

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the Meeting of the
UPLANDS AREA PLANNING SUB-COMMITTEE
held in Committee Room 1, Council Offices, Woodgreen, Witney, Oxon
at 2.00pm on Monday 30 November 2015

PRESENT

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

Officers in attendance: Abby Fettes, Michael Kemp, Joanna Lishman, Phil Shaw Jonathan Noel
and Paul Cracknell

41 MINUTES

The Chairman advised that he had received representations from Mr Jim Clemence of The Friends of the Evenlode Valley requesting various amendments to the draft minutes of the last meeting regarding application No. 15/03099/FUL (Land South of Forest Road, Charlbury), primarily with regard to observations made by Mr T N Owen and the Council's Development Manager. The Chairman explained that the Council did not produce minutes of narration and advised that both Mr Owen and the Council's Development Manager had indicated that the minutes as drafted represented an accurate reflection of the comments they had made.

Mr Clemence had also indicated that, in his response to Mr Beaney, Mr Evans specifically did **not** say that 'any growth needed to be sustainable and requested that the second sentence of paragraph 3 of the relevant minute be amended to read as follows:-

*In response to Mr Beaney, Mr Evans clarified that he had **not** said there could be no development in the AONB but that the presumption in favour of sustainable development did not apply to the AONB, as was clear from para 14 of the NPPF.*

Members of the Sub-Committee indicated their agreement to this amendment and:-

RESOLVED: That, subject to the amendment detailed above, the Minutes of the meeting of the Sub-Committee held on 2 November 2015 be confirmed as a correct record and signed by the Chairman.

42 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

Apologies for absence were received from A C Beaney, T J Morris and Dr E M E Poskitt and the Chief Executive reported the following resignations and temporary appointments:

Mr J C Cooper for Mr A M Graham
Mr W D Robinson for Mr T N Owen

43 DECLARATIONS OF INTEREST

Mr Cooper advised that the application determined under delegated powers under reference No. 15/03169/ADV (Erection of free standing sign at Oxford Road, Woodstock) had been submitted by the Woodstock Town Council of which he was a Member.

44 CHAIRMAN'S ANNOUNCEMENTS

Mr Haine informed Members that an email had been received from Clews Landscape Architecture had won the award in the Local Landscape Planning category and was runner up in the President's Award for the 'Bring Your Brolly Day' event for Southill Solar. This could be seen as a wonderful endorsement of the work undertaken by those involved in the project and an endorsement of the support given by the Sub-Committee in granting planning consent.

45 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:-
15/00567/FUL; 15/02852/HHD; 15/03132/FUL; 15/03299/OUT; 15/03848/FUL;
15/02383/LBC; 15/02672/FUL; 15/03680/FUL and 1503490//FUL)

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

3 15/00567/FUL Land North of Little Lees, Charlbury

The Planning Officer introduced the application.

Mr Mike Gilbert, the applicant's agent, 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.

Whilst welcoming the provision of a second access to the development site, Members expressed some concern over the physical separation between social housing and market housing on the site, indicating a wish to see a greater degree of integration with vehicular access between both elements.

Deferred to enable Officers to conduct further negotiation in relation to the layout of the site.

19 15/02383/LBC The Dragon Inn, 152 High Street, Burford

In presenting her report the Planning Officer reported receipt of the observations of the Council's ecologist. Since these raised issues that needed to be addressed she put forward the revised recommendation that the Head of Planning and Strategic Housing be authorised to approve the application subject to the satisfactory conclusion of discussions between the applicants and the Council's ecologist and to the conditions set out in her report (condition 5 being amended to limit occupation of the accommodation to holiday tenancies not to exceed **four** weeks, the reason also referring to the inadequate private amenity space and car parking provision).

Whilst expressing his concern over the lack of parking provision, Mr Cotterill proposed the revised Officer recommendation. The proposition was seconded by Mr Cottrell-Dormer and on being put to the vote was carried.

RESOLVED: That the Head of Planning and Strategic Housing be authorised to grant Listed Building Consent subject to the satisfactory conclusion of discussions between the applicants and the Council's ecologist and to the conditions set out in the report.

Post Committee Note – Listed Building Consent was granted subject to the following conditions:-

1. The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. That the development be carried out in accordance with the approved plans listed below.
Reason: For the avoidance of doubt as to what is permitted.
3. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.
Reason: To preserve internal features of the Listed Building.
4. All new works and works of making good shall be carried out in materials, and detailed, to match the adjoining original fabric except where shown otherwise on the approved drawings.
Reason: To preserve the architectural integrity of the Listed Building.

5. A detailed record drawing of the original structure to a scale of not less than 1:50 for the plan and 1:20 for the details indicating clearly the elements to be removed or relocated, shall be submitted to and approved in writing by the Local Planning Authority before any demolition or stripping out takes place.
Reason: To ensure that an accurate record is maintained of the works to the Listed Building.

6. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been let and planning permission has been granted for the redevelopment for which the contract provides.
Reason: In accordance with Section 17 of the Planning (Listed Buildings in Conservation Areas) Act 1990 to prevent demolition before confirmation of reconstruction.

7. Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery details (including rooflights) at a scale of not less than 1:20 including details of external finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
Reason: To ensure the architectural detailing of the buildings reflects the established character of the area.

24 15/02672/FUL The Dragon Inn, 152 High Street, Burford

RESOLVED: That the Head of Planning and Strategic Housing be authorised to approve the application subject to the satisfactory conclusion of discussions between the applicants and the Council's ecologist and to the conditions set out in the report (condition 5 being amended to limit occupation of the accommodation to holiday tenancies not to exceed four weeks, the reason also referring to the inadequate private amenity space and car parking provision).

Post Committee Note – the application was approved subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. That the development be carried out in accordance with the approved plans listed below.
Reason: For the avoidance of doubt as to what is permitted.

3. The development shall be constructed with the materials specified in the application.
Reason: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.
4. No part of the development shall be occupied until the facilities for refuse bins to be stored awaiting collection have been provided in accordance with details first approved by the Local Planning Authority and thereafter the facilities shall be permanently retained.
Reason: To safeguard the character and appearance of the area and in the interests of the convenience and efficiency of waste storage and collection.
5. The occupation of the accommodation shall be limited to holiday tenancies not to exceed 4 weeks (in each case) and no person shall occupy the accommodation in consecutive tenancy periods.
Reason: The accommodation is on a site where residential development would not normally be permitted. It has inadequate amenity space and no off-street car parking.
6. Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery details (including details of rooflights) at a scale of not less than 1:20 including details of external finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
Reason: To ensure the architectural detailing of the buildings reflects the established character of the area.
7. All works must be carried out as per the recommendations in section 6 of the Bat Survey (Building inspection and Ground level tree assessments) by abricon updated 2nd December 2015. All mitigation and enhancement works must be completed before the holiday lets are first brought into use and permanently maintained thereafter. In order to fully comply with this condition a letter with photographs showing the enhancements must be submitted to the LPA.
Reason: To ensure that birds and bats and their roosts are protected in accordance with The Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 as amended, In line with the National Planning Policy Framework (in particular section 11), West Oxfordshire District Local Plan Policies including EH2 and saved policy NE13 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

32 15/02852/HHD 16 High Street, Shipton Under Wychwood

It was noted that the applicant's agent had registered to speak in support of the application but was not present at the meeting.

The Planning Officer presented his report.

Mr Cottrell-Dormer and Mr Cooper expressed their concern over the size of the extension, considering it to be over intensive and overbearing in nature. Whilst acknowledging these concerns, Mr Saul indicated that he believed that, on balance, the proposals were acceptable and proposed the Officer recommendation of conditional approval. The proposition was seconded by Mr Simcox.

In response to concerns expressed by Mr Cotterill with regard to the proposed roof lantern, the Planning Officer advised that the Council's Conservation Architect had been consulted and considered the arrangement to be acceptable.

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

Permitted

38 15/03132/FUL Shaven Crown Hotel, High Street, Shipton under Wychwood

The Planning Officer introduced the application and reported receipt of the further observations of the Highway Authority in response to comments made by the applicant's agent. Whilst acknowledging the comments that had been made the Highway Authority had advised that, on balance, it maintained its recommendation of refusal for the reason set out in the report.

Mr Jon Mills, the applicant's agent, then addressed the meeting in support of the application. A summary of his submission is attached as Appendix B to the original copy of these minutes. Mr Mills made reference to the further observations made by the Highway Authority and noted that it had been confirmed that there was no record of any serious accidents on the A361 in the vicinity of the access in the past 10 years; evidence contrary to the Local Planning Authority's assertion that the access was dangerous. He emphasised that, compared with the existing situation, the scheme would significantly reduce the number of trips over the access in conjunction with continued restrictions in perpetuity.

Mr Simcox indicated that, given the reduction in traffic movements occasioned by the removal or restriction of existing rights of way by the applicant, traffic generation from the proposed new dwelling would be acceptable.

Mr Cotterill concurred, noting that the access was onto a highway subject to a 30 MPH speed restriction, and proposed that the application be approved. The recommendation was seconded by Mr Simcox.

The Development Manager expressed some concern that the unilateral removal/restriction of existing rights of way over private land could not be secured in perpetuity nor adequately monitored.

Members considered that, in view of the reduction in traffic movements occasioned by the removal or restriction of existing rights of way by the applicant, traffic generation from the proposed new dwelling would be acceptable and on being put to the vote the recommendation of conditional approval was carried.

Permitted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. That the development be carried out in accordance with the approved plans listed below.
Reason: For the avoidance of doubt as to what is permitted.
3. Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
Reason: To safeguard the character and appearance of the area.
4. Notwithstanding details contained in the application, detailed specifications and drawings of all windows, doors and garage doors; at a scale of not less than 1:20 including details of external finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
Reason: To ensure the architectural detailing of the buildings reflects the established character of the area.
5. The external walls of the garage; shall be constructed with timber; 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.

6. The roof of the garage shall be covered with materials, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before any roofing commences.
Reason: To safeguard the character and appearance of the area.
7. Unless otherwise agreed in writing by the Local Planning Authority, all trees; on the land not shown on the approved site plan as being affected by building operations, shall be retained until 3 years from the completion of the development and any trees; which die, are removed or become seriously damaged or diseased within that period shall be replaced in the next planting season with others of a similar species.
Reason: To safeguard features that contribute to the character and landscape of the area.
8. A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall include any proposed planting; and shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.
Reason: To safeguard the character and landscape of the area.
9. That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.
Reason: To ensure the proper provision for surface water drainage and/or to ensure flooding is not exacerbated in the locality.
10. No dwelling shall be occupied until the vehicular accesses, driveway and car parking spaces, turning areas and parking that serves the dwelling has been constructed, laid out, surfaced, lit and drained in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety.

11. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.
Reason: To safeguard the recording of archaeological matters within the site in accordance with the NPPF. (2012)
12. Following the approval of the Written Scheme of Investigation referred to in condition 11, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication.
Reason: To safeguard the recording of archaeological matters within the site in accordance with the NPPF. (2012)
13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) no extension (or alterations) otherwise approved by Classes A, B, C or E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.
Reason: To avoid over-development of the site and to protect the visual amenities of the area

46 15/03299/OUT Land North of Milton Road, Shipton under Wychwood

The Planning Officer introduced the application.

The applicant, Mr Sammy Simson, then addressed the meeting in support of the application. A summary of his submission is attached as Appendix C to the original copy of these minutes.

Mr Robinson questioned Mr Simson's assertion that the Local Plan Inspector was likely to suspend the Examination in Public and require the Council to increase its housing target.

The Planning Officer then presented his report.

Mr Simcox concurred with the concerns expressed by the Parish Council and proposed the Officer recommendation of refusal. The proposition was seconded by Mr Colston and on being put to the vote was carried.

Refused

(Mr W D Robinson left the meeting at this juncture)

55 15/03680/FUL Land South Of Anvil Cottage, Horseshoe Lane, Chadlington

The Planning Officer presented his report.

Mr Cottrell-Dormer made reference to the refusal of the application refused under reference No. 06/0956/P/OP subsequently upheld on appeal and suggested that the reasons for refusal remained valid.

Mr Saul expressed his support for the application and proposed the Officer recommendation of conditional approval. The proposition was seconded by Mr Cotterill.

Mr Cooper concurred with the views expressed by Mr Cottrell-Dormer, indicating that this was a sensitive site at the entrance to the settlement, and proposed an amendment that consideration of the application be deferred to enable a site visit to be held. The amendment was duly seconded and on being put to the vote was carried.

Having become the substantive motion the recommendation of deferral was carried.

Deferred to enable a site visit to be held.

63 15/03490/FUL Land North West Of Lane House Farm, Milton Road, Shipton under Wychwood

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

Mr Simcox welcomed the reduction in the ridge height of the proposed dwelling and proposed the Officer recommendation. In seconding the proposition, Mr Cottrell-Dormer suggested that it would be preferable for the proposed timber boarding to be in eight inch widths and it was agreed to add a note to this effect to condition 12.

On being put to the vote the recommendation was carried.

Permitted, the applicants being advised that, in submitting the details of the timber materials to be included in the external walls of the dwelling, Members indicated a strong preference for 20 cm wide boards rather than narrow timber strips.

(Mr N G Colston left the meeting at this juncture)

The Planning Officer introduced the application, making reference to the further observations and proposed additional conditions set out in the report of additional representations.

Mr Andrew Bateson then addressed the meeting in opposition to the application on behalf of Mrs Susy Mundy. A summary of his submission is attached as Appendix D to the original copy of these minutes.

Ms Kirsten Johnston, the applicant's agent, then addressed the meeting in support of the application. A summary of her submission is attached as Appendix E to the original copy of these minutes.

The Planning Officer then presented her report and recommended that the application be approved subject to the conditions set out in the report and the report of additional representations and to a further condition regarding landscaping.

Mr Simcox expressed some concern over the application.

Mr Cotterill noted that the development would not be visible from the Burford Road and proposed the revised Officer recommendation, indicating that he considered the development to represent rounding off. The proposition was seconded by Mr Colston.

Mr Cottrell-Dormer expressed his concern over the potential impact of the development upon the Old Chapel and Mr Cooper concurred with the views expressed by the Parish Council, suggesting that the land should be considered as a rural exception site.

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

Permitted subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. That the development be carried out in accordance with the approved plans listed below.
Reason: For the avoidance of doubt as to what is permitted.

3. Before above ground building work commences, a schedule of materials (including samples) to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.
Reason: To safeguard the character and appearance of the area.
4. The window and door frames shall be recessed a minimum distance of 75mm from the face of the building unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the architectural detailing of the building reflects the established character of the locality.
5. Notwithstanding details contained in the application, detailed specifications and drawings of all external joinery details (including rooflights) at a scale of not less than 1:20 including details of external finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
Reason: To ensure the architectural detailing of the buildings reflects the established character of the area.
6. The external walls shall be constructed of natural local stone in accordance with a sample panel which shall be erected on site and approved in writing by the local Planning Authority before any external walls are commenced and thereafter be retained until the development is completed.
Reason: To safeguard the character and appearance of the area.
7. The roof(s) shall be covered with artificial stone slates a sample of which shall be submitted to and approved in writing by the Local Planning Authority before any roofing commences.
Reason: To safeguard the character and appearance of the area.
8. No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details and retained thereafter.
Reason: To safeguard the character and appearance of the area.
9. No development shall take place until plans of the site showing the existing and proposed ground levels and finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. These levels shall be shown in relation to a fixed and known datum point. The development shall then be carried out in accordance with the approved details.
Reason: To safeguard the character and appearance of the area and living/working conditions in nearby properties.

10. The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.
Reason: To ensure a safe and adequate access.
11. 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.
12. No dwelling shall be occupied until all the roads, driveways and footpaths serving the development have been drained, constructed and surfaced in accordance with plans and specifications that have been first submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety.
13. A full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. Where appropriate the details shall include a management plan setting out the maintenance of the drainage asset. The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with the Flood and Water Management Act 2010. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.
Reason: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.
14. Prior to the commencement of any residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a superfast broadband service (>24mbs) to that dwelling from a site-wide network, is in place and provided as part of the initial highway works, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a superfast broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in

accordance with the approved strategy.

Reason: In the interest of improving connectivity in rural areas.

15. Before first occupation of the building/extension hereby permitted the window(s) at first floor in the south facing elevation of plot 3 shall be fitted with obscure glazing and shall be retained in that condition thereafter.
Reason: To safeguard privacy in the adjacent property.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development falling within Class A-E of Part 1 of Schedule 2, other than those expressly authorised by this permission, shall be carried out.
Reason: Control is needed to consider the effect of any future proposals on neighbours.
17. A scheme of hard and soft landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development commences. The scheme shall include the planting of trees and hedges and shall be implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.
Reason: To safeguard the character and landscape of the area.
18. No development shall take place until a desk study (including site walk over) has been produced to assess the nature and extent of any contamination, whether or not it originates on site, the report must include an risk assessment of potential source pathway receptor linkages. If potential pollutant linkages have been identified a site investigation assessing the nature and extent of contamination will be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be

agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority.

The remediation of the site shall incorporate the approved additional measures.

Reason: To prevent pollution of the environment in the interests of the amenity.

19. Before works begin on site a detailed method statement for bats and a mitigation plan for reptiles based on the recommendations in section 6 of the Ecological Survey (Philip Irving August 2015) and illustrated in the drawing titled Bat Loft Proposal for residential development at Simons lane must be submitted for approval to the LPA. Once approved all works will be carried out as per the approved method statement and plan and all mitigation permanently maintained thereafter.

Reason: To ensure that Bats, Birds and their Habitats are protected in accordance with The Conservation of Habitats and Species Regulations 2010 and Wildlife and Countryside Act 1981 as amended, In line with the National Planning Policy Framework (in particular section 11), West Oxfordshire District Local Plan Policies and In order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

46 THE UNICORN PUBLIC HOUSE, GREAT ROLLRIGHT

At the request of the Chairman, the Council's Principal Solicitor provided Members with a brief update on progress in implementing the works urgently necessary to ensure the preservation of the Unicorn Public House, Great Rollright, in accordance with the decision taken by the Sub-Committee at its meeting held on 30 March 2015 (Minute No. U/74/2015/2016 refers).

It was noted that additional works had been identified resulting in a delay in commencement and an increase in costs. The revised quotation of an increase of £4,500 plus the cost of an asbestos survey had been agreed in consultation with the Chairman in accordance with the Sub-Committee's earlier decision and that it was envisaged that work would now commence on 14 December and continue for a period of five or six weeks.

47 APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPEAL DECISION

The schedule of applications determined under delegated powers, together with an appeal decision, was received and noted.

48 PROPOSED STOPPING UP AND REPLACEMENT OF PART OF PUBLIC FOOTPATH
NO. 234/6 AT TRACEY FARM, GREAT TEW, OX7 4JR

The report of the Head of Planning and Strategic Housing seeking authority to make a Public Path Stopping Up and Diversion Order under Section 257 the Town and Country Planning Act 1990 and carry out the required statutory consultation upon it was received and considered.

RESOLVED: That the Head of Planning and Strategic Housing be authorised to make the Order and carry out public consultation consistent with the draft Order appended to the report.

The meeting closed at 4:50pm.

CHAIRMAN