

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 8 July 2019**

PRESENT

Councillors: Owen Collins, Maxine Crossland, Duncan Enright, Steve Good, Jeff Haine, Nick Leverton, Kieran Mullins, Alex Postan, Carl Rylett (Vice Chairman), Harry St John and Ben Woodruff.

Officers in attendance: Amy Barnes, Miranda Clark and Stuart McInver.

11. MINUTES

**RESOLVED:** that the Minutes of the meeting of the Sub-Committee held on 10 June 2019, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman subject to a minor amendment on page 2.

12. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Ted Fenton (Chairman), Harry Eaglestone and Hilary Fenton;

Councillor Postan substituted for Councillor Hilary Fenton and Councillor Ben Woodruff substituted for Councillor Ted Fenton.

13. DECLARATIONS OF INTEREST

During the course of the meeting Councillor Good declared a personal and prejudicial interest in 19/00868/RES 138 Abingdon Road, Standlake because the applicant was known to him. He left the room whilst the item was discussed.

14. 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;

2 18/03244/OUT Land South of The Hollies, New Yatt Lane, New Yatt

The Planning Officer addressed Members and advised that following a request from the agent, it was proposed that the item be deferred to a future meeting as they were unable to attend the meeting today.

Deferred

12 19/01030/HHD 9A West End, Witney

The Planning Officer presented her report containing a recommendation of approval and advised that the application had been submitted to Committee at the request of Councillor Morris.

Guy Plowman addressed the meeting in objection to the application. A summary of his submission is attached as Appendix A to the original copy of these minutes.

Following a question from Councillor Crossland, Mr Plowman advised that the wall in question was owned by the applicant.

Councillor Leverton queried if the applicant was planning on taking the wall down to make the gutter fit but Mr Plowman could not confirm this.

Officers and Mr Plowman provided clarification to Councillor St John on the location of Number 7, West End and the position of the gutter on the plans.

Councillor Toby Morris addressed the meeting in objection to the application. A summary of his submission is attached as Appendix B to the original copy of these minutes.

Councillor Good queried whether Councillor Morris was objecting to the application because it was contrary to Local Plan policies OS4 and H6 but Councillor Morris advised that he was using the Inspector's report as the basis for his objection.

Councillor Postan proposed that the application be deferred to allow Members to undertake a site visit. This was seconded by Councillor Woodruff who felt that it was not clear from the drawings what the impact would be on the neighbouring property.

Following a question from Councillor St John, it was confirmed that the photographs in the presentation were taken last year and one of the trees had reduced in height.

The recommendation of deferral was then put to the vote and was carried by the Chairman's casting vote.

Deferred

17 19/00868/RES

138 Abingdon Road, Standlake

The Planning Officer presented his report containing a recommendation of approval and sign posted Members to the information in the Additional Representations report.

Kylie Monsma, the agent, 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.

Following a question from Councillor St John, Ms Monsma was unable to confirm whether the road that the site access was located on was adopted highway or not.

The Planning Officer advised that the proposed site was located in the garden space of number 138 Abingdon Road and County Highways had not put forward any objection to the parking provision or garages proposed on

site. He indicated three fruit trees on the plan that would be removed as part of the development and drew Members attention to the response received from the Council's Biodiversity Officer. This response had led to the inclusion of an additional condition relating to bat boxes and nesting birds.

Councillor St John requested clarification on the parking arrangements and was advised that access to the garages would be via a shared driveway, and this would provide space to reverse and park accordingly.

Councillor Postan queried the relocation of the garages to the front of the site which he felt was out of keeping with the surrounding area. He felt that this had solely been to allow an increase in square footage of each dwelling, to the detriment of the community.

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

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

Permitted

24 19/00977/FUL

Mulberry House, 9 Church Green, Witney

The Planning Officer presented her report containing a recommendation of approval and advised that information regarding the bike store had been provided in the additional representations report.

This application was taken in conjunction with 19/00978/LBC which dealt with the listed building permission.

Lillian Duffield addressed the meeting in support of the application. A summary of her submission is attached as Appendix D to the original copy of these minutes.

Councillor St John queried the provision of natural light to the living area in the second flat and was advised that there was none, other than the light-wells.

The Planning Officer advised that the proposal was considered to comply with Local Plan policies EI and WIT5 and they were content that sufficient marketing of the offices had been carried out prior to the application.

Following a question from Councillor Good, it was confirmed that each flat would contain one bedroom. Councillor Good therefore proposed the officer's recommendation and this was seconded by Councillor Woodruff.

Councillor Leverton queried the Council's policy on dwellings in the town centre and the assumption that there was no need for a car. Officers advised that this was considered to be a sustainable location in terms of the Local Plan and due to the provision of bike stores.

Access to the flats was clarified on the plans following a query from Councillor Enright and further information provided on the parking situation on Church Green.

Following a concern raised by Councillor Crossland, officers advised that the provision of natural light was a Building Control issue and, if further

amendments needed to be made to the plans, the application would have to come back for consideration.

Councillor St John advised that he had walked around the site prior to the meeting and had noticed that there were three parking spaces reserved for the offices at the front of the building. The agent advised that these were spaces shared between the offices and residents.

Councillor Leverton was advised that the concerns regarding the lack of natural light could not be conditioned but an informative could be added stating that the levels of natural light in the flats must accord with the Building Regulations.

In response to a query from Councillor Postan, officers advised that it would not be reasonable to insist that the developer install electric vehicle charging points but this could be included in pre-application advice to future developers, where appropriate.

Councillor Collins advised that the site was located in his Ward and he reiterated the need for one bedroom flats in the District. He felt that the need for this type of housing overrode the potential concerns being raised about light and parking.

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

Permitted

30 19/00978/LBC Mulberry House, 9 Church Green, Witney

The Planning Officer presented her report containing a recommendation of approval and advised that information regarding the bike store had been provided in the additional representations report.

This application was taken in conjunction with 19/00977/FUL which dealt with the household permission. All discussions detailed above were relevant to the listed building permission.

Lillian Duffield addressed the meeting in support of the application. A summary of her submission is attached as Appendix D to the original copy of these minutes.

Councillor Good proposed the officer's recommendation and this was seconded by Councillor Woodruff.

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

Permitted

15. 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 3.17 pm.

CHAIRMAN