

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Uplands Area Planning Sub-Committee
Held in the Council Chamber at 2.00 pm on **Monday, 4 April 2022**

PRESENT

Councillors: Jeff Haine (Chairman), Julian Cooper (Vice-Chair), Andrew Beaney, Merilyn Davies, Ted Fenton, Alex Postan, Geoff Saul and Alex Wilson

Officers: Stephanie Eldridge (Senior Planner), James Nelson (Planner), Briony Farmer (Planner), and Michelle Ouzman (Strategic Support Officer).

61 Minutes of Previous Meeting

The minutes of the meeting held on 7 March 2022 were approved and signed by the Chairman as a correct record.

62 Apologies for Absence and Temporary Appointments

Apologies were received from Councillor Jackson.

Councillor Poskitt substituted for Councillor Chapple.

63 Declarations of Interest

Declarations of Interest were received as follows:

Councillor Cooper referred to Item 5 on the Agenda, Applications Determined under Delegated Powers. He declared that on page 47, item 36 he was a member of the Woodstock Social Club. Item 48 to 51 he declared he had known the applicant for many years.

The Chairman and Councillors noted Councillor Cooper declaration of Interest and agreed that it had no influence on the applications that were determined.

64 Applications for Development

21/02185/HHD Broad Close, Little Tew Road, Church Enstone, Chipping Norton

The Planning Officer Briony Farmer introduced the application for the Demolition of existing porch. Construction of a single storey garden room to north elevation. Internal alterations to remove modern partition walls and block off 2 existing windows.

Mr Jason Jackson spoke on behalf of the applicant, a copy of his statement is attached to the original copy of these minutes.

Councillor Saul asked a question of clarification re the courtyard and if it had ever been enclosed, Mr Jackson was able to clarify the courtyard had never been fully enclosed, although there had been a lean-to, in the past, in the courtyard.

Miss Farmer continued with her presentation, concluding that English heritage were opposed to the application and that the Officers were recommended refusal of the application.

The Councillors noted and discussed that this application had been allocated to several planning officers during its life, which was beyond the control of WODC.

Conservation Officer had come up with two alternative options. Mr Jackson confirmed that he had only seen one of these options. Councillor Cooper stated as a listed building it requires protection and on balance he supported officers recommendation, Councillor Saul, Councillor Poskitt, Councillor Postan and the Chairman also agreed with the conservation officers comments.

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Councillor Cooper proposed that the application be refused as per officers recommendation, Councillor Saul seconded the proposal.

On being put to the vote, the application was

Refused

21/02186/LBC Broad Close, Little Tew Road, Church Enstone, Chipping Norton

The Planning Officer Briony Farmer introduced the application for the demolition of existing porch. Construction of a single storey garden room to north elevation. Internal alterations to remove modern partition walls and block off 2 existing windows.

Mr Jason Jackson spoke on behalf of the applicant, a copy of his statement is attached to the original copy of these minutes.

Miss Farmer continued with her presentation, concluding that officers were recommended refusal of the application.

Councillor Cooper proposed that the application be refused as per officers recommendation, Councillor Saul seconded the proposal.

On being put to the vote, the application was

Refused

21/02570/FUL Land West Of Greenacres, Churchill Road, Kingham

The Planning Officer James Nelson introduced the application for the construction of dwelling together with associated outbuildings and landscaping. Close existing and formation of new vehicular access in revised position (amended plans).

Mr Bratt the applicant spoke to the Committee and requested that they support his application., he also thanked the conservation and planning officers for their advice and support during his application submission.

Mr Nelson continued with his presentation, this site had been deferred for a site visit at the last Committee Meeting. Councillors attended the site visit. Officers had worked with the applicant for two years. Officers were recommending approval with delegated authority to resolve outstanding drainage issues.

Councillors that had attended the site visit, all agreed that it had been useful to see the land, as it drops away from the road, which reduces the impact from road side views of the site.

Councillor Beaney had been looking at the ecology conditions and asked if extra conditions could be applied.

Mr Nelson confirmed additional conditions can be applied.

Councillor Poskett suggested encouragement of wildflower meadow within the green areas, Mr Nelson confirmed that this condition could be added.

Councillor Wilson and Councillor Davies were concerned about the size of the buildings in the application.

The Chair and Mr Nelson both confirmed that the application was in keeping with other dwellings in the village.

Councillor Cooper proposed that the application be approved as per officers recommendation with additional conditions:

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1. Hedgerow be planted in replacement of gate.
2. Open grassland/meadow to be sewn as a wild flower meadow.
3. Delegated authority to planners, once drainage decisions have been made,

The Proposal was seconded by Councillor Poskett.

On being put to the vote, as per officers recommendation with additional conditions, and delegated authority once drainage decisions have been made, the application was

Approved

21/03794/FUL Lower Court Farm, Green End, Chadlington

The Planning Officer James Nelson introduced the application for the change of use of land from agricultural to domestic along with the formation of a tennis court, erection of a greenhouse and associated landscaping.

This application had been deferred for a Councillors site visit, Councillors commented that the site visit had been useful to see where the proposed changes in the application were to be made.

Councillor Fenton enquired why this site required a planning application, Mr Nelson confirmed that the site sat outside of the garden, and sat in agriculture land and therefore required a change of use planning application.

Councillor Cooper thought that on balance the Planning Officers recommendations were right.

Councillor Cooper proposed that that application be refused as per officers recommendation, Councillor Poskett seconded the proposal.

The proposal was put to the vote and failed.

Councillor Davies agreed with Councillor Cooper and Councillor Poskett.

Councillor Cooper was concerned that flood lights could be introduced over the tennis court. Mr Nelson confirmed that an additional condition could be added, to prevent the use of flood lights.

Councillor Fenton also requested an additional condition so that the fencing is in keeping with what is there at the moment which is a hedgerow. Mr Nelson confirmed that this also could be added as a condition.

Councillor Fenton also suggested removal of development rights, which the Chairman supported. Mr Nelson confirmed that this could also be added as a condition.

The Chairman proposed the application be granted, with conditions, Councillor Postan seconded the proposal.

The proposal was put to the vote and carried, application

Approved with the following conditions:

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of 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. Prior to the erection/laying of the tennis court fencing and hard surface, details of the fencing to be erected (including colour) to enclose the tennis court and the court surface 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 tennis court hereby approved shall be used only for purposes incidental to the residential use of the dwelling known as Lower Court Farm and holiday let granted permission under LPA ref: 21/00967/FUL and shall not be used for any other commercial purposes.

REASON: The site is considered unsuitable for commercial use as it has not been demonstrated to the satisfaction of the Local Planning Authority that the site is capable of accommodating commercial leisure activity.

5. No floodlighting or other form of external lighting shall be installed without the prior consent in writing of the Local Planning Authority.

REASON: To safeguard the character and appearance of the area.

6. The landscaping of the site, including the retention of any existing trees and shrubs and planting of additional trees and shrubs, shall be implemented in accordance with the details as specified in this application 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. The hedging shown on the eastern boundary of the site shall be maintained at a

minimum height of 2 metres. 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 ensure the safeguarding of the character and landscape of the area during and post development.

7. 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 permitted under Schedule 2, Part 1, Class E or Schedule 2, Part 2, Class A shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to protect the visual amenity of the area.

65 Applications Determined under Delegated Powers and Appeal Decisions

The report giving details of applications determined under delegated powers was received and noted.

Councillor Beaney and Councillor Davies were concerned that some applications within AONB beauty were approved and some were not. Councillors discussed this point and were agreed that it is a professional judgement on each case in its own merit.

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The Meeting closed at 3.15 pm

CHAIRMAN