

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 December 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, Dr E M E Poskitt, W D Robinson and G Saul

Officers in attendance: Phil Shaw, Hannah Wiseman and Paul Cracknell

47 MINUTES

**RESOLVED:** that the Minutes of the meeting of the Sub-Committee held on 3 November 2014 be confirmed as a correct record and signed by the Chairman.

48 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from Mr T J Morris and Mr T B Simcox and the Chief Executive reported receipt of the following resignation and temporary appointment:-

Mr W D Robinson for Mr T N Owen

49 DECLARATIONS OF INTEREST

There were no Declarations of Interest from Members or Officers.

50 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:-  
14/1166/P/FP, 14/1296/P/FP, 14/01434/HHD).

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

3 14/1166/P/FP Four Winds, Banbury Road, Tackley

The Planning Officer introduced the application.

The applicant's agent, Mr Llewellyn then addressed the meeting in support of the application. A summary of his submission is attached as Appendix A to the original copy of these minutes.

The Planning Officer then presented her report.

Mr Cottrell-Dormer made reference to similar facilities located in the District and suggested that a rural location offered a preferable environment in which to operate. In response, the Planning Officer acknowledged the applicant's expressed preference for a rural location but indicated that this had to be balanced against the requirements of the Council's approved planning policies.

Whilst sympathetic to the applicant's objectives, Mr Robinson questioned whether their chosen location was appropriate and proposed the Officer recommendation of refusal. The Proposition was seconded by Dr Poskitt.

Mr Cotterill, Mr Beaney and Mr Bishop expressed their support for the application. The Area Planning Manager acknowledged the merits of the underlying principle of the development but indicated that the need as demonstrated was not considered to outweigh the overall sustainability objectives of the local plan policies and the overarching principles of the NPPF.

In response to a question from Mr Cooper regarding comments made by Mr Llewellyn in his submission to the Sub-Committee, the Area Planning Manager indicated that Officers had advised the applicant's agent that they were minded to refuse the application but had put the matter before Members in order that its merits could be the subject of debate.

On being put to the vote the Officer recommendation of refusal was carried.

Refused

10 14/1296/P/FP Old Woodstock Town Football Club

The Planning Officer introduced the application and made reference to an email sent to Members by Mr S Parnes.

Mr Gujral then addressed the meeting in objection to the application. A summary of his comments is attached as Appendix B to the original copy of these minutes.

The Planning Officer then presented her report and advised Members that, following concerns expressed at the recent site visit, the applicants had submitted details of cowls that could be fitted to the floodlights to reduce light spillage. The Planning Officer revised her recommendation of approval by suggesting the incorporation of further conditions requiring the

installation of cowls and restricting the hours during which the floodlighting could be used.

Mr Cooper expressed concern that level of light pollution would be unacceptable and result in unreasonable disturbance and loss of amenity to residents in neighbouring properties. Accordingly, he recommended that the application be refused as being contrary to policy BE21 of the West Oxfordshire Local Plan. The proposition was seconded by Mr Cottrell-Dormer and on being put to the vote was carried.

Refused for the following reason:-

- I. The proposed lighting due to the level of illumination and glare would have a detrimental impact on the residential amenities enjoyed by neighbouring residential properties. The level of light pollution would be unacceptable and result in unreasonable disturbance and loss of amenity. As such the proposal is considered to be contrary to policy BE21 of the West Oxfordshire Local Plan 2011

15 14/1360/P/LB Lower Dornford Farm, Wootton

It was noted that the application had been brought before Members as the Council was acting as agent for this adaptation work.

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

Permitted

17 14/1434/HHD Idlecombe, Burditch Bank, Wootton

The Area Planning Manager introduced the application.

Mr M Hallam then addressed the meeting in objection to the application. A summary of his comments is attached as Appendix C to the original copy of these minutes.

Mr Barnicoat, the husband of the applicant then addressed the meeting in support of the proposal. A summary of his comments is attached as Appendix D to the original copy of these minutes. In response to a question from Mr Cooper, Mr Barnicoat stated that he did not intend to imply that the Parish Council meeting had not been properly advertised, simply that he had not been aware of it.

The Area Planning Manager then presented the report.

Mr Cottrell-Dormer expressed his opposition to the development and proposed refusal. His proposition failed to attract a seconder.

Mr Cooper then proposed that consideration of the application be deferred to enable a site visit to be held. The proposal was seconded by Mr Cottrell-Dormer and on being put to the vote was carried.

Deferred to enable a site visit to be held.

51 APPLICATIONS DETERMINED UNDER DELEGATED POWERS

The report giving details of applications determined under delegated powers was received and noted.

52 PROGRESS ON ENFORCEMENT CASES

Consideration was given to the report of the Head of Planning and Strategic Housing informing the Sub-Committee of the current situation and progress in respect of enforcement investigations.

**RESOLVED:**

- (a) That, the progress and nature of the outstanding enforcement investigations detailed in Sections A–C be noted; and
- (b) That no further action is taken in respect of those items referred to in Section D.

The meeting closed at 3:20pm.

CHAIRMAN