

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the Meeting of the
LOWLANDS AREA PLANNING SUB-COMMITTEE
Held in Committee Room 1, Council Offices, Woodgreen, Witney, Oxon
at 2:00 pm on Monday 20 June 2016

PRESENT

Councillors: Mrs M J Crossland (Vice-Chairman in the Chair); Mrs J C Baker; M A Barrett; H B Eaglestone; Mrs E H N Fenton; J Haine; P J Handley; H J Howard; R A Langridge; T Morris and J F Mills

Officers in attendance: Sarah De La Coze, Phil Shaw and Paul Cracknell

12. MINUTES

RESOLVED: that the Minutes of the meeting of the Sub-Committee held on 23 May 2016, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

13. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Mr S J Good and Mr P D Kelland and the Chief Executive reported receipt of the following resignations and temporary appointments:-

Mrs J C Baker for Mr W D Robinson
Mr T Morris for Mr D S T Enright

14. DECLARATIONS OF INTEREST

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

15. APPLICATION FOR DEVELOPMENT

The Sub-Committee received the report of the Head of Planning and Strategic Housing giving details of an application for development, copies of which had been circulated.

RESOLVED: that the decision on the application be as indicated, the conditions related to the permission to be as recommended in the report of the Head of Planning and Strategic Housing, subject to the amendment detailed below:-

3 16/01424/FUL The Old Chapel, 97A 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 Howard.

In response to a question from Mr Eaglestone, the Development Manager explained that, whilst the concept of a 'building line' no longer featured in planning legislation or guidance, the underlying principles of protecting the local amenity remained relevant. However, in respect of development to the rear of existing properties, provided that there were no issues in terms of encroachment into the open countryside, there was no requirement to adhere to the existing line of development.

Mr Haine suggested that condition 4 should be amended to preclude the proposed development being sold, let or leased independent of the host dwelling. Mr Langridge and Mr Howard agreed to revise their recommendation accordingly.

Given recent development in the vicinity, Mr Handley acknowledged the concerns expressed by the Parish Council. However, Members considered that these concerns were adequately addressed by the proposed conditions.

On being put to the vote the recommendation was carried.

Permitted, condition 4 being amended to read as follows:-

4. The building hereby permitted shall be used as an ancillary storage building to the existing dwelling on the site and shall not be occupied, sold, let or leased separately or used as a separate property.
Reason: Due to its backland position a separate property would be contrary to planning policy.

16. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISIONS

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

The meeting closed at 2:20pm.

CHAIRMAN