

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 16 February 2015

PRESENT

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

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

52. MINUTES

RESOLVED: that the minutes of the meeting of the Sub-Committee held on 19 January 2015, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

53. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

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

Mr A S Coles for Mr D S T Enright

54. DECLARATIONS OF INTEREST

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

55. 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 considered the applications in which those present had indicated a particular interest in the following order:-
14/02252/OUT, 14/02093/S73, 14/02052/HHD, 14/02093/S73 and 14/02213/FUL.

The results of the Sub-Committee's deliberations follow in the order in which they appeared on the printed agenda).

3 14/02213/FUL The Blue Cross, Shilton Road, Burford

The Planning Officer presented her report and drew attention to the observations set out in the report of additional representations. The Officer recommendation of conditional approval was proposed by Mr Booty and seconded by Mr Langridge and on being put to the vote was carried.

Permitted

8 14/02052/HHD Windrush, Old Minster Lovell

The Planning Officer introduced the application.

The applicant, Mr Jonathan Brewer, then addressed the meeting in support of this and the following application. A summary of his submission is attached as Appendix A to the original copy of these minutes.

In response to a question from Mrs Crossland, Mr Brewer sought to clarify his comments regarding the signing and operation of the one way traffic system and road layout. The Chairman reminded Members that this was not a matter pertinent to the determination of the current planning application. Mr Handley raised a question with regard to land ownership and the Chairman advised that this also was not a relevant planning consideration.

The Planning Officer then presented her report. She drew attention to the observations of the Highway Authority set out in the report of additional representations and noted that the final sentence of the first paragraph should read 'In the interests of highway safety I feel that this proposal should **not** be constructed as shown.

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

Refused for the following reasons:-

1. By reason of the form, design and scale, the proposed gates and section of walling will form an incongruous urban and domesticated addition harming the unspoilt wooded character and visual appearance of this part of the Conservation Area, and as such fails to preserve or enhance this part of the Conservation Area, the local landscape character and the Cotswold AONB. The proposal is also considered to have a detrimental impact on the setting of the adjacent Listed Bridge. The proposal is therefore contrary to Policies BE2, BE5, BE8, NE3 and NE4 of the West Oxfordshire Local Plan 2011 and relevant paragraphs of the NPPF.
2. It has not been demonstrated to the satisfaction of the Local Planning Authority that a sufficient vision splay can be provided for and as such

will result in highway safety issues for all users of this part of the one way system. The proposal is contrary to Policy BE3 of the West Oxfordshire Local Plan 2011 and the relevant paragraphs of the NPPF.

11 14/02239/HHD Windrush, Old Minster Lovell

The Planning Officer introduced the application.

The applicant, Mr Jonathan Brewer, then addressed the meeting in support of the application. A summary of his submission is incorporated at Appendix A to the original copy of these minutes.

The Planning Officer then presented her report containing a recommendation of refusal.

In view of Mr Brewer's contention that the Council's Landscape Officer's assessment had been based upon an incorrect area of land, it was proposed by Mr Booty and seconded by Mrs Crossland that the Head of Planning and Strategic Housing be authorised to refuse consent for the reasons set out in the report, subject to the Landscape Officer confirming that his assessment had been made on the correct area of land.

An amendment that consideration of the application be deferred pending confirmation from the Council's Landscape Officer that his assessment had been made on the correct area of land was proposed by Mr Howard and seconded by Mr Langridge. On being put to the vote the amendment was approved and on becoming the substantive motion was carried.

RESOLVED: that consideration of the application be deferred pending confirmation from the Council's Landscape Officer that his assessment had been made on the correct area of land.

Members requested that the Council's Landscape Officer attend the next meeting of the Sub-Committee in order to address any further questions that might arise.

15 14/02093/S73 The Ark, Main Road, Alvescot

The Planning Officer introduced the application.

Mr Richard Munro then addressed the meeting on behalf of the Alvescot Parish Council setting out their objections to the proposal. A summary of his submission is attached as Appendix B to the original copy of these minutes.

The Planning Officer then presented her report and reported receipt of further observations received from the applicant's agent.

Whilst acknowledging the concerns expressed by the Parish Council, Mr Langridge expressed his support for the application and proposed the

Officer recommendation of conditional approval. The proposition was seconded by Mr Handley.

Mr Norton indicated that, given the improved noise environment, the Council could not justify the retention of a personal consent. However, he expressed concern over the potential intensification of the use of the site.

In response, the Planning Officer advised that it was her recollection that the original enabling consent granted in 2008 restricted the number of caravans to be located on the site to three. Further, the size of the site limited the number of caravans that could be located.

Mr Handley and Mr Langridge agreed to amend their proposition to the effect that, should the 2008 enabling consent not restrict the number of caravans to be located on the site to three, a condition be incorporated to this effect.

Mr Howard expressed concern that any change in the operational role of RAF Brize Norton could give rise to an increase in aircraft noise and questioned whether the Council could incur any liability by granting consent. It was explained that the application could only be considered and determined in light of existing circumstances, not by reference to potential future events.

Mrs Crossland expressed her concern over the impact of overnight aircraft maintenance and engine testing. Mr Norton indicated that he was aware of local concern in this respect and of measures being brought forward to address them. Mr Langridge indicated that the proposed informative note gave warning that the site was subject to frequent aircraft noise.

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

Permitted

(Post Committee note: It was confirmed that the 2008 enabling consent granted under reference 08/1646 included a condition limiting the number of caravans to be located on the site to three. Consequently, no additional condition to this effect was required in respect of the current application)

(Mr H J Howard requested that his vote against the foregoing application be so recorded)

21 14/02252/OUT Land West of Adams Farm House, Main Street, Clanfield

The Planning Officer introduced the application. She drew attention to the further observations set out in the report of additional representations and reported receipt of the observations of the Council's Engineers.

Mr Alex Cresswell of Kemp & Kemp representing local residents opposed to the development spoke in opposition to the application. A summary of his submission is incorporated at Appendix C to the original copy of these minutes.

The Planning Officer then presented her report containing a recommendation of refusal.

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

Mr Langridge questioned whether, given that this site did not constitute rounding off, a further reason for refusal based upon Policy H5 should be incorporated. The Planning Officer advised that the site was considered to be back land and the Chairman suggested that, given the relative status of Policy H5 and the National Planning Policy Framework, such an additional reason would not be appropriate.

Having regard to the observations of the Council's Engineers and at the suggestion of Mr Norton, Mr Barrett and Mr Booty agreed to amend their proposal by the inclusion of a further reason for refusal as it had not been demonstrated to the satisfaction of the LPA that the development would not be at risk of flooding.

On being put to the vote the recommendation of refusal was carried.

Refused for the following additional reason:-

3. It has not been demonstrated to the full satisfaction of the Local Planning Authority that the development would not be at risk of flooding. As such, the proposal is considered contrary to paragraph 99 of the NPPF.

56. APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The report giving details of applications determined by the Head of Planning and Strategic Housing under delegated powers was received and noted.

57. UPDATE REGARDING APPLICATION REF 14/1671/OUT – 200 HOUSES, LAND AT WOODSTOCK ROAD, WITNEY

The Sub-Committee considered a report regarding progress on the above application and enabling the sub-committee to feedback any key issues that they wished to be included in the report when the application was brought before Members for determination.

The Chairman indicated that he would wish to see the overhead power lines crossing the site removed as part of any development proposals. In response to questions from Mr Howard and Mr Langridge it was confirmed that the impact of the development on the emerging local pan and Community Infrastructure Levy arrangements and drainage issues would be addressed as part of the Officer's report. In response to a question from Mr Norton, the Planning Officer advised that the Council was required to give consideration

to this application as it had been submitted in a stand-alone capacity but that questions surrounding its impact upon wider strategic development would also be addressed in the full report.

Mr Good stated that he would not wish to see vehicular access to the site taken from Early Road and Mr Booty indicated that he was not supportive of the indicative layout. Mr Howard reiterated the importance of securing an appropriate surface drainage scheme and Mr Langridge expressed concern over access being taken from New Yatt Road.

58. CONSTRUCTION OF A SOLAR PV PARK, TO INCLUDE INSTALLATION OF SOLAR PV PANELS, WITH CONTROL ROOM, TRANSFORMER HOUSINGS, INVERTERS, SECURITY SYSTEM (FENCING AND INFRARED CAMERAS), LANDSCAPING, ACCESS TRACKS AND OTHER ASSOCIATED WORKS – LAND AT SHILTON DOWNS FARM, SHILTON – APPLICATION NUMBER 14/02156/FUL

Consideration was given as to whether it would be expedient to undertake a formal site visit prior to the likely consideration of the planning application at the meeting scheduled for Monday 16 March 2015.

RESOLVED: That a site visit be held at Noon on Thursday 12th March.

The meeting closed at 3:20pm.

CHAIRMAN