

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 3<sup>rd</sup> March 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 J Morris, T N Owen, Dr E M E Poskitt, W D Robinson\* and G Saul

\*Denotes non-voting member

Officers in attendance: Dawn Brodie, Abby Fettes and Paul Cracknell

74. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence or temporary appointments.

75. MINUTES

**RESOLVED:** that the Minutes of the meeting of the Sub-Committee held on 3 February 2014, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman.

76. DECLARATIONS OF INTEREST

Dr Poskitt declared an interest in application No. 14/0007/P/FP (3 Church Street, Bladon) as the principal objector to the development was known to her in a personal capacity. She explained that she had not been aware of this at the time she had requested that the application be considered by the Sub-Committee.

77. 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:-  
14/0007/P/FP; 14/0056/P/FP; 14/0057/P/LB; 14/0050/P/FP and 13/1767/P/FP.

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

3 I3/I767/P/FP The Barn, Milton Road, Shipton under Wychwood

The Planning Officer presented the application and reported receipt of the observations of the Shipton under Wychwood Parish Council.

Members expressed some concern over the possibility that the equipment could be used at some future date to support a grain drying facility and questioned the potential capacity of such an operation.

In response, the Planning officer advised that the future use of the equipment did not form part of the current application and that the provision of a grain drying facility ancillary to the applicant's own operations would not fall under the Council's control being permitted as agricultural development. Operation of such a facility on a commercial basis, processing grain from other farms, would require planning consent but the existence of such an operation would be a question of fact and degree.

The applicant, Mr Simson, was present and, whilst he had not registered his intention to speak at the meeting, sought leave to give a brief explanation of his proposal. Considering that this would be helpful to Members, the Chairman acceded to this request.

Mr Simson advised that it was not his intention to install a grain dryer as there was no significant demand for such a facility. The operation proposed was to some degree experimental in that he intended to install a flat hot bed dryer to be used to dry woodchip for use as biomass fuel. Such a facility was required as it was essential that the moisture content of this fuel was minimal and long term storage problematic given its hygroscopic properties.

It was envisaged that some 500 tonnes of woodchip would be processed annually. Of this, some 175 tonnes would be used on site to fuel the biomass boiler with the remainder being used to fuel facilities elsewhere in locations where drying could not be undertaken on site.

Mr Simson also expressed his wish to establish a community based district heating scheme for the local school. His application was not intended as a commercial operation but was grounded in a desire to expand a low carbon environment as a complement to the solar farm previously approved. The operation would not have a detrimental impact upon the local environment and the proposed flue would not be unsightly, only protruding some 600mm above the roof of the building. The boiler would comply with all relevant accreditation and regulatory requirements using only virgin woodchip, a dry product with no contaminants, and would not cause any noise nuisance.

In response to a question from Dr Poskitt, Mr Simson advised that, whilst the flat hot bed could be used to dry anything, his intention was to use it for waste woodchip to be used as biomass fuel. In response to a question from Mr Cottrell-Dormer, he reiterated that some 175 tonnes per annum would be used on site to fuel the biomass boiler with the remaining 325 tonnes being taken off site for use elsewhere.

In response to a question from the Chairman, Mr Simson advised that every two vehicle movements into the site would result in two or three out.

Given the number of vehicle movements associated with the existing use of the site Members questioned whether it would be appropriate to include conditions 6 and 7, suggesting that a note requesting that vehicle movements to and from the site be planned so as to avoid peak school times would suffice. It was also suggested that a further note be attached to any consent reminding the applicant of his riparian responsibilities.

The Officer recommendation, amended as set out above, was proposed by Mr Cottrell-Dormer and seconded by Miss Hunt and on being put to the vote was carried.

Permitted subject to the deletion of conditions 6 and 7, the applicant being advised that officers would ask that he and the operator of the biomass boiler ensure that all vehicle movements to and from the site avoid the school pick up and drop off times of 8:15 – 9:15am and 2:45 – 3:30 pm to avoid conflict at a time when the roads are congested. In addition, the District Council would ask the owner of the site to be mindful of his responsibilities as riparian owner of the stream at the boundary of the site.

12 14/0007/P/FP 3 Church Street, Bladon, Oxfordshire, OX20 1RS

The Planning Officer introduced the application.

Mr Dominic Finch addressed the meeting on behalf of Ms Gloria Booth setting out her objection to the development. A summary of the points that he raised is attached to the original copy of these minutes at Appendix A.

Mr Christian Rhodes, the applicant, then addressed the meeting in support of his application. A summary of the points that he raised is attached to the original copy of these minutes at Appendix B.

In response to a question from Mr Cotterill, Mr Rhodes indicated that it was his planning agent who had advised him that the proposals represented an increase of some 9% of the footprint of the existing dwelling.

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

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

Permitted

(Dr Poskitt left the meeting during consideration of the foregoing application)

16 14/0050/P/FP

Land adjacent to Riely Close, Long Hanborough

The Senior Planner (Implementation) presented her report and drew attention to the further letters of objection and comments received from the Statutory Consultees referred to in the report of additional representations. She went on to report receipt of two further representations, those of Mr Hopkins and the Thames Valley Crime Prevention Advisor, which were received and considered by the Sub-Committee.

In response to the request for financial contributions made by the Oxfordshire County Council, she recommended that, given that the development was for the provision of affordable housing, no further contributions should be required beyond the sum of £16,408.39 towards improvements in parking in the vicinity of the site.

Miss Hunt noted that condition 4 referred to the construction of external walls in artificial stone whereas it was intended to use a mixture of artificial stone and red brick in the development. In proposing the Officer recommendation of conditional approval, she questioned whether that the condition should be revised accordingly.

(Post Committee note: Condition 3 requiring approval of a schedule of materials to be used in the elevations of the development was considered by Officers to address this point)

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

Permitted, subject to the following additional conditions requested by the Highway Authority in their consultation response:-

- 20 No development shall commence on site for the development until a Construction Traffic Management Plan providing full details of the phasing of the development has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Local Highway Authority) prior to the commencement of development. This plan is to include wheel washing facilities, a restriction on construction & delivery traffic during the peak traffic periods and an agreed route to the development site. The approved Plan shall be implemented in full during the entire Page 4 of 15 construction phase and shall reflect the measures included in the Construction Method statement received.  
REASON: In the interests of highway safety.
- 21 No development shall commence on site for the development until the internal vision splays for all vehicle access and pedestrian crossing points for the development are submitted to and approved in writing by the Local Planning Authority and the Local Highway Authority. Such vision splays shall be formed, laid out and constructed in accordance with the approved plan and shall not be obstructed by any object, structure, planting or other material at any time.  
REASON: In the interests of highway safety.
- 22 That prior to the first occupation of the development the proposed access works between the land and the highway shall be formed, laid out and constructed strictly in accordance with the Local Highway Authority's specifications and that all ancillary works specified shall be undertaken.  
REASON: In the interests of highway safety.

26 14/0056/P/FP Harriets Cake Shop, 20 High Street, Woodstock

The Planning Officer introduced the application and made reference to the additional correspondence that had been received as detailed in the report of additional representations.

Mr Brian Yoxall addressed the meeting setting out his objections to the development. A summary of the points that he raised is attached to the original copy of these minutes at Appendix C.

The Local representative, Mr Julian Cooper, had registered his intention to speak at the meeting, indicated that he wished to do no more than express his support for the comments made by Mr Yoxall.

Mr Peter Roberts, the applicant's agent, then addressed the meeting in support of the application. A summary of the points that he raised is attached to the original copy of these minutes at Appendix D.

The Planning Officer then presented her report.

Dr Poskitt expressed her concern at the loss of this well used local facility, indicating that it would have a significant detrimental impact upon the economic vitality of the town.

Whilst Members were sympathetic to the sentiments expressed in objection to the proposals, they acknowledged that the application had to be determined in accordance with Local Plan policy and recognised that there was no policy specifically resisting such development.

With some reluctance, the Officer recommendation of conditional approval was proposed by Miss Hunt and seconded by Mr Morris and on being put to the vote was carried.

Permitted

30 14/0057/P/LB Harriets Cake Shop, 20 High Street, Woodstock

Listed Building Consent be Granted

31 14/0079/P/FP Leys Field Barn, Great Tew

It was noted that the application had been withdrawn by the applicant.

34 14/0130/P/FP 40 Hughes Close, Charlbury

The Planning Officer presented her report and indicated that the Highway Authority had now advised that it had no objections to the development subject to the incorporation of additional conditions regarding arrangements for car parking and manoeuvring.

The officer recommendation of conditional approval was proposed by Mr Cotterill and seconded by Mr Owen and on being put to the vote was carried.

Permitted subject to the deletion of condition 7 and to the following additional conditions:-

9 The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

REASON: To ensure that adequate car parking facilities are provided in the interests of road safety. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)

10 No dwelling shall be occupied until space has been laid out within the curtilage of that dwelling to enable vehicles to enter, turn round and leave the curtilage in forward gear.

REASON: In the interest of road safety. (Policy BE3 of the adopted West Oxfordshire Local Plan 2011)

39 14/0163/P/FP The Knoll, Oxford Road, Enstone

The Planning Officer presented her report and indicated that the Highway Authority had now advised that it had no objections to the development subject to the inclusion of appropriate conditions.

She explained that, following the submission of revised plans, the application had been re-advertised and recommended that Officers be authorised to approve the application following the expiry of the consultation period subject to no new and substantive issues being raised in that time.

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

**RESOLVED:** that, subject to no new and substantive issues being raised during the consultation period, the Head of Planning and Sustainable Communities be authorised to approve the application subject to such conditions as are considered to be appropriate in consultation with the Chairman of the Sub-Committee.

78. 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 received and noted.

The meeting closed at 3:35pm.

CHAIRMAN