Mr Enright seconded the proposal and suggested that this type of accommodation was needed and it was possible that the occupiers would not have a car in any event.

In response to Mr Kelland the location of the bin stores was clarified.

On being put to the vote the proposition was carried.

Permitted

(Mr Robinson left the meeting during consideration of the foregoing application. Mrs Crossland took the chair)

16. 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

The meeting closed at 6.20pm.

CHAIRMAN