

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 14 January 2019**

PRESENT

Councillors: Ted Fenton (Chairman); Maxine Crossland, Harry Eaglestone, Hilary Fenton, Steve Good, Jeff Haine, Peter Handley, Peter Kelland, Nick Leverton, Carl Rylett and Ben Woodruff

Officers in attendance: Miranda Clark, Joanna Lishman, Kim Smith, Phil Shaw and Paul Cracknell

52. MINUTES

RESOLVED: that the Minutes of the meeting of the Sub-Committee held on 10 December 2018, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

53. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Councillors Duncan Enright and Richard Langridge.

54. DECLARATIONS OF INTEREST

Councillor Rylett indicated that application No. 18/03203/S73 (St Michaels House, Acre End Close, Eynsham) had been submitted by a Director of the Company which employed his wife. As this could be considered as a potential conflict of interest, he advised that he intended to withdraw from the meeting during consideration of that application.

There were no other declarations of interest from Members 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.

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; and

3 18/02999/HHD 65 Mayfield Close, Carterton

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

In response to questions from Councillor Crossland, the Planning Officer confirmed that, whilst the layout of the existing property was to be reconfigured, the proposed extension was intended to provide one bedroom and a bathroom. She advised that the current application differed from that refused at appeal in that the extension had been reduced in height and set further back on the site. The Planning Officer also confirmed that the existing boundary wall was to be removed.

Councillor Leverton noted that the previous application had been refused as being contrary to Policies OS2 and OS4 of the Local Plan and considered that the current application had failed to overcome these objections. In addition, he indicated that the car parking arrangements were unsatisfactory as a dropped kerb had not been provided.

Councillor Leverton reminded Members that the Planning Inspector had indicated that the extension to No. 103 Mayfield Close should not be considered as having set a precedent for similar development. Given the physical constraints of the immediate area he considered the proposal to be overdevelopment and proposed that the application be refused.

The proposition was seconded by Councillor Crossland.

Councillor Haine expressed a contrary view, indicating that the current application reflected the Council's wishes in terms of design. Whilst the earlier application had been too large, the current design was clearly subservient to the principal dwelling and Councillor Haine indicated that he would be happy to support the Officer recommendation of approval. Councillor Good concurred.

Councillor Handley emphasised that a separate dwelling would not be appropriate on this site and asked whether a condition restricting the use of the extension as ancillary to the main dwelling could be applied. The Senior Planner advised that, whilst this had been submitted as such as a householder application, an appropriate condition could be included if it was thought appropriate.

The proposition of refusal was put to the vote and was lost.

Mr Haine then proposed the Officer recommendation of conditional approval, subject to additional conditions requiring the submission and approval of details of boundary enclosures and restricting the extension to ancillary use.

The proposition was seconded by Mr Good and on being put to the vote was carried.

Permitted subject to the following additional condition, the applicant being advised that the extension hereby permitted shall be used only as ancillary accommodation to the host dwelling due to scale of development proposed:-

5. The extension shall not be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details and retained thereafter.
Reason: To safeguard the character and appearance of the area.

(Councillors Crossland and Leverton requested that their votes against the foregoing application be so recorded)

7 18/03203/S73 St Michaels House, Acre End Close, Eynsham

The Senior Planner introduced the application and reported receipt of observations submitted by a Mr Darlow and Mr Emery, the Vice-Chairman of the Eynsham Parish Council.

The applicant, Mr Gary McHale, 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 Councillor Good, Mr McHale advised that the installation of casement rather than sash windows had been a contractor error. He stressed that the windows were wooden framed, of high quality and visually comparable to those originally proposed.

In response to a question from Councillor Handley, Mr McHale confirmed that planting would be provided in accordance with an approved scheme.

The Senior Planner then presented her report and recommended that the Head of Planning and Strategic Housing be authorised to approve the application subject to the Council's Drainage Officers being satisfied with the arrangements proposed.

Councillor Kelland advised that the site had an interesting history having been the site of a former brewery and, during the Second World War, the location of a cigarette manufacturing concern. He asked whether this could be referenced on a plaque or similar.

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

RESOLVED: That the Head of Planning and Strategic Housing be authorised to approve the application subject to the Council's Drainage Officers being satisfied with the arrangements proposed.

56. 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 and appeal decisions was received and noted.

57. PROGRESS ON ENFORCEMENT CASES

The Sub-Committee received and considered the report of the Head of Planning and Strategic Housing giving details of progress in respect of enforcement investigations. The Development Manager advised that Officers were now seeking to prioritise investigations to concentrate on more serious breaches of planning control.

RESOLVED: That the progress and nature of the outstanding enforcement investigations detailed in the report be noted.

The meeting closed at 3:05 pm.

CHAIRMAN