

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 1 September 2014

PRESENT

Councillors: J Haine (Chairman), D A Cotterill (Vice-Chairman), A C Beaney, R J M Bishop, N G Colston, J C Cooper, C Cottrell-Dormer, T J Morris, Dr E M E Poskitt, W D Robinson, G Saul and T B Simcox

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

25. 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 N Owen

26. MINUTES

**RESOLVED:** that the Minutes of the meeting of the Sub-Committee held on 4 August 2014 were confirmed as a correct record and signed by the Chairman.

27. DECLARATIONS OF INTEREST

There were no declarations of interest from members or officers.

28. 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:

(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:- I4/0833/P/FP, I4/0932/P/FP and I4/1064/P/FP).

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

3 I4/0628/P/S73 Pomfret Castle Farm Banbury Road Swerford

Mr Haine advised that officers were requesting a deferral of the application to allow further discussions with the applicant.

Mr Haine proposed deferral and this was seconded by Mr Colston. On being put to the vote the proposition was carried.

Deferred for further negotiation.

9 14/0833/P/FP Reeves Barn, Pound Hill, Charlbury

The Area Planning Manager introduced the application and outlined the plans.

Mr Ker addressed the sub-committee in objection to the application. A summary of the submission is attached as Appendix A to the original copy of these minutes.

Mr Pratley, the applicant, then addressed the sub-committee in support of the application. A summary of the submission is attached as Appendix B to the original copy of these minutes.

The Area Planning Manager presented the application in detail. The sub-committee was advised that the key considerations were principle of development, design, neighbour amenity and highways.

The Area Planning Manager confirmed that the recommendation was one of approval subject to the conditions shown in the report.

Mr Haine sought clarification of the position, orientation and proposed enclosure of the roof and garden terraces. The Area Planning Manager showed the sectional plans and confirmed that there was close board fencing and screening of the garden area. In respect of the roof terrace 1.5m side walls were proposed.

Mr Beaney asked if it was possible to increase the height of the side walls to reduce the impact further. In response it was confirmed that this was possible.

Mr Cottrell-Dormer then proposed approval subject to height of the side wall of the roof terrace being increased to 2m. The proposal was seconded by Mr Cotterill.

Mr Cooper referred to the submission by the objector and sought clarification of the separation distances to the neighbouring property. The Area Planning Manager confirmed that distances varied from approximately 1.5m to much further distances and were considered acceptable.

On being put to the vote the proposition was carried.

Permitted, subject to the following additional condition:

12. Notwithstanding the submitted details, prior to first occupation of the dwelling, screen walls 2 metres above the deck level of the raised terrace should be provided in accordance with details first agreed in writing by the Local Planning Authority and the said walls should be retained in place thereafter. REASON: To avoid undue overlooking.

16 14/0923/P/FP Sunnyside, Upper End, Shipton Under Wychwood

The Planning Officer introduced the application and outlined the plans.

Mr Withey, the applicant, then addressed the sub-committee in support of the application. A summary of the submission is attached as Appendix C to the original copy of these minutes.

The Planning Officer advised that the proposal was to replace an existing building which was of no particular merit. The proposed development,

whilst being contemporary, was considered acceptable in respect of principle, design and neighbour amenity.

The recommendation was therefore one of approval subject to the conditions shown in the report.

Mr Simcox indicated that the proposed development would fit in well and was policy compliant. Mr Simcox proposed the officer recommendation and this was seconded by Mr Robinson.

In response to Mr Cotterill it was confirmed that there was access to either side of the building and existing landscaping was to be retained. Mr Cottrell-Dormer asked about windows on the side elevation and the impact on the neighbour. The sub-committee was shown a plan and were advised that the impact was not considered detrimental.

On being put to the vote the proposition was carried.

Permitted

23 14/0966/P/FP The Merrymouth Inn Stow Road Fifield

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

27 14/1059/P/FP Cling Clang Farm, Hyne Jones field, Church Enstone

The Planning Officer presented the application and outlined the plans.

The sub-committee was advised that the main considerations were impact on the open countryside and highway safety. The recommendation was one of refusal due to the detrimental impact on the open countryside.

Mr Beaney proposed the officer recommendation and expressed concern at the piecemeal applications being submitted for the site. Mr Colston concurred and seconded the proposal.

Dr Poskitt suggested that it would be better to have a comprehensive development plan for the site rather a series of individual applications. In response it was confirmed officers had requested such a plan.

On being put to the vote the proposition was carried.

Refused

30 14/1060/P/FP Cling Clang Farm, Hyne Jones field, Church Enstone

The Planning Officer presented the application and outlined the plans. It was confirmed that the recommendation was for refusal.

The officer recommendation was proposed by Mr Beaney and seconded by Mr Colston and on being put to the vote was carried.

Refused, for the following reason:

That it has not been demonstrated to the satisfaction of the Local Planning Authority that there is a functional need for an additional building and access. The proposals would result in an incongruous form of development within an open countryside location, detrimental to the special qualities of its landscape character. As such the proposal is contrary to Policies BE2, NE1 and NE3 of the adopted West Oxfordshire Local Plan 2011 and the provisions of the NPPF and West Oxfordshire Landscape Assessment.

32 14/1064/P/FP

18 Littlebrook Meadow Shipton Under Wychwood

The Planning Officer introduced the application and outlined the plans.

Mr Walsh, the applicant, then addressed the sub-committee in support of the application. A summary of the submission is attached as Appendix D to the original copy of these minutes.

The Planning Officer outlined amendments, including the removal of a link to the garage, which had been made to the application. It was acknowledged that the extension was large but was considered acceptable in planning terms and the changes had helped reduce the impact on neighbouring properties.

Mr Simcox indicated that the applicant had taken on board the concerns expressed and made a number of amendments to reduce the impact.

Mr Simcox proposed the officer recommendation of approval subject to the conditions contained in the report. Mr Bishop seconded the proposal.

Mr Cotterill referred to concerns in the additional representations regarding a full length window. The Planning Officer confirmed that the window served a utility area and there was a fence that obscured the majority of the window from the neighbour.

On being put to the vote the proposition was carried.

Permitted

36 14/1065/P/OP

16 Witney Road, Long Hanborough

The Area Planning Manager presented the application and outlined the plans. Clarification was given that the applicants had provided financial information to demonstrate that the scheme would not be viable if affordable housing was required. The sub-committee was reminded that a further application would be needed in respect of the details of the application. The recommendation was one of approval subject to conditions.

Mr Morris referred to a previous application on the site and the applicant had now addressed the reason for refusal on that application. Mr Morris expressed concern that the development may be cramped on the site but there was capacity for development in Long Hanborough. There was also concern regarding the impact on the A4095 and the Co-op roundabout as a result of increased development.

Mr Morris indicated that, on balance, the application was acceptable and proposed the officer recommendation. Mr Cotterill seconded the proposal.

In response to Mr Cotterill it was confirmed that the site was fairly level as was the surrounding area. Mr Cottrell-Dormer highlighted the proximity of the site to the garage and workshop.

On being put to the vote the proposition was carried.

Permitted.

29. 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.

30. ERECTION OF SIXTEEN DWELLINGS WITH ASSOCIATED GARAGES AND PARKING, LAND SOUTH OF CHURCH STREET, KINGHAM

The sub-committee considered the report of the Head of Planning and Strategic Housing as to whether it would be expedient to undertake a formal site visit prior to the likely consideration of an application on Monday 6 October.

**RESOLVED:** That a site visit be held on Thursday 2 October 2014 commencing at 9.30am.

31. TREE PRESERVATION ORDER NO.1/2014 – PROVISIONAL TREE PRESERVATION ORDER AFFECTING TREES ON LAND ADJACENT TO FOXFIELD COURT, CHIPPING NORTON

Consideration was given to the report of the Head of Planning and Strategic Housing advising of the making of a provisional tree preservation order affecting trees on land adjacent to Foxfield Court, Chipping Norton.

Mr Saul advised that there had been some activity on site but this had been scrub clearance only and the provisional tree preservation order was welcomed.

**RESOLVED:** That the making of the Tree Preservation Order be noted.

32. THE UNICORN PUBLIC HOUSE, GREAT ROLLRIGHT

The sub-committee received the report of the Head of Planning and Strategic Housing seeking approval for a further survey of the building, to inform the future consideration of the available options for seeking to resolve the continuing serious deterioration of the Unicorn Public House, Great Rollright, which is a Grade II Listed Building

The Area Planning Manager indicated that a full options report was being prepared but a number of issues had arisen regarding costs and authorisation for actions that may be required. The survey would allow more detail to be included in the final options report.

Mr Beaney proposed the recommendation in the report and suggested it was important to have an up to date survey to inform future decisions. Mr Robinson seconded the proposal.

In response to Mr Robinson confirmation was given that costs could be recovered in some circumstances. Mr Cottrell-Dormer asked about ownership of the property and why the owner had not undertaken improvement works. The Area Planning Manager advised that a number of issues were to be resolved but the owner did not appear to want to undertake any works at this stage.

Mr Cooper suggested definitive action should be taken and cited another site where the council had undertaken improvement works and recovered costs from the owner. The Area Planning Manager reiterated that an options report would be presented with full costs, liability and potential actions being fully assessed. In respect of the other site it was clarified that this involved works to the fabric of the building only and such works had already been undertaken at The Unicorn.

Mr Beaney thanked officers for their work and suggested it was highly unlikely that the premises would ever reopen as a public house so the suggested approach was right. Mr Robinson cautioned against taking action too soon as there could be significant costs.

In respect of timescale it was reported that officers would want the survey to be undertaken as soon as possible in case works were required to make the site weather-proof for the winter.

On being put to the vote the proposition was carried.

**RESOLVED:** That, for the reasons set out in the report, the Head of Planning and Strategic Housing be authorised to commission the further survey referred to in the report, at a maximum cost of £10,000.

The meeting closed at 3.05pm.

CHAIRMAN