

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 5 January 2015

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

Officers in attendance: Phil Shaw, Kim Smith, Catherine Tetlow, Cheryl Morley and Paul Cracknell

53 MINUTES

**RESOLVED:** that the Minutes of the meeting of the Sub-Committee held on 1 December 2014 be confirmed as a correct record and signed by the Chairman.

54 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

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

W D Robinson for T J Morris,

55 DECLARATIONS OF INTEREST

There were no Declarations of Interest from Members or Officers relating to items to be considered at the meeting.

56 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:- 14/1260/P/FP; 14/01497/FUL; 14/01434/HHD and 14/01443/FUL).

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

3 14/0628/P/S73 Pomfret Castle Farm Banbury Road Swerford

The Officer recommendation of conditional approval was proposed by Mr Beaney and seconded by Mr Colston and on being put to the vote was carried.

Permitted

12 14/1260/P/FP Home Farm Grove Road Bladon

The Area Planning Manager introduced the application and made reference to emails sent to all Members by Councillor Ian Hudspeth and the Council for the Protection of Rural England.

He reported receipt of two further emails from the applicant's agent outlining the reasons why the applicants considered that the proposal should be supported as set out below:-

- The scheme is of a design standard that overall compliments the green belt and enhances the conservation area.
- The development will stop Bladon becoming a "fossilised" commuter or dormitory town as this represents probably the only and last opportunity within the settlement for development to occur, the benefits of which will significantly enhance the sustainability and viability of the settlement including:
- It will allow, through s106 payments for contributions to expand the school ensuring its long term viability
- It will bring significant employment to Bladon, which will provide much needed employment in a settlement where the current local employment opportunity is limited to home workers and the pub.
- The Blenheim Estate will hold the majority of the development within its property portfolio, as such it will significantly contribute ongoing viability of the Estate
- It will contribute to the future of the World Heritage Site, with a contribution to the Blenheim Foundation (whose sole purpose is to preserve and maintain the World Heritage Site) £10k per plot in respect of the market housing, delivering a total of £220k to the WHS to contribute to the funding deficit identified in the World Heritage Site Management Plan.
- Uniquely, for a village of this size, Bladon has a train station on its doorstep, in addition to a cycleway linking it to Witney and Oxford, making it in transport terms particularly sustainable making it an excellent candidate for expansion and development despite its green belt status.

- The scheme is supported by the County Councillor, Parish Council and we believe the District Councillors.
- The above, when combined with the evidence in the Design & Access Statement, make a compelling case to permit development in the green belt as it will not only significantly contribute to the sustainability of the village of Bladon, bringing it employment, contributions to the school, and affordable housing in a uniquely sustainable location but it will also contribute to the preservation of the Blenheim Palace World Heritage Site.

The applicant's agent, Mr Nigel McGurk, 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 Area Planning Manager then presented his report and advised that the applicants had confirmed that they would be prepared to enter into a legal agreement on the basis of the Heads of Terms set out below:-

The provision of 5 affordable housing units, Landscape maintenance, financial contributions of £29,000 to public transport, £77,136 to primary education, £84,944 to secondary education, £3,910 to Special Educational Needs and £10,765 to other OCC services, 5,000 towards the establishment of a village shop, contributions to WODC to local leisure and play facilities, Monitoring fees and the utilisation of a contribution of £220,000 arising from the development to support the future maintenance of the World Heritage Site.

The Area Planning Manager indicated that, on balance. Officers considered that the very special circumstances set out by the applicants were sufficient to outweigh the harm to the Green Belt policy and to justify approval.

Mr Cooper commended the Blenheim Estate for their support in the provision of affordable housing and noted that there was a need to address car park provision for those visiting Winston Churchill's grave.

Mr Cooper then indicated that, whilst he did not consider the use of a portion of the receipts to support the future maintenance of the World Heritage site to be so significant as to outweigh the harm to the Green Belt policy, in view of the Council's previous decision to grant planning permission for development in the Green Belt at Lincoln Grove, he believed the other factors cited by the applicants to be sufficient to warrant approval subject to appropriate conditions and to the applicants entering into a legal agreement. Mr Cooper then proposed approval accordingly.

The proposition was seconded by Dr Poskitt who expressed disappointment that it was not intended to make provision for a village shop on the site. Dr Poskitt also noted that there was no cycle track directly linking the site to Long Hanborough railway station and sought clarification of arrangements for cycle and bin storage on the site.

The Area Planning Manager acknowledged that, whilst Members might not share his view, he believed the use of a portion of the receipts to support the future maintenance of the World Heritage site to be a material consideration in addressing the Green Belt based refusal reason. He went on to advise that considering it as such would not set a precedent for future applications within the Green Belt.

On being put to the vote the proposition of conditional approval was carried.

Permitted subject to such conditions as the Head of Planning and Strategic Housing considers appropriate in consultation with the Chairman of the Sub-Committee and to the applicants entering into a legal agreement on the basis of the Heads of Terms set out above.

In order to clarify the decision, the Chairman requested that Members indicate whether, whilst not a material consideration in justifying approval of development in the Green Belt, the use of a portion of the receipts to support the future maintenance of the World Heritage site be required through legal agreement.

Having been proposed by the Chairman and duly seconded it was:-

**RESOLVED:** that it be required through the proposed legal agreement that a contribution of £220,000 arising from the development be utilised to support the future maintenance of the World Heritage Site.

21 14/01497/FUL 1 Glovers Close Woodstock

The Planning Officer introduced the application and reported receipt of additional representations received from Mr and Mrs Williams of 3 Glovers Close, Mr and Mrs Nagle of No. 5, Mr and Mrs Davis of No. 6 and Mr and Mrs Cullen of 2 The Ley objecting to the development. Whilst the additional representations predominantly referred to matters raised in earlier correspondence as summarised in the report, a question was raised with regard to parking provision for residents of 1 Glovers Close. In response the Planning Officer advised that sufficient parking provision could be accommodated on site.

The Planning Officer also advised that the Woodstock Town Council had raised objections to the proposal and that one letter of support had been received from Mr R Molloy.

Mrs Alicia Wild then addressed the meeting in opposition to the application. A summary of her submission is attached as Appendix B to the original copy of these minutes.

The Planning Officer then presented her report.

Mr Cooper indicated that, whilst he lived in the vicinity of the application site, he did not consider that he had a disclosable interest. He expressed concern over the impact of the proposals on other properties and proposed that the application be refused as being over-intensive and hence contrary to Policy BE2 of the West Oxfordshire Local Plan. The proposition was seconded by Dr Poskit.

Mr Robinson expressed his concern as to the legibility of the submitted plans and proposed an amendment that consideration of the application be deferred to enable a site visit to be held and improved plans provided. The amendment was seconded by Mr Cottrell-Dormer.

With the consent of his seconder, Mr Cooper withdrew his motion and the amendment becoming the substantive motion was put to the vote and carried.

Deferred to enable a site visit to be held and improved plans provided.

26 14/1434/HHD Idlecombe, Burditch Bank, Wootton

The Planning Officer introduced the application and reported receipt of additional representations from Mr Audley-Miller, together with further representations from Mrs Stradling.

Mr Grant Audley-Miller, a planning consultant engaged by objectors to the development, then addressed the meeting. A summary of his submission is attached as Appendix C to the original copy of these minutes.

Mr Malcolm Barnicoat then addressed the meeting in support of the application. A summary of his submission is attached as Appendix D to the original copy of these minutes. Mr Barnicoat also advised that the proposed lounge windows were to be fixed glazing, not patio doors as suggested by Mr Audley-Miller.

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

Mr Cottrell-Dormer thanked Members for attending the site visit held earlier in the day and went on to propose that the application be refused as being contrary to Policies BE2, BE5 and H2 of the West Oxfordshire Local Plan. The proposition was seconded by Mr Owen.

Mr Bishop and Mr Cotterill indicated that their principal objection to the application related not to the size of the extension but to the extensive use of glazing to the front elevation and suggested that a re-designed application could be considered appropriate.

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

Refused for the following reason, the applicants being advised that a rear extension or a revised, more conventional, front extension that was less harmful to the Conservation Area and surrounding street scene might be more acceptable.

The proposal, by reason of its design (particularly the amount of fenestration to the front elevation), is considered to be an incongruous form of development that would be detrimental to the character and appearance of the Wootton Conservation Area and the surrounding street scene. The proposal is therefore contrary to policies BE2, BE5 and H2 of the West Oxfordshire Local Plan 2011, the West Oxfordshire Design Guide and the NPPF.

31 14/01443/FUL Tyne Lodge 2 Brook Lane Stonesfield

The Planning Officer introduced the application and made reference to additional representations circulated to all Members by Mr J Gordon and Ms L Butterwick of 5 Brook Lane together with further observations from Mr H Elkins questioning the accuracy of the submitted plans.

Mr Jon Gordon, then addressed the meeting in opposition to the development. A summary of his submission is attached as Appendix E to the original copy of these minutes.

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

Mr Bishop indicated that he did not consider the application to represent infilling or rounding off, suggesting that the division between the open countryside and the application site had been engineered. He expressed concern that approval of the proposal could set a precedent for similar applications throughout the District and proposed that consideration of the application be deferred to enable a site visit to be held.

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

Deferred to enable a site visit to be held.

57 APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISION

The report giving details of applications determined under delegated powers together with an appeal decision was received and noted.

58 SITE VISITS

Consideration was given to the report of the Head of Planning and Strategic Housing as to whether it would be expedient to undertake formal site visits prior to the likely consideration of applications on Monday 2<sup>nd</sup> February 2015.

**RESOLVED:** That site visits be held on 29<sup>th</sup> January 2015.

The meeting closed at 4:30pm.

CHAIRMAN