

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 November 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, T N Owen, Dr E M E Poskitt, W D Robinson*, G Saul and T B Simcox

* Denotes non-voting member

Officers in attendance: Cheryl Morley, Phil Shaw, Catherine Tetlow, Hannah Wiseman and Simon Wright

40 MINUTES

The Sub-committee was advised that Mr Owen had been omitted from the list of those present and the minutes would be amended accordingly.

Mr Beaney referred to the application at the shooting club at Enstone and asked when a report would be forthcoming. The Area Development Manager advised that noise tests were being undertaken and the application would be reported to the next meeting.

RESOLVED: that the Minutes of the meeting of the Sub-Committee, as amended, held on 6 October 2014 be confirmed as a correct record and signed by the Chairman.

41 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence or temporary appointments.

42 DECLARATIONS OF INTEREST

There were no Declarations of Interest from members or officers.

43 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:- 14/1102/P/OP, 14/1234/P/OP, 14/1121/P/FP, 14/1296/P/FP and 14/1159/P/FP).

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

3 14/1102/P/OP Land East of Church Road, Long Hanborough

The Area Development Manager introduced the application and advised that a large amount of correspondence was still being received in respect of the application. It was confirmed that this information would be incorporated in to a report for consideration by the sub-committee.

The Area Development Manager then outlined the plans and proposed site layout.

Dr Stuart Brooks addressed the sub-committee in objection to the application and a summary of the submission is attached as Appendix A to the original copy of these minutes.

Mr Niels Chapman addressed the meeting on behalf of Hanborough Parish Council and a summary of the submission is attached as Appendix B to the original copy of these minutes.

Mr Cotterill sought clarification of the figures quoted by Mr Chapman relating to Oxfordshire County Council (OCC) requiring more space for the school. Mr Chapman explained that using the OCC formula the development would mean extra 17 pupils at the school but they were requesting expansion of 105. This seemed to indicate that further development was being anticipated in the village.

Mr James Stewart-Irvine, agent for the applicant, 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 Area Development Manager continued his presentation and confirmed that the issue of education provision was significant and meetings were being held with OCC to try and clarify the position.

The sub-committee was advised that the main issues, in officers opinion, were shown at paragraph 6.1 of the report and the views of members were being sought as to whether there were any further matters that needed to be included in a more comprehensive report.

During discussion the sub-committee highlighted the following:

- It was noted that a number of respondents had made reference to capacity at the doctor's surgery and this should be considered;

- The future expansion of the school needed to be properly outlined by OCC;
- Car parking at Hanborough railway station should be considered as it was already near capacity. The Area Development Manager confirmed that a meeting had been arranged with First Great Western;
- Members requested that future plans show the recently built housing scheme at Reily Close so that it could be seen in context against the proposed development;
- Traffic issues, particularly at the Co-op roundabout, needed to be fully assessed together with proposals for improved public transport; and
- Evidence regarding the viability of the scheme, particularly in relation to affordable housing, was required.

Mr Morris then proposed deferral of the application subject to the issues identified by the sub-committee being reported back for consideration. Mr Cotterill seconded the proposal.

Mr Cooper suggested, on a wider basis, that at some point the sustainability of development needed to be fully considered as this could impact on the policies that could be used.

Mr Cooper indicated that it would be beneficial to receive a written legal opinion in respect of Policy H7 to help members when dealing with major applications. The Area Development Manager undertook to look at the position again but reminded members that the information may need to be deliberated away from the forum of a public meeting.

On being put to the vote the proposition was carried.

Deferred.

11 14/1121/P/FP

Hopkins Yard, Market Street, Charlbury

The Planning Officer introduced the application and outlined the proposed amendments to the extant permission on the site. It was clarified that the site was in the Conservation Area and Area of Outstanding Natural Beauty.

The Sub-Committee was advised that materials had been changed so that the front façade would be feather boarded with a zinc finish on the rear elevation. In respect of parking the highway authority had no objection and it was proposed to raise a wall to screen the parking area. The garage element was to be replaced by a bedroom and the overall footprint of the development was reduced.

Mr Haine referred to an email he had received from a neighbour expressing disappointment that the sub-committee had not viewed the application site from her property during their visit. Mr Haine clarified that members had been advised of the request but had considered that it was not necessary as they could assess the main changes on site.

Mr Stephen Simkins, agent for the applicant, 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 continued her presentation and showed samples of proposed materials to the sub-committee. It was indicated that the development was not visible from the public realm. The recommendation was therefore one of approval.

Mr Owen expressed his support for the views of the town council that the whole development should be in natural stone with slate roofs. Mr Cottrell-Dormer and Mr Cotterill concurred. In response to Dr Poskitt it was confirmed that the garage had been removed from the application and replaced with a bedroom.

The Area Development Manager reiterated that the proposed zinc finish to the rear of the property would not be visible from the street. In acknowledging the views of the neighbour it was advised that the sub-committee could not protect private views.

It was proposed by Mr Cottrell-Dormer that the application be approved subject to the walls being constructed of natural stone with slate roofs for the whole development. Mr Owen seconded the proposal.

On being put to the vote the proposition was carried.

Permitted, subject to the following amended condition:

7. The external walls of the extensions; shall be constructed with natural stone and the roofs shall be constructed with blue slate; a sample of which shall be submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard the character and appearance of the area.

18 14/1159/P/FP

Chipping Norton Golf Club Southcombe Chipping Norton

The Area Development Manager presented the application and advised that it proposed a permanent building to replace the previously approved marquee. The plans, site layout and neighbour amenity issues were outlined. It was advised that the recommendation of one of approval including a condition to control hours of use.

Mr Saul expressed support for the proposal and suggested that it would not have a detrimental impact on other facilities in Chipping Norton.

Mr Saul then proposed the officer recommendation of approval. Mr Colston seconded and suggested that whilst it was not the most attractive building it would provide a good facility.

Mr Beaney referred to concerns regarding access to the site. The Area Development Manager confirmed that this was covered in the conditions to ensure that access from the A44 was prohibited.

In response to Mr Cotterill it was clarified that the extension faced towards the golf club and not third party properties.

Permitted

23 14/1234/P/OP Land South of Witney Road, Long Hanborough

The Senior Planning Officer introduced the application and advised that a number of issues still needed further information before a recommendation could be made. It was confirmed that this information would be incorporated in to a report for consideration by the sub-committee.

The Senior Planning Officer then outlined the plans and proposed site layout.

Dr Stuart Brooks addressed the sub-committee in objection to the application and a summary of the submission is attached as Appendix E to the original copy of these minutes.

Mr Niels Chapman addressed the meeting on behalf of Hanborough Parish Council and a summary of the submission is attached as Appendix F to the original copy of these minutes.

Mr John Ashton agent for the applicant addressed the sub-committee in support of the application. A summary of the submission is attached as Appendix G to the original copy of these minutes.

The Senior Planning Officer continued her presentation and highlighted issues raised at the site visit. The proposed access to the site and existing hedgerows/trees were outlined.

The Sub-Committee was advised that the key considerations were shown at Paragraph 6 of the report and as with application no. 14/1102/P/OP members were being asked to suggest any additional matters for consideration when a full report was presented.

During discussion the sub-committee highlighted the following:

- The additional matters suggested for application no. 14/1102/P/OP were also relevant for this proposal and needed to be considered;

- Clarification was needed for both applications in respect of the position with the five year housing land supply;
- An assessment was needed regarding policies BE4 and NE3 in relation to the separation gap between the development and Freeland; and
- Options for a second access to the site away from the A4095 should be considered.

In response to Mr Robinson it was confirmed that there was a link to the existing pedestrian network included in the plans.

Mr Morris then proposed deferral of the application subject to the issues identified by the sub-committee being reported back for consideration. Mr Cotterill seconded the proposal. On being put to the vote the proposition was carried.

Deferred.

(At this juncture Mr Haine welcomed Catherine Tetlow to the meeting. Catherine had been appointed as Senior Planner in the Uplands team)

34 14/1296/P/FP

Old Woodstock Town Football Club

The Senior Planning Officer introduced the application and advised that two further letters of support had been received from Mr Ted Saxton, Chairman of Old Woodstock Football Club, and Mr Dominic White, Operations Manager at Oxford Active. A further objection had also been received from Mr Sharone Parnes.

Prof. Gary Ford addressed the sub-committee in objection to the application. A summary of the submission is attached as Appendix H to the original copy of these minutes.

Mr Paul Blake, agent for the applicant, addressed the sub-committee in support of the application. A summary of the submission is attached as Appendix I to the original copy of these minutes.

The Senior Planning Officer continued her presentation and reminded members that an application for floodlights had been refused in 2009 due to the impact on neighbouring properties.

The sub-committee was advised that the main considerations were neighbour amenity and impact on the landscape. A plan was shown outlining the predicted light spill and it was confirmed that the floodlights were 2lux and as a comparison a street lamp was 15lux. The separation distance between the pitch and footpath was clarified.

The Senior Planning Officer confirmed that the recommendation was one of approval and the conditions proposed would protect neighbour amenity and the lighting columns would not have an impact on the landscape.

Mr Cooper advised that he had called the application in for consideration. He made reference to concerns that the response from the town council did not precisely reflect the decision made and confirmed that in his opinion the correspondence from the Town Clerk was accurate.

Mr Cooper proposed that the sub-committee undertake a site visit and make an assessment of the site and in addition that a site where similar floodlights were already installed be visited so that the impact of light spill could be considered. Mr Beaney seconded the proposal.

Mr Beaney suggested that the recommendations should also be looked at carefully to ascertain whether it was appropriate to put specific restrictions on usage if an approval was given. Mr Morris indicated that the impact may be reduced if the orientation of the pitch was changed.

On being put to the vote the proposition was carried.

Deferred for a site visit.

44 APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISIONS

The report giving details of applications determined by the Strategic Director with responsibility for development under delegated powers, together with appeal decisions, was received and noted.

Mr Beaney sought further information regarding a Certificate of Lawfulness that had been issued for a property in Heythrop. In response it was confirmed that this would be due to the applicant demonstrating that a use had existed for a number of years and was therefore lawful.

In respect of the appeal decision relating to Briar Close Nursery it was confirmed that the district council had managed the appeal on behalf of Stratford upon Avon Council. Confirmation was given that costs had been awarded to the appellants due to the council not demonstrating the number of traveller pitches in the district.

45 CONFIRMATION OF TREE PRESERVATION ORDER NO.1/2014 – LAND AT FOXFIELD COURT, CHIPPING NORTON (141.288)

Consideration was given to the report of the Head of Planning and Strategic Housing recommending the confirmation of Tree Preservation Order No.1/2014 affecting land adjacent to Foxfield Court, Chipping Norton.

The Area Development Manager presented the report and outlined the location of the trees in relation to existing development. It was indicated that the order would assist in protecting the trees in the event that an application for development was received for the site and would prevent their removal.

Mr Saul concurred that it was an important landscape belt as there were a number of potential development sites in the vicinity with significant changes in land contours so this would provide immediate protection.

Mr Saul then proposed the officer recommendation and this was seconded by Mr Beaney. On being put to the vote the proposition was carried.

RESOLVED: That the Tree Preservation Order be confirmed without modification

46 THE UNICORN PUBLIC HOUSE, GREAT ROLLRIGHT

Mr Beaney sought an update regarding progress with the structural report on the premises. The Area Development Manager advised that there had been a delay to allow the owner to undertake a survey. This had not been progressed so the council would be undertaking the work instead.

It was anticipated that the work would be undertaken before Christmas with a report back to members as soon as possible after that.

The meeting closed at 3.40pm.

CHAIRMAN