

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Uplands Area Planning Sub-Committee
Held in the Committee Room 1 at 2.00 pm on **Monday, 16 October 2023**

PRESENT

Councillors: Rizvana Poole (Vice-Chair), Alaa Al-Yousuf, Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Jeff Haine, David Jackson, Elizabeth Poskitt, Dean Temple, Mark Walker and Rosie Pearson

Officers: Sarah Hegerty, James Nelson and Abby Fettes

Other Councillors in attendance: None.

95 Apologies for Absence and Temporary Appointments

Apologies for absence were received from the Chair Councillor Julian Cooper.

Councillor Elizabeth Poskitt substituted for Councillor Julian Cooper.

96 Declarations of Interest

There were no declarations of interest received.

97 Minutes of Previous Meeting

The minutes of the meeting held on Monday 18 September 2023 were approved and signed by the Chairman as a correct record, subject to

Pg 4-5 23/013226/FUL and 23/01724/LBC Burford House Hotel, 99 High Street, Burford.

The votes on both applications were not unanimous there was one vote against the proposals by the Chair Councillor Julian Cooper, on each application.

98 Applications for Development

The applications were heard in a revised order due to the numbers of public speakers in attendance. The Vice-Chair advised that the application for 23/01957/FUL Threeways, Bruern Road, Milton-under-Wychwood would be considered first followed by 23/00921/OUT Land South of 2 and 3 Cadogan Park, Woodstock.

99 23/01957/FUL Threeways, Bruern Road, Milton-under-Wychwood.

James Nelson, Planning Officer, present the application for the erection of a bungalow with detached garaging and associated works (amended plans).

Elizabeth Rendell spoke in objection to the application.

The Committee asked for clarification on the Local Neighbourhood Plan and what part of the plan was in conflict with the application. Elizabeth Rendell explained that the plan did not support the development as it was on the outskirts on the village.

Joanna Van de Poll addressed the Committee as the applicant.

The Planning Officer continued with the presentation which clarified the following points;

- The application complies with policies OS2, HI, H2, CHI and CH2. The benefits of the application outweigh the adverse impacts;

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- The application meets the housing need within the area as set out in the Local Plan;
- The application is next to the built-up area of the village and fits in with the character of the local housing, with housing set in generous plots;
- The application is for a bungalow with a height of 5.5metres and both with the garage will be set back from the road;
- The materials used would be Cotswold stone, natural slate roof, painted timber and aluminium windows and doors;
- The application would not lead to material planning harms concerning neighbourliness, highways, flooding or drainage matters;
- Planting of shrubs and plants to act to define the northern and western boundaries and act as screening, as well retaining the hedgerow along the northern boundary.

The Planning Officer recommended the application for approval.

The Vice-Chair invited the Committee to discuss the application, which raised the following clarification points;

- There was no material harm to the Cotswold National Landscape (CNL). As the application was not a larger scheme CNL was not consulted.
- The application was not in conflict with the Neighbourhood Plan as the application was for a dwelling to be built on land that joins the village. The land was considered more 'in-fill'. The need for housing had been identified so the application was in line with policy H2.
- The location of the plot and the proposed dwelling when the Neighbourhood plan was considered. The application was in keeping with the character of the surrounding dwellings whilst not being of a dispersed nature and set alone.
- On the Landsdown development would there be the possibility that two-storey housing could overlook the development when considering neighbours. The Planning Officer confirmed that two storey housing was not located next to the proposed dwelling.
- The need for a Construction Management Plan to manage parking and security lights as there were concerns that lights might impact neighbouring properties.
- The previous application from 2014 had a significant difference in design and the application came under a different Local Plan.

Councillor Andrew Beaney asked that conditions for a Construction Management Plan and security lighting be included. The Planning Officer confirmed that Condition 11 in the report covered an external lighting design strategy.

Councillor Jeff Haine proposed to approve the application as per the Officer's recommendations in the report with an additional Condition for a Construction Management Plan to be included. This was seconded by Councillor Andrew Beaney, was put to the vote 10 for and 1 against and was approved by the Committee.

Committee **Resolved** to;

- I. Approve the application in line with Officer's recommendations with an additional condition for a Construction Management Plan.

100 23/00921/OUT Land South of 2 and 3 Cadogan Park, Woodstock.

Sarah Hegerty, Planning Officer, presented the outlined application with some matters reserved for the erection of a detached house and associated ancillary works including provision of access (Amended plans).

The Planning Officer's presentation clarified the following points;

- There was an assessment for the Tree Preservation Order, the trees formed a part of the character of the site, the scale of the development would not fit in with the layout of the trees;
- The application was for a two-storey large dwelling with a gable to the rear to be constructed of natural stone;
- The previous application was refused due to access to the site being onto a main road and visual harm to the surrounding area;
- An appeal was dismissed as the vehicular access would have breached the green space and resulted in harm to the appearance and character of the area and setting of Blenheim Palace;
- The access would be from Cadogan Park not from the main road A44, this would be between 2 properties;
- The adverse harms were to the character of the area due to the Woodstock Conservation area and World Heritage Site.

The Planning Officer recommended the application for refusal.

The Vice-Chair invited the Committee to discuss the application, which raised the following clarification points;

- The style and design of housing in the surrounding area were in keeping with the design;
- The land in the garden was substantial and there would be less impact on the treeline;
- The Committee discussed the benefits of a site visit, with particular focus on a Construction Management plan and the proposed access to the site between 2 existing houses;
- The potential demolition of the garage at 2 Cadogan Park and parking provision for the houses. The Planning Officer confirmed that there had been no objections from Highways;

Councillor Elizabeth Poskitt proposed a site visit, which was seconded by Councillor Dave Jackson, was put to the vote. There were 5 votes in favour and 5 votes against, with 1 abstention. The Vice-Chair made a casting vote where the proposal was defeated.

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Councillor Alaa Al-Yousuf proposed the application be refused in line with the Officer's recommendations. This was seconded by Councillor Andrew Beaney and was put to the vote. There were 8 votes in favour and 1 vote against with 2 abstentions. The vote was carried.

Committee Resolved to;

1. Refuse the application as per the Officers recommendations.

101 Applications Determined under Delegated Powers and Appealed Decisions

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

Pg 46; Item 29; 23/01832/HHD 25 Rowell Way, Chipping Norton, Oxfordshire.

Alterations including external flue.

The Committee asked if this was refused due to concerns over the environmental air quality. Abby Fettes, Development Manager, advised that she would report back to the Committee with clarification on the outcome of the application.

Pg 54; Item 74; 23/02326/CND Capps Lodge, Fulbrook, Burford.

The Committee asked for clarification on whether the application outcome was listed on the correct Committee agenda. The Development Manager confirmed that application outcome was on the correct agenda due to the where the boundaries of Lowlands and Uplands Planning Sub-Committees lie.

Abby Fettes, the Development Manager gave an outline of the appeals report.

APP/D3125/W/23/3320109

22/02342/FUL The Barn, Green End, Chadlington.

Alterations and extension of dwelling approved under extant permission reference.

20/00738/FUL for the residential conversion of an existing barn to dwelling.

The Inspectorate had agreed with the refusal decision as the materials proposed differed from the local area and would have a harmful effect to both the character of the area and the adjacent listed building.

APP/D3125/C/22/3302353

Land at Netherby Farm, Banbury Road, Swerford, Oxon

The breach of planning control as alleged in the notice of use of land from agricultural to a mixed use of agricultural and residential by the sitting and residential occupation of a mobile home on the land.

- The requirement of the notice is to: permanently cease the residential occupation of the mobile home on the land.
- The period for compliance with the requirement is 6 months.

The Inspectorate upheld the enforcement notice with the corrections and variations. Costs were refused.

The Development Manager confirmed that the change of time to enforce the notice of compliance was 9 months to enable the residents to leave the site and was seen as a compromise by the inspectorate.

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The Committee asked for clarification over whether there was a engineering works on the site and if any enforcement had taken place regarding this. The Development Manager clarified that this would be a separate matter not linked to the appeal.

The Meeting closed at 3.04 pm

CHAIR