

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 19 September 2016

PRESENT

Councillors: Mrs M J Crossland (Vice-Chairman – in the Chair); Mr M A Barrett;  
Mr 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 and A H K Postan

Officers in attendance: Phil Shaw, Miranda Clark, Abby Fettes, Cheryl Morley and  
Paul Cracknell

29. MINUTES

**RESOLVED:** that the Minutes of the meeting of the Sub-Committee held on 15 August 2016, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

30. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Mr W D Robinson, Mr H B Eaglestone and from Mrs J C Baker and the Head of Paid Service reported receipt of the following resignation and temporary appointment:-

Mr A H K Postan for Mr J F Mills

31. DECLARATIONS OF INTEREST

Whilst not a disclosable interest, Mr Postan advised that the applicants in respect of Application No. 16/02102/FUL (Stonelea Farm, Burford Road, Brize Norton) had carried out work for him in the past. Mrs Crossland indicated that they were also undertaking work at her property at present and, in consequence, she intended to withdraw from the meeting during consideration of that item of business.

32. APPLICATION 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:-

16/01423/FUL; 16/0287/HHD; 16/02102/FUL; 16/02183/FUL; 16/02668/FUL; 16/02448/FUL  
16/02218/FUL; 16/02414/FUL; 16/02155/FUL; 16/02203/FUL; 16/02782/S73 and  
16/02820/FUL.

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

3 16/01423/FUL Westfield House, Bampton Road, Aston

The Planning Officer introduced the application.

The applicant's agent, Mr Paul Butt, 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.

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

The Officer recommendation was proposed by Mr Langridge and seconded by Mr Postan.

Mrs Fenton advised that the property had previously been divided into flats prior to its last use as a nursery school and considered that there were no reasons that it could not revert to that purpose. However, she suggested the inclusion of an additional condition requiring the retention of the 'blue plaque' commemorating its use by refugee children during the Spanish Civil War.

Whilst acknowledging the Parish Council's concerns, Mr Good expressed his support for the application providing that the applicants had made a genuine attempt to market the property for commercial use.

Mr Langridge and Mr Postan agreed to incorporate such a condition and on being put to the vote the revised recommendation was carried.

Permitted subject to the following additional condition:-

7. The existing blue plaque located on the building, shall be retained hereafter.  
Reason: To retain the historic significance of the existing building.

10 16/02087/HHD Little Giddings, Chapel Road, South Leigh

The Development Manager introduced the application.

Mr Paul Slater of Edgars Limited, representing Professor Keith Hawton, addressed the meeting in opposition to the development. A summary of his submission is attached as Appendix B to the original copy of these minutes.

The applicant, Mrs Mai Jarvis then addressed the meeting in support of the application. A summary of her submission is attached as Appendix C to the original copy of these minutes.

The Development Manager then presented the report containing a recommendation of conditional approval.

Having sought clarification of the size of the garden of the neighbouring property the Officer recommendation was proposed by Mr Good. In response to a question from Mr Handley, the Development Manager advised that, whilst there was no vehicular turning area, access was on to a quiet road and no objections had been raised by the Highway Authority.

Mr Postan expressed his support for the application, expressing his appreciation to the applicant for attending and his liking of the design.

Whilst he accepted that the development would have some impact upon the adjoining property, Mr Langridge did not consider it to be unacceptable and, having been seconded by Mr Kelland the recommendation was put to the vote and was carried.

Permitted

17 16/02102/FUL Stonelea Farm, Land to the North West of Burford Road, Brize Norton

Mrs Crossland left the meeting during consideration of the following application and it was:-

**RESOLVED:** that Mr R A Langridge take the Chair during the following item of business.

The Planning Officer introduced the application and confirmed that the County Minerals Authority had no objection to the development.

The applicant's agent, Mr Will Weaver, then addressed the meeting in support of the application. A summary of his submission is attached as Appendix D to the original copy of these minutes.

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

The Officer recommendation was proposed by Mr Handley and seconded by Mr Postan who indicated that he was familiar with the site and advised that the limestone in the vicinity of the site was not in short supply, comprising some 16% of the land mass between Dorset and Lincolnshire. Development in this location would also help to protect the hamlet of Stonelands from the Whitehill quarry and nearby solar farm.

On being put to the vote the recommendation was carried.

Permitted subject to the applicants entering into a legal agreement restricting the dwelling to agricultural use.

25 16/02155/FUL Land at The Fosseway, Brize Norton

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

Mr Postan advised that Cottsway residents had expressed concern over the adequacy of the consultation undertaken by the Company. He made reference to parking difficulties experienced in the vicinity and the difficulties encountered by refuse collection vehicles due to on-street parking in the area.

Mr Postan considered the site to be unsuitable for development and proposed that the application be refused.

The proposition was seconded by Mr Howard who expressed concern over the adequacy of sewerage infrastructure in the area. In response, the Planning Officer confirmed that Thames Water had raised no objection to the development.

Mr Good questioned whether a refusal could be sustained at appeal and, in the absence of objection from the Highway Authority, Mr Langridge concurred. Mr Enright agreed and expressed his support for the provision of affordable housing. Mr Handley noted that there was an established vehicular access to the site.

Mr Postan reiterated his concern with regard to on-street parking and the impact of the proposed development on existing residents.

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

The Officer recommendation of conditional approval was then proposed by Mr Langridge and seconded by Mr Good and on being put to the vote was carried.

Permitted subject to the applicants entering into a legal agreement to secure the provision of affordable housing.

(Mr Postan and Mr Howard requested that their votes against the foregoing application be so recorded)

35 16/02183/FUL 24 Bakers Piece, Witney

The Development Manager introduced the application.

Ms Maria Desbrow addressed the meeting in opposition to the development. A summary of her submission is attached as Appendix E to the original copy of these minutes.

The Chairman of the Sub-Committee advised Ms Desbrow that she had every confidence in the Council's Officers and was confident that they had followed the appropriate protocols when dealing with the application.

Mr Good sought clarification of comments made by Ms Desbrow that implied some form of impropriety. In response, Ms Desbrow indicated that she was only relating concern expressed by others.

The applicant, Mr Brian Cade, then addressed the meeting in support of the application. A summary of his submission is attached as Appendix F to the original copy of these minutes.

The Development Manager then presented the report. He advised that it was part of the Officers' role to offer advice to developers and confirmed that objectors could also seek and receive advice from Officers. Officers remained neutral in the planning process, offering advice in their professional capacity only.

The Development Manager advised that the Highway Authority had raised no objections to the proposal and suggested that the volume of objection received indicated that the Council's consultation arrangements were effective.

As children played in this area, Mr Handley expressed concern over safety issues, particularly during any construction work. In response, the Development Manager drew attention to the proposed condition 14 that required the submission of a construction management statement and reminded Members that the Highway Authority had not raised objection.

Mr Kelland suggested that the proposed development was intrusive and over-intensive, two dwellings being more appropriate on the site than three. Mr Langridge concurred, this was a tight site and, whilst acknowledging the absence of a highway objection, he considered the proposed access to be sub-standard and the proposals to represent an over-development of this backland site which would harm the character and appearance of the Conservation Area and the amenities of adjoining occupiers. Accordingly, Mr Langridge proposed that the application be refused and the recommendation was seconded by Mr Howard.

Mr Good questioned whether a refusal could be sustained at appeal as he believed the application to be acceptable in planning terms. Mr Enright concurred.

Mr Haine expressed his support for the recommendation of refusal, citing policies BE2, BE5 and H2 of the adopted plan, OS2, H2 and EH7 of the emerging plan and the provisions of the NPPF.

In response to a question from Mrs Crossland, Mr Langridge confirmed that his recommendation did not include a refusal reason on highway grounds.

Mr Kelland questioned whether the application could be deferred for further negotiation and Mr Good reiterated his support for the application.

The recommendation of refusal was then put to the vote and was carried.

Refused for the following reason:-

- I. By reason of the demolition of the frontage wall, the backland position and the scale of development the proposal is considered to represent an inappropriate and unneighbourly over development that will harm the character and appearance of the Conservation Area and the amenities of adjoining occupiers contrary in particular to policies BE2, BE5 and H2 of the adopted plan, OS2, H2 and EH7 of the emerging plan and the provisions of the NPPF.

48 16/02203/FUL 19 New Road, Bampton

The Planning Officer presented her report.

Mr Barrett expressed his support for the application and proposed the Officer recommendation of conditional approval. The proposition was seconded by Mr Howard and on being put to the vote was carried.

Permitted

53 16/02218/FUL Ducklington Baptist Chapel, 36 Witney Road, Ducklington

The Planning Officer presented her report containing a recommendation of conditional approval and, in response to a question from Mr Postan confirmed that there were no burials on the site.

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

Permitted

60 16/02414/FUL The Old Robin Hood, 81A Hailey Road, Witney

The Planning Officer introduced the application.

It was proposed by Mr Langridge that consideration of the application be deferred to enable a site visit to be held to allow Members to assess the potential impact of the proposed development.

Having been duly seconded the proposition was put to the vote and was carried.

Deferred to enable a site visit to be held.

67 16/02516/FUL Woodside, Pitts Lane, Hailey

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

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

Permitted

70 16/02448/FUL Bournmead, Clanfield Road, Weald, Bampton

The Planning Officer introduced the application and made reference to a letter of objection sent to Members. She reported receipt of a further letter of objection that raised concern over the accuracy of the revised plans submitted by the applicants.

Mr Philip Shaw addressed the meeting. A summary of his submission is attached as Appendix G to the original copy of these minutes.

The Planning Officer then presented her report.

Mr Barrett indicated that he believed that the proposed development would be an improvement to the site. He noted that there was no objection on highway grounds and that, whilst it had expressed a wish to see the building constructed in natural stone, the Parish Council did not object to the development in principle. Mr Barrett questioned whether a condition could be applied requiring the use of natural stone.

In response, the Development Manager advised that, whilst the neighbouring property had been constructed using natural stone, this had not been a requirement of the planning consent. Accordingly, it would be difficult to require the use of natural stone in this instance when the use of artificial stone had been permitted for the neighbouring premises.

The recommendation of conditional approval was proposed by Mr Barrett and seconded by Mr Postan who indicated that it was not the material but the manner in which it was often laid that could result in artificial stone being seen as unsightly. The Planning Officer indicated that condition 3 required approval of a sample panel on-site and it was agreed that a note be included indicating that It should be noted that in terms of the artificial stone to be used it should be of the highest quality,

Mr Handley expressed his support for the application but Mr Haine considered that it was too close to the adjoining property and enquired if it could be relocated elsewhere on the site. The Planning Officer advised that there were issues relating to foul water drainage and the applicant had requested that the application be determined in its current form. Mr Haine also sought clarification of the height of the property.

The recommendation of conditional approval was then put to the vote and was carried.

Permitted, the applicants being advised that it should be noted that, in terms of the artificial stone to be used, it should be of the highest quality that will be required to be approved by the LPA in writing, before construction has commenced.

Mr Langridge and Mr Howard requested that their votes against the foregoing recommendation be so recorded.

76 16/02668/FUL 57 Woodstock Road, Witney

The Planning Officer introduced the application, made reference to a letter of objection sent to Members and reported receipt of a letter from the applicant.

Mr Brian Rollerson addressed the meeting in opposition to the development. A summary of her submission is attached as Appendix F to the original copy of these minutes.

The Planning Officer then presented her report.

Mr Langridge indicated that he did not consider that the current application had addressed the concerns previously expressed and proposed that consideration of the application be deferred to enable a site visit to be held. The proposition was seconded by Mr Good and on being put to the vote was carried.

Deferred to enable a site visit to be held

82 16/02650/HHD 16 Mead Lane, Witney

The Planning Officer presented the report containing a recommendation of conditional approval. The recommendation was proposed by Mr Kelland and seconded by Mrs Fenton and on being put to the vote was carried.

Permitted

85 16/02782/S73 16 Orchard Way, Witney

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

Mr Haine expressed concern with regard to the adequacy of parking arrangements.

Whilst cognisant of the planning history of the site, Members sought an assurance that approval of the application would not set a precedent for



further development of this nature. The Planning Officer advised that a note to this effect could be applied to any consent.

The Officer recommendation was proposed by Mr Enright and seconded by Mr Langridge, subject to inclusion of a note to this effect and, on being put to the vote, was carried.

Permitted, the applicants being advised that the site is only suitable for the use specified because of the special circumstances of the site and the relevant planning history associated since 2006.

88 16/02820/FUL 94 Blakes Avenue, Witney

The Planning Officer presented her report containing a recommendation of conditional approval and, in light of concerns expressed as to the ownership of the site, suggested the inclusion of a note indicating that the grant of planning permission does not override personal property rights.

The Officer recommendation was proposed by Mr Haine and seconded by Mr Barrett and on being put to the vote was carried.

Permitted, the applicants being advised that the grant of planning permission does not override the personal property rights of neighbours, landowners and other interested parties.

(Mr Enright requested that his vote against the foregoing application be so recorded)

33. 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 an appeal decision was received and noted.

The meeting closed at 5:10pm.

CHAIRMAN