

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 18 August 2014

PRESENT

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

Officers in attendance: Miranda Clark, Kim Smith and Simon Wright

17. MINUTES

RESOLVED: that the minutes of the meeting of the Sub-Committee held on 21 July 2014, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

18. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Mrs E H N Fenton

The Chief Executive reported receipt of the following resignation and temporary appointment:-

Mr H B Eaglestone attended for Mr D S T Enright

19. DECLARATIONS OF INTEREST

Mr Norton declared an interest in application 14/0891/P/FP by virtue of having acted as election agent for the applicant. Mr Norton advised that having taken account of public perception he would leave the meeting during consideration of the application.

Mr Robinson declared an interest in applications 14/0726/P/FP and 14/0727/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.

20. 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:-

3 I4/0683/P/FP Freelands Farm Westwell

The Principal Planner introduced the application, showed the site layout plans and advised that amended plans had been submitted withdrawing the provision of a lake from the proposals.

Mr Warner and Mr Perry, representing the applicants, addressed the sub-committee in support of the application. A summary of their submission is attached as an Appendix to the original copy of these minutes.

Mr Kelland sought clarification as to the number of horses likely to be on site. In response it was confirmed that the facility would be used by two owners who had a number of horses each. Confirmation was given that it was not to be open to the public.

Mr Norton asked about the provision of all-weather gallops on the site and that the intention was to train eventing horses only and not racehorses. Mr Warner confirmed that was the case and the track would have no rails.

Mr Handley asked about the total site area and screening of the site from the highway. In response it was indicated that the application site was 90 hectares and the existing hedgerow would be maintained.

The Principal Planner then gave a detailed presentation of the application, showed proposed floorplans and the location of the stables on the site.

The sub-committee was advised that the principle of development, the design, landscape impact, ecological issues and drainage were all considered acceptable. It was reported that the County Archaeologist had requested a slight change in respect of the gallops so that it did not impact on the henge feature within the site.

The Principal Planner advised that a very small part of the site came within Flood Zone 2 and therefore the views of the Environment Agency (EA) had been requested. As a result the recommendation was one of delegation to approve subject to no objection from the EA and conditions, to be agreed in consultation with Chairman, based on paragraph 7.13 of the report and the additional representations report.

Mr Langridge suggested that the application was well thought out and would enable a business to establish itself within the district. Mr Langridge proposed the officer recommendation and this was seconded by Mr Booty.

Mr Norton expressed support of the withdrawal of the lake element as a way of addressing concerns about the water supply in the area and sought confirmation that a further application would be needed if a lake was to be built. It was confirmed that another application would be required.

Mr Good indicated that the application related to a particular use and asked whether any permission was specific to the applicants or would give a permanent use for the site. The Principal Planner advised that any conditions would ensure that there was no intensification of use on the site.

Mr Handley asked if a routeing agreement had been sought or could be imposed as there was likely to be large vehicles accessing the site. The Principal Planner advised that the highway authority had not requested any agreement, the principle of development had previously been approved and the usage was considered low key. Mr Robinson reiterated that the site would not be used for public events and was exclusively a training facility.

Mr Norton suggested that the business would be a welcome addition in the district and indicated that he was content the applicants would use the most sensible route to access the site. It was further suggested that the use would not be any more intensive than the current farming operation.

In response to Mr Kelland it was confirmed that any proposals to further extend the facility would need planning permission.

On being put to the vote the proposition was carried.

Delegated to the Head of Planning and Strategic Housing to approve subject to no objection from the EA and conditions, to be agreed in consultation with Chairman, based on paragraph 7.13 of the report and the additional representations report.

10 14/0726/P/FP

The Bungalow, Blackditch, Stanton Harcourt

The Principal Planner presented the application and outlined the key issues for consideration. The sub-committee was advised that an amended plan had been submitted reducing the number of parking spaces from six to four and changing the surface material from gravel to a permeable paved surface. In addition fencing was now proposed instead of a hedge on boundary. The recommendation was therefore one of approval subject to conditions being amended to reflect the new plans.

Mr Barrett indicated that the site visit had been very beneficial and had allayed many of the concerns regarding the application. Mr Barrett highlighted issues regarding the boundary with the public amenity space and that this was hopefully covered by the proposed conditions.

Mr Barrett then proposed the officer recommendation. In seconding the proposal Mr Good acknowledged the concerns of the parish council but suggested that the scheme was acceptable and the existing bungalow was of no particular merit.

Mr Norton reiterated a previous suggestion that the dwellings could be sited further back in the site with parking being provided at the front. The Principal Planner advised that this had not been considered as it was not a minor modification and would need to be the subject of a separate application. The sub-committee was reminded that it was being asked to consider the scheme as submitted.

Mrs Crossland advised that the location of car parking had been highlighted on the site visit and the highway authority considered it to be acceptable. Mr Good suggested that the use of a permeable paved surface would be beneficial in terms of noise and impact on any neighbouring properties.

Mr Kelland expressed concern at the potential for increased on street parking. The sub-committee was reminded that the off street provision was considered acceptable. In response to Mr Booty it was clarified that the properties had three bedrooms each. Mr Handley indicated his support for the design of the development but had continuing concern regarding the parking and access.

On being put to the vote the proposition was carried.

Permitted, subject to the following amended condition(s):

2. That the development be carried out in accordance with plan No(s) 1325 008 C, 1325 009 A and 1325 010 B. REASON: For the avoidance of doubt as to what is permitted.

(Mr Robinson left the meeting during consideration of the above application and Mrs Crossland took the chair)

16 14/0727/P/FP

The Old Cow Shed, Blackditch, Stanton Harcourt

The Principal Planner presented the application and advised that the materials proposed were in keeping and the impact on the area was considered acceptable. The recommendation was therefore one of approval.

The officer recommendation was proposed by Mr Handley and seconded by Mr Kelland and on being put to the vote was carried.

Permitted.

(Mr Robinson left the meeting during consideration of the above application and Mrs Crossland took the chair)

18 14/0891/P/FP Rear of 8-10 Market Square, Witney

The Principal Planner presented the report and advised that a community use was proposed. It was clarified that no speakers would be used as participants used headphones and there would also be facilities for street art and video making. The sub-committee was advised that there was no detrimental impact on the Conservation Area and the highway authority had no objection with regard to traffic. The recommendation was therefore one of approval subject to conditions

Mr Langridge proposed the officer recommendation and suggested that it was a positive initiative for Witney. Mr Barrett seconded the proposal and on being put to the vote it was carried.

Permitted.

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

20 14/0902/P/FP 30 Home Close, Carterton

The Planning Officer presented the application, highlighted the relationship of the proposal to the neighbouring property and the height and depth of the extension. The sub-committee was advised that the roof sloped away from the neighbour and was considered acceptable.

The recommendation was for approval subject to the conditions contained in the additional representations report.

Mrs Crossland expressed concern in respect of the impact on the neighbour as there was a lounge window close to the extension. Mrs Crossland suggested there was already limited light to the property and the extension could exacerbate the problem. The Planning Officer advised that the applicant had indicated they would be willing to provide a hipped roof if that was considered preferable.

In response to Mr Robinson it was confirmed that it was not possible to remove permitted development rights on the property.

Mr Howard expressed support for a hipped roof as that would help in respect of neighbour amenity.

Mr Howard then proposed the officer recommendation subject to the applicant submitting revised plans for a hipped roof. Mr Langridge seconded the proposal and on being put to the vote it was carried.

Permitted, subject to an amended condition requiring a hipped roof.

23 14/0930/P/FP 56 Moorland Road, Witney

The Planning Officer presented the report and highlighted that the highway authority had no objection. The key changes to the previously approved scheme were outlined.

The recommendation was for approval subject to the conditions contained in the additional representations report.

Mr Booty proposed the recommendations and this was seconded by Mr Haine. On being put to the vote the proposition was carried.

Permitted

24 14/0984/P/FP 37 Rock Road, Carterton

The Principal Planner presented the application and highlighted that there was a condition proposed regarding retention of the existing fencing.

In response to Mr Robinson the separation distance to the neighbouring property was clarified. Mr Howard highlighted the concern of the town council regarding potential use of the building as a separate dwelling. The Principal Planner drew attention to condition 4 which required the accommodation to remain ancillary to the existing dwelling.

Mr Howard proposed the officer recommendation and this was seconded by Mrs Crossland. On being put to the vote the proposition was carried.

Permitted

27 14/1017/P/AC 70 High Street, Witney

The Principal Planner introduced the report and clarified that the hanging sign already had permission and outlined the proposed illumination on the façade of the building. The proposal was considered acceptable and the recommendation was one of approval.

(Mr Howard declared a non-pecuniary interest at this juncture by virtue of knowing the applicant. Mr Howard indicated that he would remain in the meeting but not participate in the discussion)

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

Granted, Advertisement Consent

29 14/1018/P/LB 70 High Street, Witney

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

Granted, Listed Building Consent.

29 14/1037/P/FP 30 Stoneleigh Drive, Carterton

The Planning Officer highlighted the comments outlined in the additional representations report. The site plans were shown, car parking was clarified and the elevations of the development confirmed.

The Planning Officer advised that the principle of development was acceptable, there was no detrimental neighbour impact and it was not considered to be incongruous. It was clarified that there was no objection to the access but a note was included emphasising that the planning permission did not override civil issues.

The recommendation was one of approval subject to conditions and notes to applicant.

Mrs Crossland indicated that the application had caused significant concern and suggested that the development may have been better as an end of terrace rather than a detached property. Mrs Crossland suggested there was no planning reasons for refusal and acknowledged that the concerns on access were a civil matter.

Mr Howard proposed the recommendation and this was seconded by Mr Kelland. On being put to the vote the proposition was carried.

Mr Haine sought clarification regarding the potential impact on the footpath on site. Mr Howard indicated that there had been previous applications on the site and there was no public footpath. The Planning Officer advised that if access could not be achieved then any permission would not be implementable.

Mr Norton concurred with Mrs Crossland that the property would be better as part of a terrace. The concern was acknowledged but the application as submitted was considered acceptable.

On being put to the vote the proposition was carried.

Permitted.

35 14/1041/P/S73 I-106 The Buttercross, Witney

The Principal Planner advised that the application sought to increase working hours by three hours on a Saturday in a specific area of the site. It was confirmed that there were no neighbour amenity issues and the comments of the Environmental Health Officer were highlighted requesting specific conditions regarding noise and use of particular equipment. The recommendation was one of approval.

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

Permitted, subject to the following condition:

Construction and associated activity audible beyond the boundary of the site shall only be carried out between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 16:00 on Saturday. REASON: In the interests of residential amenity.

21. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Mr Haine drew attention to application 14/0680/P/FP which had been refused and asked if enforcement action was to be undertaken. The Planning Officer advised that she would clarify the situation with the Enforcement Officer.

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

The meeting closed at 3.30pm.

CHAIRMAN