

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Lowlands Area Planning Sub-Committee
Held in the Council Chamber at 2.00 pm on **Monday, 16 August 2021**

PRESENT

Councillors: Councillor Ted Fenton (Chairman), Councillor Joy Aitman (Vice-Chair), Councillor Rosa Bolger, Councillor Maxine Crossland, Councillor Harry Eaglestone, Councillor Duncan Enright, Councillor Steve Good, Councillor Jeff Haine, Councillor Richard Langridge, Councillor Nick Leverton, Councillor Lysette Nicholls, Councillor Andrew Prosser and Councillor Harry St John

Officers: Miranda Clark (Senior Planner (Development Management)) and Abby Fettes (Interim Development Manager), Adrienne Frazer and Michelle Ouzman (Strategic Support Officers)

16 Minutes of Previous Meeting

RESOLVED: That the minutes of the meeting held on 19 July 2021 were approved and signed by the Chairman as a correct record, subject to the following amendments:

The attendance be updated to include Councillor McBride; and

Minute Number 13 Declarations of Interest be amended as follows:

Application 20/03576/FUL – Carterton Recreation Ground

Councillors Crossland and Leverton declared interests as they were members of Carterton Town Council which was the applicant. They left the room for the duration of this item.

17 Apologies for Absence and Temporary Appointments

Apologies for absence were received from Councillor Rylett.

Councillor Prosser substituted for Councillor Levy.

18 Declarations of Interest

Declarations of Interest were received as follows:

Agenda Item 4 – Applications for Development

Councillor Leverton declared an interest in application 21/02065/OUT Peartree Farm Cross Tree Lane Filkins as he was the County Councillor for the ward.

19 Applications for Development

The Sub-Committee received the report of the Business Manager – Development Management, giving details of applications for development, copies of which had been circulated.

RESOLVED: That the decisions on the following applications be as indicated, in the report of the Business Manager – Development Management, subject to any amendments as detailed below:-

19a Application for a Site Visit 21/01197/FUL - Brize Norton

Due to the volume of public concern surrounding this application, officers recommended that Members carry out a site visit prior to the application being heard at the October Lowlands Area Planning Sub-Committee.

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Following a question from Councillor Crossland, officers advised that although it was a Ministry of Defence mast, due to its proposed height, the mast came under planning control regulations.

Councillor Fenton proposed that the request for a site visit be granted and this was seconded by Councillor Langridge.

RESOLVED: That a site visit be arranged.

19b Applications for Development

20/01971/FUL - Pummys Cottage, 57 Sutton Lane, Sutton, Witney

The Senior Planner (Development Management), Miranda Clark, introduced the application for the demolition and replacement of an existing dwelling, with a new dwelling being of high quality plus associated parking and landscaping.

A public submission had been received and was read out by Mr Hendry representing Jonathan Hendry Architects, in support of the application.

The Planning Officer presented her report containing a recommendation of approval. She advised that the current scheme had taken into consideration the comments resulting from the dismissed appeal.

Following questions from Councillors St John, Leverton and Nicholls, officers advised that the proposed dwelling was a comparable size to the existing dwelling being replaced; that Oxfordshire County Council Highways Department had not objected to the development, had noted that there was plenty of land around the dwelling for parking and advised that the house would be connected to the existing sewerage drainage system.

Councillors Good, Langridge, St John and Fenton were pleased to see ecological, sustainable dwellings being developed.

Councillor Langridge proposed that the application be granted as per officers' recommendations and this was seconded by Councillor St John.

The officers' recommendation of approval was then put to the vote and was carried subject to negotiation with the applicant over the sustainable use of materials and ecological features being delegated to officers.

Approved

21/02065/OUT - Peartree Farm, Cross Tree Lane, Filkins

The Senior Planner (Development Management), Miranda Clark, introduced the outline application for the conversion of the Dutch barn to two dwellings; demolition of two agricultural buildings and the erection of two dwellings (with all matters reserved, except access).

A public submission had been received and was read out by Ms S Fuller representing Robinson and Hall, in support of the application.

Following questions from Councillors Leverton and St John, the speaker advised that although Robinson and Hall did not agree with Filkins and Broughton Poggs Parish Council in not developing the barn, they had amended their plans following the Parish Council's comments.

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The officer advised that the barn was listed as a Dutch Barn and that the conservation architect had suggested conversion into two dwellings.

The Senior Planner (Development Management) then presented her report containing a recommendation of approval. She highlighted that this was an outline planning application.

Councillor Langridge proposed that the application be granted as per officers' recommendations.

This was seconded by Councillor Enright.

The officers' recommendation of approval was then put to the vote and was carried subject to the following surface water drainage condition and informative being added:

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, finished floor levels and results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. 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 (National Planning Policy Framework, The West Oxfordshire Strategic Flood Risk Assessment and Planning Practice Guidance). If the surface water design is not agreed before works commence it could result in abortive works being carried out on site or additional works being required to ensure flooding does not result, which may result in changes to the approved site layout being required.

INFORMATIVE

The Surface Water Drainage scheme should, where possible, incorporate Sustainable Drainage Techniques in order to ensure compliance with;

- Flood and Water Management Act 2010 (Part 1 - Clause 27 (1))
- Code for sustainable homes - A step-change in sustainable home building practice
- The local flood risk management strategy published by Oxfordshire County Council, as per the flood and Water Management Act 2010 (Part 1 - Clause 9 (1))
- Version 2.1 of Oxfordshire County Council's SUDs Design Guide (August 2013)
- CIRIA C753 SuDS Manual 2015

Approved

21/01180/FUL - 43 Milestone Road, Carterton

Councillors Leverton and Crossland noted that this application was in their ward.

The Senior Planner (Development Management), Miranda Clark, introduced the application for the demolition of a bungalow and associated outbuildings; and the construction of five dwellings and amenity areas. Ms Clark presented her report containing a recommendation of

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approval and advised that whilst there had been objections to the proposed development in terms of over development, officers considered that with the space around the overall development it would not appear overly cramped.

Councillors Crossland, Langridge, Leverton and Good felt that since the adjacent dwellings were bungalows, the site would appear over developed, would overlook the park home park at the rear and was not in keeping with local street scene. Councillor St John expressed concern about a lack of visitor parking and the parking area also seeming cramped. In addition, a lack of sustainability in the design was highlighted by Councillor Good.

Councillor Fenton noted that Oxfordshire County Council Highways Department had commented favourably on the plans.

Officers advised that there was a mix of houses and bungalows close by and did not think the development would create disharmony in the street scene. Officers also reminded the Committee that a climate change and sustainability checklist had just been introduced, however, the Council did not currently have a policy on sustainability in development and the checklist did not form part of the Local Plan. Officers were therefore only able to encourage developers towards sustainability within the applications. Officers informed the Committee that higher sustainability standards were moving in to building regulations, as well as a sustainability plan currently being taken through Oxfordshire County Council.

Councillor Haine noted that in Condition 4 the bathroom windows were required to be fixed shut and that was not appropriate. Officers agreed to remove this.

Councillor Langridge felt that the application should be refused due to over development in line with policy OS2. It was therefore proposed and duly seconded that the application be refused. Having been put to the vote the proposal was lost.

Councillor Enright stated that he had seen similar developments in other areas and though he was also concerned about the sustainability issues, he could not see a policy on which to refuse the application.

Councillor Bolger noted that the overlooking would be no worse than already existed from nearby properties.

Councillor Haine expressed concern that a refusal of the application could be overturned on appeal and proposed that the application be granted. This was seconded by Councillor Enright. The officers' recommendation of approval was then put to the vote and was carried subject to the conditions detailed in the report, an amendment to the wording of condition 4 and the following condition:

Before first occupation of the dwellings hereby permitted the windows to the side elevations shall be fitted with obscure glazing and shall be retained in that condition thereafter.

REASON: To safeguard privacy in the adjacent properties.

No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.

REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.

Approved

20 Applications Determined under Delegated Powers and Appeal Decisions

The report giving details of applications determined under delegated powers was received and noted. The following comments were made:

With regards to Item 1 - 21/00652/S73 - Witney West, officers advised that trees had been planted on the site.

Councillor Crossland raised a query relating to Item 7 - 21/01383/HHD - Carterton North East, relating to the definition of 'an overnight room'. It was suggested that this could be for a carer staying overnight.

Councillor Cooper (not a member of the Committee and not present) had noted via email correspondence that Item 55 - 21/02010/HHD - Woodstock and Bladon, should have been reported on the Uplands Sub-Committee papers. Councillor Fenton was impressed with Councillor Cooper's diligence on noting the above.

The Interim Development Manager, Abby Fettes, outlined the Appeal Decisions report and provided an update on the current position with each application including:

19/02406/FUL and 19/02407/FUL Greensleeves, Blackditch, Stanton Harcourt

The appeal was allowed and planning permission was granted for one dwelling on this site.

It was noted that if the applicant for 19/02407/FUL chose to make a new application for the site for four houses (on which the appeal had been dismissed) officers thought that there would have to be considerable archaeological investigation done.

The Meeting closed at 2.57 pm

CHAIRMAN