

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 22 June 2015

PRESENT

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

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

13. MINUTES

It was noted that the delegation of authority to determine conditions in respect of application Nos. 15/01335/FUL and 15/1150/FUL should have made reference to the Chairman of the Sub-Committee, not the Vice-Chairman.

**RESOLVED:** that, subject to the amendments detailed above, the Minutes of the meeting of the Sub-Committee held on 22 June 2015, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

14. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

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

Mr P Emery for Mr H J Howard;

15. DECLARATIONS OF INTEREST

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

16. 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:-

The Area Planning Manager outlined the application.

The local Member, Mr Alex Postan, addressed the meeting in opposition to the application. He advised that the Parish Council's general position was to support development where appropriate but that it considered the current application site to be unsuitable. Mr Postan indicated that he considered the application to be inappropriate by reason of the site's topography and the consequent impact of the development on the surrounding area; the impact upon the ancient settlement of Stonelands, uncertainty over the provision of an adequate water supply and the potential impact upon the supply to existing properties in Stonelands; the inadequate and dangerous access to the site from the A40 and the loss of existing industrial employment uses.

Mr Piers Slater, the applicant's agent, then addressed the meeting in support of the application. Mr Slater reiterated the content of the applicant's letter as set out in the report of additional representations.

In response to a question from Mrs Crossland, Mr Slater advised that the applicants had identified and would provide suitable buildings to which the existing users of the industrial estate could relocate.

The Area Planning Manager then presented the report and drew attention to the revised refusal reasons set out in the report of additional representations.

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

Refused for the following reasons:-

1. The proposal, by reason of its obtrusion, prominence and the associated bund, would form an alien and incongruous feature in an otherwise open rural landscape and would not contribute to community cohesion due to its isolated and 'secluded' open countryside location. The proposal has failed to demonstrate that there is any wider planning benefit as a result of this proposal which would outweigh the harm and policy objection the addition of 12 new dwellings in this remote, open countryside location would have. For these reasons the proposal is considered contrary to policies BE2, BE3, H4 and NE3 of the adopted Local Plan 2011, policies OS2, EI, EH1 and T1 of the Emerging Local Plan 2031 and paragraph 55 of the NPPF.
2. The proposal has failed to satisfactorily mitigate against the additional impacts arising from the development as proposed on local infrastructure. No affordable housing or off site contributions have been provided and therefore the proposal is contrary to policy BE1

of the adopted West Oxfordshire Local Plan 2011, policy OS1 of the emerging Local Plan 2031 and paragraph 50 of the NPPF.

3. The proposal will result in the loss of an existing employment site and is not considered to have satisfactorily demonstrated that the existing employment site is no longer capable of being used for the employment purposes nor that the site is not suitable on amenity or highway safety grounds. The applicant has failed to demonstrate that the development would offer any substantial planning benefits that would arise as a result of this proposal. As such the proposal is considered to be contrary to policy E6 of the adopted West Oxfordshire Local Plan 2011.

14 15/00761/FUL Eynsham Nursery and Plant Centre, Old Witney Road, Eynsham

The Planning Officer outlined the application and noted that the planning assessment at paragraph 5.1 should refer to the site being located at the western not eastern edge of the settlement.

The applicant's agent, Mr Mark Utting of Barton Willmore Planning, then addressed the meeting in support of the 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 seeking to establish the likely impact of the proposed development on education provision, Mr Utting detailed the proposed mix of dwellings on the site.

Mr Robinson questioned the suggestion that the Council could not demonstrate a five year land supply. In response, Mr Utting made reference to a recent appeal decision and suggested that this was a matter of contention.

The Area Planning Manager then presented his report. He made reference to the planning history of the site and, whilst acknowledging subsequent changes in both local and national planning policy, indicated that the underlying reasons for earlier refusals remained relevant. He confirmed that he believed that the Council could demonstrate a five year land supply, noting that any appeal decision could only be considered as representing a position at a particular point in time, and emphasised the impact of the proposed development upon the rural edge of the settlement.

The Area Planning Manager informed Members that, whilst no response had been received from the County Council to date, it was possible that objections would be raised by the County Council, particularly in terms of educational provision and on highways grounds. Dependent upon the County Council's response, he recommended that the Head of Planning and Strategic Housing be authorised to include further reasons for refusal if appropriate.

The Officer recommendation of refusal, amended as detailed above, was proposed by Mr Kelland and seconded by Mr Emery.

Whilst acknowledging that there may well be potential for the redevelopment of the site in conjunction with adjacent landholdings, Members considered the current application to be premature. There was a desire to see comprehensive development proposals incorporating this land and, in response to a question from Mr Langridge, the Area Planning Manager confirmed that a Neighbourhood Plan was in preparation.

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

Refused for the reasons set out in the report, the Head of Planning and Strategic Housing being authorised to include further reasons for refusal on receipt of the County Council's observations if appropriate.

32 15/01184/OUT Land at Newland Street, Eynsham

The Planning Officer introduced the application and made reference to the observations set out in the report of additional representations.

Ms Beth Wood then addressed the meeting in opposition to the application. A summary of her submission is attached as Appendix B to the original copy of these minutes.

The applicant's agents, Mr Henry Chopping and Mr Paul Slater, then addressed the meeting in support of the application. Summaries of their submission are attached as Appendix C to the original copy of these minutes.

In response to a question from Mr Enright, it was confirmed that Heads of Terms for the use of the Community Orchard had been agreed as outlined in the report of additional representations.

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

It was proposed by Mr Kelland and seconded by Mr Handley that consideration of the application be deferred to enable a site visit to be held on order that Members could assess the impact of the proposed development. On being put to the vote the proposition was carried.

Deferred to enable a site visit to be held.

47 15/01433/FUL 43 Burford Road, Carterton

The Planning Officer presented the report. The Officer recommendation of conditional approval was proposed by Mr Langridge and seconded by Mr Handley and on being put to the vote was carried.

Permitted

54 15/01624/FUL 113 Brize Norton Road, Minster Lovell

The Planning Officer presented her report containing a recommendation of conditional approval.

The Officer recommendation was proposed by Mr Langridge and seconded by Mr Handley. In seconding the recommendation, Mr Handley questioned whether there would be any disturbance to animals at the proposed facility from the adjacent waste transfer site. In response, the Planning Officer advised that the operation of the cattery was stringently regulated through the licensing regime and appropriate conditions to ensure the welfare of the animals would be put in place.

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

Permitted

17. 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.

18. APPLICATION NO. 15/01550/OUT – PROPOSED RESIDENTIAL DEVELOPMENT FOR UP TO 44 DWELLINGS - COTE ROAD, ASTON

Consideration was given as to whether it would be expedient to undertake a formal site visit prior to the likely consideration of the above planning application at the meeting scheduled for Monday 20 July 2015.

**RESOLVED:** That arrangements be made for a site visit be held on Thursday 16 July.

The meeting closed at 3:30pm.

CHAIRMAN