

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, 3 April 2023**

PRESENT

Councillors: Elizabeth Poskitt (Chair), Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Jeff Haine, David Jackson, Geoff Saul and Alex Wilson.

Officers: Joan Desmond (Principal Planner) and Abby Fettes (Interim Development Manager), Max Thompson (Democratic Services Manager), Anne Learmonth (Democratic Services Officer), and Maria Harper (Democratic Services Officer).

Other Councillors in attendance: Nil.

57 Minutes of Previous Meeting

The minutes of the previous meeting, held on Monday 6 March 2023, were unanimously agreed by the Committee, and signed by the Chair, as a true & correct record.

58 Apologies for Absence and Temporary Appointments

Apologies for Absence were received from Councillors R Poole, A Al-Yousuf and M Cahill.

59 Declarations of Interest

Councillor David Jackson stated that he knew of the applicant in relation to 22/02947/OUT, Land East of Worton Road, Middle Barton.

60 Applications for Development

22/02785/HHD and 22/02786/LBC, Cartref, 21 Witney Street, Burford.

The Chair advised the meeting that both 'Cartref, 21 Witney Street, Burford' applications would be presented and debated together, then voted upon by Members of the Committee as separate applications.

- 22/02785/HHD, Cartref, 21 Witney Street, Burford; and
- 22/02786/LBC, Cartref, 21 Witney Street, Burford.

Joan Desmond, Principal Planner, introduced the applications for the erection of a single storey in-fill extension to enclose an existing courtyard, and conversion of existing stone outbuilding to create new kitchen & cloakroom.

Sophie Hamilton-Grey and Robert Burnside both spoke in objection to the applications – Copies of both speeches are attached to the original copy of the minutes.

Democratic Services read out a pre-submitted statement from Ms Penny Bigwood in support of both applications – A copy of Ms Bigwood's statement is attached to the original copy of the minutes.

Joan Desmond continued with her presentation and clarified the following points:

- The replacement of the proposed extension;
- The refurbishment of the stone out-building;
- There had been no objections raised by conservation officers;
- The applications were compliant with policies contained within the local plan.

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Joan Desmond concluded that planning officers recommendations were for approval, as per the officer's reports.

The Chair invited the committee to discuss the applications which raised the following clarification points:

- The increased heights of the extension forming part of the curtilage;
- If the listed status of the building had any implications on the work to be carried out;
- If the listed building status formed part of the heritage report.

Councillor Hugo Ashton proposed that both applications be deferred for a site visit by committee members. This was seconded by Councillor Elizabeth Poskitt, and was put to a vote. There were 6 votes in favour, and 2 votes against. The vote carried.

The Chair informed the committee that her seconding, was on the provision that members of the committee attended the site visit.

Committee **Resolved** to:

- I. Defer the applications to enable a site visit on Thursday 20 April 2023 at 9.30am.

22/02786/LBC, Cartref, 21 Witney Street, Burford

Councillor Hugo Ashton proposed that both applications be deferred for a site visit by committee members. This was seconded by Councillor Elizabeth Poskitt, and was put to a vote. There were 6 votes in favour, and 2 votes against. The vote carried.

The Chair informed the committee that her seconding, was on the provision that members of the committee attended the site visit.

Committee **Resolved** to:

- I. Defer the applications to enable a site visit on Thursday 20 April 2023 at 9.30am.

Councillor Jeff Haine sought reassurance from Democratic Services that an email regarding the site visit would be sent out in advance of the visit taking place. Democratic Services provided reassurance to Councillor Haine that this email would be forthcoming.

22/02947/OUT, Land East of Worton Road, Middle Barton.

Abby Fettes, Development Manager, introduced the application for outline planning for development of up to 28 dwellings, vehicular access, green infrastructure including landscaping, and related drainage and other infrastructure works, (all matters reserved other than access from Worton Road).

Peter Frampton and Kate Carter-Windle both spoke in support of the application – A copy of both speeches attached to the original copy of the minutes.

In clarification, Councillor Andrew Beaney asked Mr. Frampton that, if the application was refused as per officer recommendations, an appeal would be lodged. Mr. Frampton confirmed that this would be the case.

Abby Fettes continued with her presentation, which clarified the following points:

- Inappropriate incursion into open countryside;
- Does not reflect the established character of the area;
- Encroaches unacceptable in to an extensive area of agricultural land;
- Applications go beyond the boundary of the village;
- The significant demonstrable harms of the application outweighing the benefits.

Abby Fettes concluded that planning officers recommendations were for refusal, as per the officer's report.

The Chair invited the committee to discuss the application, which raised the following points:

- The local Parish Council had identified the site as the most suitable for the development;
- The need for adequate affordable housing in the area;
- The consideration of the 5 year land supply;
- Determining the application in its own merit, and not in line with future applications;
- The consideration of the application in line with the local plan;
- Impacts of transport links within the area;
- SEN provision within local education;

Councillor Jeff Haine proposed that the application be refused as per officer recommendations. This was seconded by Councillor Elizabeth Poskitt, and was put to a vote. There were 5 votes in favour, and 3 votes against. The vote carried.

Committee **Resolved** to:

1. Refuse the application, in line with officer recommendations.

61 Applications Determined under Delegated Powers and Appeal Decisions

The report giving details of applications, determined under delegated powers, was received and noted by the committee.

Councillor Jeff Haine queried if the address on application 22/03473/FUL, Merryweather Farm, Hook Norton Road, Chipping Norton was correct or if it needed updating. The Development Manager committed to checking the national address database for this application, and that correction would be made if there was an inaccuracy.

The Development Manager, Abby Fettes, confirmed to Members that the list of appealed decisions would be reincorporated into the next agenda pack for the committee, with a detailed description of the rationale for the decisions made.

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Committee **Resolved** to:

1. Note the report containing details of application, determined under delegated powers.

The Meeting closed at 3.20 pm

CHAIR