

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 4 January 2016

PRESENT

Councillors: J Haine (Chairman), D A Cotterill (Vice-Chairman), A C Beaney, R J M Bishop, N G Colston, C Cottrell-Dormer, A M Graham, 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: Michael Kemp, Joanna Lishman, Phil Shaw, Kim Smith, Catherine Tetlow and Paul Cracknell

49 MINUTES

RESOLVED: That the Minutes of the meeting of the Sub-Committee held on 30 November 2015 be confirmed as a correct record and signed by the Chairman.

50 APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence or temporary appointments.

51 DECLARATIONS OF INTEREST

Mr G Saul declared an interest in application No: 15/03734/FUL (Bull Hill Bungalow, Bull Hill, Chadlington) having acted for the owners in their purchase of the property.

52 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:-

15/03341/FUL; 15/00567/FUL; 15/03734/FUL; 15/03356/FUL; 15/03680/FUL and 15/03730/FUL

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

The Planning Officer introduced the application.

Mr Jonathan Ede 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. Members noted that paragraph 5.43 of the report made reference to the provision of 50% affordable housing on the site. The Planning Officer explained that the figure of 50% related to the original application which had proposed 11 affordable homes from a total of 22 units. The application had been revised and currently proposed nine affordable units from the total of 22. This represented a 40% contribution which was consistent with the emerging policy position in respect of the settlement and considered by Officers to be appropriate.

The Planning Officer made reference to the observations sent directly to Members by Mr and Mrs M Parry of 10 Lees Heights, Charlbury, in which they made reference to Paragraphs 50, 57, 58 and 61 of the National Planning Policy Framework, suggesting that the proposed development was contrary to Government Policy in that it failed to deliver mixed, balanced and inclusive communities.

The Planning Officer explained that the NPPF required Local Planning Authorities to plan for mixed communities which the Council was doing in its affordable housing policies contained in the adopted and emerging local plan. In terms of high quality and inclusive design, there would be no discernable difference between the dwellings. The scheme would not undermine community cohesion.

Mr Robinson expressed his disappointment that the applicant had failed to take account of the concerns expressed by Members at the last meeting and urged refusal of the application on the basis suggested by Mr and Mrs Parry.

The Planning Officer cautioned against such a decision, indicating that there was a distribution of house types and tenures both within the development and in the surrounding area. She noted that the original application did not feature a mix of tenures across the site and indicated that the affordable housing provided by the development would supplement the 15 units previously constructed for South Oxfordshire Housing Association on the adjacent site. Accordingly, she did not consider the application to be contrary to Government policy.

Mr Graham indicated that he believed the current application had addressed Members' initial concerns and considered that the application should be considered in the wider context, adding to the mix of tenures in the general area. He considered the development to be well designed and proposed the Officer recommendation of conditional Approval.

The Recommendation was seconded by Dr Poskitt.

Mr Owen acknowledged Mr Robinson's position in supporting Members' concerns but recognised the wider imperative of providing affordable housing to meet local need.

Mr Cotterill suggested that there was some misunderstanding over the concerns expressed, indicating that the Sub-Committee had not wished to see a pepper potting of affordable housing throughout the site, but felt disquiet at the apparent isolation of the affordable element of the scheme. Mr Morris concurred, indicating that the application gave the appearance of two separate developments.

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

Permitted subject to the conditions set out in the report and to the applicants entering into a legal agreement in the terms set out in paragraphs 5.42 and 5.43 of the report (subject to a reduction in the affordable housing requirement to 40% of the units consistent with the Planning Officer's advice to the Sub-Committee).

21 15/03341/FUL Land East of Hanborough Bowling Club, Roosevelt Road, Long Hanborough

The Development Manager explained that, as the applicants had submitted an appeal against non-determination, the application was before the Sub-Committee in order for Members to indicate how they would have been minded to proceed had an appeal not been lodged.

The Planning Officer introduced the application.

Dr Stuart Brooks addressed the meeting in opposition to the application. A summary of his submission is attached as Appendix B to the original copy of these minutes.

Mr Niels Chapman then addressed the meeting on behalf of the Long Hanborough Parish Council in opposition to the application. A summary of his submission is attached as Appendix C to the original copy of these minutes.

The Planning Officer then presented his report and recommended that the Sub-Committee indicate that, had it had the opportunity to do so, it would have refused the application for the reasons set out in the report.

In proposing the Officer recommendation, Mr Morris indicated that he also believed that the proposed site was located too far from the existing school premises. The recommendation was seconded by Mr Cottrell-Dormer who expressed his concern over the extent of development proposed in Long Hanborough.

In response to a question from Dr Poskitt, the Development Manager advised that the footpath across the site was at a raised level as a result of agricultural activity on the land and was not an indication that the site was subject to flooding.

On being put to the vote the recommendation was carried.

RESOLVED: that, had it had the opportunity to do so, the Sub-Committee would have refused the application for the reasons set out in the report.

In view of the concerns expressed by Mr Cottrell Dormer it was further:-

RESOLVED: that, in order to enable Members to assess the impact of the development proposed in the vicinity of Long Hanborough Station under application reference 15/03797/OUT, a site visit be held prior to its consideration.

(Mr A C Beaney joined the meeting prior to consideration of the following application)

28 15/03356/FUL Land at Owls View, Shipton Road, Milton Under Wychwood

The Planning Officer presented his report containing a recommendation of refusal.

The Officer recommendation was proposed by Mr Haine and seconded by Mr Simcox and on being put to the vote was carried.

Refused

35 15/03680/FUL Land South Of Anvil Cottage, Horseshoe Lane, Chadlington

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

The Officer recommendation was proposed by Mr Owen and seconded by Mr Graham.

In response to a question from Mr Cotterill it was explained that the retention of the existing hedgerow and the planting of replacement trees would be considered as part of the landscaping scheme required by condition 9.

Dr Poskitt enquired whether the site had any particular ecological value and questioned if the glazing and zinc cladding would be visually prominent within the AONB. In response, the Planning Officer advised that there was no evidence to suggest that the site was a significant wildlife habitat and, given the location of the property, it was not thought that the glazed or zinc clad elements would be unduly prominent.

Mr Morris noted that the amount of glazing proposed at the development at Bull Hill had been seen as problematic and questioned the consistency of approach.

Mr Saul indicated that the site was well screened to the rear and development of this brownfield site would accord with the emerging local plan.

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

Permitted

43 15/03730/FUL 1 The Long Barn, Oxford Road, Old Chalford, Chipping Norton

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

In proposing the recommendation, Mr Colston suggested that condition 10 be amended to remove permitted development rights allowing the change of use from Class A2 to C3 (residential use).

The recommendation was seconded by Mr Graham and on being put to the vote was carried.

Permitted, condition 10 being amended to remove permitted development rights allowing the change of use from Class A2 to C3 (residential use).

50 15/03734/FUL Bull Hill Bungalow, Bull Hill, Chadlington

The Planning Officer introduced the application.

The applicant, Mrs Emma Goodman addressed the meeting in support of the application. A summary of her submission is attached as Appendix D to the original copy of these minutes. In response to a question from Mr Haine, Mrs Goodman confirmed that the application was for a four bedroomed property.

The Planning Officer then presented her report. She advised that the Parish Council had clarified that it did not object to the development, its submission being by way of observation only. The Planning Officer went on to make reference to the further observations set out in the report of additional representations and reported receipt of further observations submitted by the applicant, together with an additional letter of support from Mrs Helen Hoffman of Bull Hill House.

Mr Owen proposed that consideration of the application be deferred to enable a site visit to be held. The proposal was seconded by Mr Graham.

Mr Cotterill suggested that it would be preferable if the extent of the wood cladding could be minimised and Mr Morris concurred, enquiring whether the amount of glazing proposed could also be reduced. Mr Cottrell-Dormer considered that the site was large enough to accommodate a dwelling of this scale but suggested that the garage should be relocated further into the site. Dr Poskitt agreed with this suggestion and both Mr Colston and Mr Bishop expressed their support for the application.

Deferred to enable a site visit to be held

(Mr G Saul left the meeting during consideration of the foregoing application)

53 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.

54 PROGRESS ON ENFORCEMENT CASES

The report of the Head of Planning and Strategic Housing informing the Area Planning Sub-Committee of the current situation and progress in respect of enforcement investigations was received and considered.

RESOLVED: That, the progress and nature of the outstanding enforcement investigations detailed in Sections A–C to the report be noted.

The meeting closed at 4:25pm.

CHAIRMAN