

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of a Meeting of the
UPLANDS AREA PLANNING SUB-COMMITTEE
held in Committee Room 1, Council Offices, Woodgreen, Witney, Oxon
at 2.00pm on Monday 3rd February 2014

PRESENT

Councillors: J Haine (Chairman), D A Cotterill (Vice-Chairman), A C Beaney, N G Colston, C Cottrell-Dormer, W A Goffe, Miss V E Hunt T N Owen, Dr E M E Poskitt, W D Robinson and G Saul

Officers in attendance: Gemma Smith, Phil Shaw and Simon Wright

68. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

The Chief Executive reported receipt of the following resignation and temporary appointment:-

Mr W D Robinson attended for Mr T J Morris

69. MINUTES

Mr Cotterill referred to his comments in relation to Application 13/1542/P/FP – Cottage Farm, Taston. Mr Cotterill clarified that his comments related to the fact that it had not been demonstrated that the noise condition proposed by environmental health could be adhered to as no figures had been produced.

RESOLVED: that the Minutes, as amended, of the meeting of the Sub-Committee held on 6th January 2014, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

70. DECLARATIONS OF INTEREST

Mr Haine declared a corporate interest on behalf of the committee in respect of applications 13/1649/P/FP and 13/1720/P/LB by virtue of the district council being the agent and applicant respectively.

Dr Poskitt declared an additional interest in respect of application 13/1720/P/LB by virtue of her involvement with the Woodstock Historic Plaques Committee.

Mr Colston declared an interest in application 13/1691/P/FP by virtue of having vehicles serviced at the site and also by virtue of knowing the applicant. Mr Colston indicated that he would leave the meeting during consideration of the application.

71. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Head of Planning and Sustainable Communities 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 Sustainable Communities, 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:
13/1725/P/FP; 13/1691/P/FP; 14/0020/P/FP and 13/1749/P/FP

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

3 13/1649/P/FP 9 Church Rise Finstock

The Planning Officer introduced the report and outlined the design and scale, neighbour amenity considerations and advised that there were no highways objections.

In response to Miss Hunt it was clarified that the council was the agent as the application related to a disabled facilities grant.

The officer recommendation was proposed by Mr Cottrell-Dormer and seconded by Mr Cotterill and on being put to the vote was carried.

Permitted

4 13/1680/P/FP 38 Knott Oaks, Combe

The Planning Officer introduced the report and outlined the design and external changes to the building, neighbour amenity and parking arrangements.

Dr Poskitt sought clarification of the division of the garden. The Planning Officer confirmed that the garden area was to be split down the middle.

The officer recommendation was proposed by Mr Cottrell-Dormer and seconded by Mr Cotterill and on being put to the vote was carried.

Permitted

The Planning Officer presented the report and showed the site layout and confirmed that the site was outside the conservation area but within the Area of Outstanding Natural Beauty (AONB). It was explained that the site was used for storing vehicles and the applicant needed more space for this. The matter had been the subject of an enforcement investigation. The Planning Officer advised that whilst policy encouraged support for local businesses it was considered that the proposal had a detrimental impact on the AONB. The recommendation was therefore for refusal.

Mr Cottrell-Dormer indicated that the area had been used for some time for storage and was not persuaded that the harm was enough to warrant refusal.

Miss Hunt acknowledged the need to support local businesses that needed to expand but this had to be balanced against the protection of the AONB. Miss Hunt suggested that it was unfortunate that the garage was located in such an area.

Miss Hunt then proposed the officer recommendation and this was seconded by Mr Robinson.

Mr Robinson indicated his sympathy for the applicants and the problems of where to store and park vehicles. Mr Robinson advised that he did not want to constrain the business but the location was wrong for such use.

Mr Cotterill sought clarification of other parking available to the applicant. The Planning Officer outlined the site and areas within the control of the applicant. Mr Goffe indicated that it was a problem finding suitable sites when businesses needed to expand and highlighted that there was no objection from the parish council or highways. The Area Planning Manager clarified that there was no highways objection as the access was not considered unsafe and there was no detail as to why the parish council thought the proposal was acceptable.

At the request of Mr Cottrell-Dormer an aerial photo of the site was displayed which showed no vehicles parked on the application site and that parking was available to the front and side of the garage. Mr Cotterill expressed concern that vehicles could be parked on the road if the application was refused. The Area Planning Manager advised that a separate decision would be needed on any enforcement action and there was no immediate problem with parking.

On being put to the vote the proposition was carried.

Refused

(Mr Colston left the meeting during consideration of the foregoing application)

The Area Planning Manager presented the application and outlined the existing buildings on the site. The proposed redevelopment was detailed and the parking layout clarified. The Area Planning Manager advised that the proposal would enhance the conservation area. It was acknowledged that the relationship between buildings was tight and the access was narrow but Oxfordshire County Council saw the redevelopment as a benefit from a highways perspective.

The Area Planning Manager highlighted housing policy and referred to the late representations where the applicant had demonstrated that an affordable housing contribution of £24,000 could be achieved. The recommendation was therefore one of approval subject to a legal agreement in respect of affordable housing.

Mr Cotterill whilst acknowledging it was a constrained site suggested the proposed use was preferable to the current industrial unit. Mr Cotterill then proposed the officer recommendation and this was seconded by Mr Owen.

Mr Beaney sought clarification of the window in the neighbouring cottage and potential overlooking issues. The Area Planning Manager advised that the window served a landing.

Dr Poskitt referred to access for a third party that was highlighted in the report. The Area Planning Manager confirmed that this would be retained as far as possible although there may be some issues during construction.

Mr Cottrell-Dormer asked if it was possible to provide some form of safety measure for vehicles accessing and leaving the site. The Area Planning Manager suggested that a condition could be included asking for safety measures to be agreed. The proposer and seconder agreed with it being included in the recommendation.

On being put to the vote the proposition was carried.

Permitted, subject to the applicant first entering in to a legal agreement relating to affordable housing and the following additional condition:

14. Prior to the commencement of development details of measures proposed to ensure the safety of pedestrians at the proposed access point shall be submitted and approved in writing by the Local Planning Authority. The measures shall be installed in accordance with the approved details prior to the occupation of any dwelling hereby approved and shall be retained as such thereafter.
REASON: In the interests of the safety and convenience of users of the public highway (Policy BE3 of the West Oxfordshire Local Plan 2011)

19 13/1718/P/LB Britannick Engineering Co (Oxford) Ltd Market Street Charlbury

The officer recommendation was proposed and duly seconded and on being put to the vote was carried.

Granted, Listed Building Consent

20 13/1720/P/LB Fletchers House 10 - 12 Park Street, Webley Terrace & 2 Market Place Woodstock

The officer recommendation was proposed and duly seconded and on being put to the vote was carried

Granted, Listed Building Consent

22 13/1725/P/FP 129 Main Road Long Hanborough

The Area Planning Manager briefly outlined the proposal and showed the site location.

Mrs Kay Brown addressed the meeting in objection to the proposed development. A summary of the points raised is attached to the original copy of these minutes at Appendix A.

Mr Justin Young then addressed the meeting in support of his application. A summary of the points raised is attached to the original copy of these minutes at Appendix B.

The Area Planning Manager then gave a detailed presentation of the proposal. It was advised that the principle of development, design, ecological issues and neighbour amenity were considered acceptable. The main concerns related to highway safety and Oxfordshire County Council had raised no objection and advised that it was an opportunity to provide off road parking.

The Area Planning Manager, in acknowledging it was an unusual application, advised that the recommendation was one of approval.

Mr Cotterill asked if there were any parking restrictions on the highway in the vicinity. The Area Planning Manager responded that he was not aware of any waiting restrictions.

Dr Poskitt in noting that the unit was very small asked how vehicles would use the facility if approved. The Area Planning Manager agreed that a vehicle was likely to overhang the verge and the doors would not be able to be closed. Dr Poskitt asked if it would be preferable to remove the existing structure so it could be used as a parking area. The Area Planning Manager clarified that the applicant only had control of the building itself so any alternative access would need to be from third party land.

Miss Hunt in acknowledging the conflicting views on the development highlighted that a note to applicant was proposed regarding third party land and access. Miss Hunt referred to parking issues in the vicinity of the site and that the application, whilst not ideal, provided an acceptable solution.

Miss Hunt then proposed the officer recommendation and this was seconded by Mr Robinson.

Mr Robinson noted that the parking area was very small but the overall benefits of getting a car off the highway outweighed the disadvantages. Mr Owen asked if it was possible to take out the back of the car port so that a vehicle could get further in to the site. The Area Planning Manager reiterated that the applicant did not have control of the land that would be required.

On being put to the vote the proposition was carried.

Permitted

26 131749//P/FP

Langston Priory Workshops Station Road Kingham

The Area Planning Manager presented the application and advised that the proposed building was no closer to neighbouring properties than existing. The design and layout of the development was outlined and the development was not considered harmful.

It was highlighted that the site was in the AONB but it was considered that the expansion would not harm the character of the area.

In response to Mr Owen it was confirmed that there was no highway objection with regard to the parking provision.

Mr Owen then proposed the officer recommendation.

Miss Hunt suggested that conditions should be amended to include cycle parking. Mr Owen accepted the amendment as part of his proposal and Miss Hunt seconded the proposition.

On being put to the vote the proposition was carried.

Permitted, subject to the following additional condition:

11. Prior to the commencement of development details of proposed cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be installed in accordance with the approved details prior to the first occupation of the development hereby permitted and shall be retained as such thereafter.

REASON: In the interest of the safe and convenient movement of cyclists (Policy BE3 of the West Oxfordshire Local Plan 2011

The Area Planning Manager presented the report and outlined the site, proposed development and layout. It was reported that the principle of development, design and separation distances from neighbouring properties was acceptable. It was confirmed that there was no highways objection. The recommendation was for approval and it was clarified that no legal agreement was being recommended.

Mr Saul, in understanding the reasons behind the development, highlighted the large amount of representations received in respect of the application. Mr Saul indicated that there was already very dense housing in the area and there would be the loss of a green area. In respect of rounding off Mr Saul questioned whether it was a logical continuation of development in the area. Mr Saul acknowledged the need for social housing but that was only one issue that needed to be considered.

Mr Saul highlighted that 57 garages would be demolished but only 19 parking spaces would be provided. Mr Saul noted that not all the garages were used for parking but emphasised that on street parking was already an issue on what was a busy road and bus route.

Mr Saul proposed that the application be refused but the proposition failed to gain a seconder.

Mr Robinson then proposed the officer recommendation.

Mr Robinson emphasised the importance of providing social housing and that the proposed mix was right. Mr Robinson suggested that there was still green space available and the Area Planning Manager outlined where the play area was located.

Mr Cotterill in seconding the proposal asked if the possibility of providing further parking provision in the area had been explored. The Area Planning Manager highlighted land in the ownership of the applicant and suggested that options could be explored with them.

Miss Hunt suggested that a note to applicant regarding additional parking provision should be added.

Mr Cottrell-Dormer indicated his support for the development particularly as it was not on a green field site. Mr Beaney referred to the new parking area and the potential impact on the neighbouring property at 66 Cornish Road. The Area Planning Manager clarified the layout and that boundary treatment was one of the proposed conditions.

Dr Poskitt referred to the reduced parking provision and the potential impact in the area. Mr Haine highlighted that the garages were quite old and not up to current standards.

Mr Saul reiterated the concerns of Mr Beaney regarding 66 Cornish Road and asked if the condition could be strengthened as the boundary wall to the property would be removed as part of the scheme.

The proposer and seconder agreed to their motion being amended to include a revised condition and the note to applicant suggested by Miss Hunt.

Miss Hunt suggested that concerns about the development were understandable but the proposals appeared to be a logical complement to the existing housing. Miss Hunt highlighted that Chipping Norton was a main service centre and the type of housing proposed was needed in the town.

Mr Cottrell-Dormer sought clarification of the housing waiting list for Chipping Norton. The Area Planning Manager responded that he did not have that information.

Miss Hunt questioned why no legal agreement was required as it had been common practice to ensure that units remained affordable in perpetuity. The Area Planning Manager advised that this was not possible in planning terms for this site.

On being put to the vote the proposition was carried.

Permitted subject to the following amended condition 7 and additional note to applicant:

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected, including the boundary with 66 Cornish Road. The boundary treatment shall be completed in accordance with the approved details before the building(s) are occupied.
REASON: To safeguard the character and appearance of the area.
(Policy BE2 of the adopted West Oxfordshire Local Plan 2011)

NOTE TO APPLICANT

2. You are advised that Members requested that you consider all opportunities on land in your control in the vicinity of the site to reduce the reliance on on-street car parking.

72. SITE VISITS

Dr Poskitt referred to two forthcoming applications in Bladon and suggested it would be beneficial for the sub-committee to visit the sites. The Area Planning Manager advised that the applications had been received too late for a report to be included on the agenda. It was considered that it would be sensible to hold site visits prior to the applications being considered particularly in light of the rules regarding determination of applications within a certain timescale.

The Sub-Committee supported site visits being arranged for Thursday 27th February 2014.

RESOLVED: That site visits be held in respect of applications 14/0007/P/FP and 14/0106/P/FP on Thursday 27th February 2014 commencing at 9.30am.

73. LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The report giving details of applications determined by the Strategic Director with responsibility for development under delegated powers was noted.

The meeting closed at 3.15pm.

CHAIRMAN