



Supplement for

UPLANDS AREA PLANNING SUB-COMMITTEE - MONDAY, 20TH JANUARY, 2025

Agenda No **Item**

- a) 24/00432/FUL Land East of Fawler Road, Charlbury (Pages 3 - 4)
- b) 24/02397/FUL The Bull Inn, Sheep Street, Charlbury (Pages 5 - 6)

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 20th January 2025

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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24/00432/FUL	Land East of Fowler Road, Charlbury, Oxfordshire
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Report of Additional Representations

Application Number	24/00432/FUL
Site Address	Land East of Fowler Road Charlbury Oxfordshire
Date	17.01.2025
Officer	James Nelson
Officer Recommendations	Approve
Parish	Charlbury
Grid Reference	436128 E 218494 N
Committee Date	20 th January

Application Details:

Upgrading and re-siting of existing access into agricultural land and provision of trackway (amended plans and description).

Applicant Details:

Charlbury House Farms
C/o Agent

Additional Representations

One additional representation has been received from Mr. Gareth Epps, which states:

'It is unclear why this application is described as re-siting of an existing access. Until the current landowner acquired this land and started using it for significant industrial activity, evidenced by the tracks across the field and spoil tip that disfigures the landscape, for which no planning has been sought, no access was used in this location. The ugly double steel gate built when the owners ripped out an ancient hedge, without planning permission, should be removed regardless of the status of this application.

Quite rightly so, as this is a busy road used by fast traffic. The speed limit is 50mph and Charlbury Town Council has asked for this to be reduced for road safety reasons. The route is particularly dangerous for cyclists and there are residents immediately to the east. To create HGV access (which is essentially what is being sought here) would risk a serious road accident as well as further disfiguring the National Landscape in this location on the edge of town.

This application should be rejected and enforcement take place against the existing illegal use of the land.'

Comments from the Charlbury Conservation Area Advisory Committee

24/02397/FUL The Bull Inn Sheep Street Charlbury Chipping Norton Oxfordshire OX7 3RR
Erection of garden structure forming private event space (Retrospective)

The Committee deplored retrospective applications. The garden structure forming a private event space was largely hidden from view by two mature trees. Provided that the trees were retained, they had no objection.

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