

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 10 June 2019**

PRESENT

Councillors: Ted Fenton (Chairman), Owen Collins, Maxine Crossland, Harry Eaglestone, Duncan Enright, Hilary Fenton, Jeff Haine, Nick Leverton, Kieran Mullins, Carl Rylett and Harry St John.

Officers in attendance: Amy Barnes, Miranda Clark and Abby Fettes.

6. MINUTES

Councillor Haine requested an amendment to pages 2/3 of the minutes as he did not feel the wording recorded reflected his comments. The Committee Services Officer agreed to amend the wording in consultation with Councillor Haine and subject to that amendment it was

**RESOLVED:** that the Minutes of the meeting of the Sub-Committee held on 20 May 2019, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

7. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Councillor Good.

8. DECLARATIONS OF INTEREST

Councillor Leverton declared a personal and prejudicial interest in 19/00416/FUL, Grawins, Rock Close, Carterton because the applicant was known to him. He left the room whilst the item was discussed.

Councillor Rylett declared a personal and prejudicial interest in 19/00779/HHD, 58-60 Acre End Street, Eynsham because the applicant was a close personal friend of his. He left the room whilst the item was discussed.

Councillor Ted Fenton declared an interest in 19/00728/FUL Eastnor House, Ducklington Lane, Witney because he was a County Councillor and Ducklington fell into his area of responsibility.

9. 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;

3 19/00416/FUL Grawins, Rock Close, Carterton

The Planning Officer presented her report containing a recommendation of refusal and advised that Committee Members had undertaken a site visit on Friday 7 June 2019. The report advised that prior approval had been given to the development of a bungalow on the site but this application was for an amended scheme.

Graham Soame, the agent, 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 advised that she had nothing further to add to the report.

Councillor Crossland advised that she knew the area well and due to the reservations she had had at the last meeting, she had proposed a site visit which she had found to be helpful. The visit had confirmed her worries in that the original proposal for a bungalow was more appropriate than the revised application. She felt it was disproportionate and overbearing in the context of its surroundings.

She felt that this was a very rural area and a lower property would be more appropriate. She advised that the path to the rear of the site had been the dividing line between the RAF Married Quarters and rural Carterton and whilst the existing trees formed screening, they had been savaged and visual gaps created. Councillor Crossland felt the proposal was not proportionate and had an inappropriate impact on the street scene. The lack of objection from neighbours was irrelevant because future residents could suffer as a result.

The Officer recommendation was proposed by Councillor Haine and seconded by Councillor Crossland.

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

Refused

(Councillor Leverton left the room whilst the item was discussed.)

10 19/00728/FUL Eastnor House, Ducklington Lane, Witney

The Planning Officer presented her report containing a recommendation of grant subject to a legal agreement. She advised that County Council Highways and Thames Water had withdrawn their objections prior to the meeting. Prior approval had been agreed at a meeting July 2018 but this was a revised application.

Matthew Barker addressed the meeting, in his capacity of Chairman of Ducklington Parish Council, in objection to the application. A summary of his submission is attached as Appendix B to the original copy of these minutes.

James Griffin, the agent, addressed the meeting in support of the application. A summary of his submission is attached as Appendix C to the original copy of these minutes.

Councillor St John queried the additional number of bedrooms versus no increase in parking provision. He had looked at other hotels nearby had assessed the parking provision and was unsure if the capacity was safe and achievable.

Councillor Enright queried whether the change of policy at Travelodge meant that the company would still be willing to go ahead with the original proposal. Mr Griffin advised that the previous proposal would not be viable and the confirmed that the company would not proceed with that scheme.

In response to a question from Councillor Leverton, Mr Griffin advised that there would not be any restaurant facilities at the hotel but guests would be encouraged to go into town. In addition, Mr Griffin confirmed that the transport consultant had taken staff parking provision into account and Travelodge would be promoting sustainable travel with some of the S106 money being used for a new bus stop.

The Planning Officer continued with the presentation and detailed the roof height and the contemporary and modern design.

Councillor Enright commented that in his opinion the existing building, Eastnor House, was not attractive and he felt the proposed design reflected the colours of Witney. He queried whether Witney Town Council's concerns about traffic generation had been passed on to the County Council and he felt the specialists should be trusted. Officers advised that representations were not automatically shared with statutory consultees but were available online. It was agreed that additional signage could be discussed with the County Council and the hotel.

Councillor Leverton asked for clarification relating to the slip road over the A40. He was advised that the costings and/or provision of this would form part of the 278 Agreement with the County Council. He was also concerned about the description relating to visible areas through the glazing and felt that stone materials were more appropriate on a building at the gateway to Witney.

Councillor Haine highlighted that many members of staff would be working shift patterns that could be contrary to when guests were staying and he hoped that adequate bike storage would be incorporated into the development. He reiterated that the building would not be able to have a pitched roof design with the number of bedrooms being proposed.

The Officer recommendation was proposed by Councillor Haine and seconded by Councillor Enright.

Councillor St John queried the external materials being proposed and did not feel that buff brick was typical of the surrounding area. Officers advised that buff brick was in the design guide for the District and highlighted that this was a more contemporary design.

Councillor St John also requested that a condition be added to restrict the parking on site to avoid staff or visitors parking elsewhere. However, officers advised that the Highway Authority had not felt it necessary to

impose such a condition and were content with the number of spaces being provided.

Councillor Collins felt that the design was inoffensive and nicer than other buildings on the route into Witney. He supported the proposal to encourage alternative methods of transport along with the suggestion that the developer consider installing a number of electric vehicle charging points on site. It was agreed that this could be added as a note to the permission.

Councillor Crossland was disappointed that this proposal had changed because she felt that Members had worked hard on the previous design. She felt the design was very ordinary and did not appreciate having a 'smoking gun pointed at our heads' by Travelodge. She stated that she had reservations and found the development overbearing.

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

Permitted

Councillor Leverton requested that his abstention be noted.

(Councillor Mullins arrived part way through this item)

25 19/00779/HHD 58-60 Acre End Street, Eynsham

Prior to the start of the presentation, the Chairman checked with Councillor Mullins as to whether he had any declarations of interest to declare. Councillor Mullins confirmed that he had none.

The Planning Officer presented her report containing a recommendation of grant and advised that the application was before committee because the applicant was a West Oxfordshire District Councillor.

The Officer recommendation was proposed by Councillor Enright and seconded by Councillor Eaglestone.

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

Permitted

(Councillor Rylett left the room whilst the item was discussed)

30 19/00852/OUT 29 Clover Place, Eynsham

The Planning Officer presented her report containing a recommendation of grant and reminded Members that this was an outline application with all matters reserved.

Councillor Rylett was concerned that the area now appeared overgrown whereas previously it had been a beautifully tended garden. His main concern was the loss of green space and biodiversity and he queried the mitigations that would be put in place.

Following a comment regarding the apple tree on site, the Planning Officer advised that conditions 9 and 11 of the report addressed the ecology and the trees located on site.

Councillor Rylett also raised a concern about parking issues in the area.

The area was heavily residential and the car park attached to the doctor's surgery was often filled by Sixth Formers parking which in turn spread out onto Clover Place.

Officers advised that the County Council had not objected and the details relating to visibility splays would be provided at reserved matters stage. In addition, officers advised that it would be difficult to ask the County Council to add yellow line parking restrictions as they had not objected to the application. It was also confirmed that the highways officers visited the sites in person before submitting their comments.

Councillor Collins requested clarification on the access currently suggested on the plans and stated that he had viewed the site on Google maps to get a better understanding of the way it sat within the landscape.

Councillor St John raised a concern that there was potential for the pedestrian and vehicle routes to clash and was advised that Condition 6 of the report addressed this issue as per the County Council Highways Department.

Members noted that the applicant was Cottsway Housing but were mindful that the development was likely to be sold on the open market rather than as a standalone, affordable housing unit.

The Officer recommendation was proposed by Councillor Haine and seconded by Councillor St John.

Councillor Enright commented that in his opinion this was not open green space as it appeared to have a chain link fence at the boundary. He agreed with the concerns raised about the entrance and exit to the site and he highlighted the request from the Parish Council that the land stayed in the ownership

The Planning Officer reminded the Committee that the access arrangements would be agreed at the reserved matter stage.

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

Permitted

#### 10. 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.

The meeting closed at 3.16pm.

CHAIRMAN