

Minutes of a meeting of the  
**Uplands Area Planning Sub-Committee.**

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB  
at 2.00pm on **Monday 17 June 2024.**

PRESENT

Councillors: Julian Cooper (Chair), Mark Walker (Vice-Chair), Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Adam Clements, Genny Early, Roger Faulkner, David Jackson and Geoff Saul.

Officers: Andrew Brown (Business Manager, Democratic Services), Max Thompson (Senior Democratic Services Officer), Abby Fettes (Development Manager) and Sarah Hegerty (Planning Officer).

Other Councillors in attendance: Nil.

**26 Apologies for Absence and Temporary Appointments**

Apologies for Absence were received from Councillor Rosie Pearson.

Councillor Genny Early substituted for Councillor Rosie Pearson.

**27 Declarations of Interest**

Councillor Julian Cooper stated they had previously met the applicant in relation to application 23/00147/FUL (Furze Platts, Blenheim Park, Woodstock) when they were not a member of the Uplands Area Planning Sub-Committee, and that previous discussions did not preclude them for being present when considering the application.

There were no other declarations of interest made by members of the Sub-Committee.

**28 Minutes of Previous Meeting**

Councillor Julian Cooper advised of a clerical error contained within the minutes of the previous meeting relating to declarations of interest made at the meeting from themselves and Councillor Elizabeth Poskitt, whereby they knew of the applicant's agent (Mr. Huw Mellor) in relation to application 24/00686/FUL, and that it did not preclude them from participating in the consideration of the application.

This was subsequently amended by Democratic Services.

Councillor Julian Cooper proposed that the minutes of the previous meeting, held on Tuesday 28 May 2024, be agreed by the Sub-Committee as a true and accurate record.

This was seconded by Councillor Roger Faulkner, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

- I. Agree the minutes of the previous meeting, held on Tuesday 28 May 2024, as a true and accurate record.

Max Thompson, Senior Democratic Services Officer, advised the Sub-Committee of the outcome of an action arising from the previous meeting. The Senior Democratic Services Officer advised they had received a written response from Mr. Jeff Haine, a previous member of the Council, in relation to the Sub-Committee placing on the record their thanks to former Councillor Jeff Haine, for the work they did whilst serving on the Uplands Area Planning Sub-Committee.

## Applications for Development

30

### 23/00147/FUL Furze Platts, Blenheim Park, Woodstock

Sarah Hegerty, Planning Officer, introduced the application, for the erection of a replacement estate House, together with the conversion of existing barn and outbuildings for ancillary use, works to include new access drive through to existing courtyard, an outdoor pool and associated landscaping works.

Martin Leay and Francis Terry addressed the Sub-Committee as agents for the application.

The Planning Officer continued with their presentation, which clarified the following points:

- Local Plan Policies H2 and H6 – The Planning Officer stated that the policies were not applicable to the application as the proposed dwelling was not of relative scale to the existing site dwelling, and the proposed dwelling was a replacement dwelling not intended for the open market;
- Location of the proposed dwelling – The Planning officer stated that the location was used for agriculture historically, and there was an existing farmhouse and buildings on site.
- Security – The proposed dwelling was contained in a site within the Blenheim Estate and had linked implications for the intended resident and their family. The displaced residential use was relocating to a site which historically had a residential presence within the Blenheim Estate;
- The application would ensure that a barn and cow barn would remain, so that a historic agricultural element would be retained within the site therefore providing a heritage benefit;
- The benefits of the scheme were considered to outweigh the policy conflict.

The Chair then invited the Sub-Committee to discuss the application, which raised the following points:

- The location of the proposed dwelling – The Sub-Committee highlighted the importance of the location of the proposed dwelling contained within the Blenheim Estate and that the dwelling would be in keeping with existing design and usage;
- Utilisation of the dwelling within the Estate – The Planning Officer confirmed there were no restrictions regarding lengths of time that the dwelling would be occupied throughout the year or if the Duke was not in residence;
- Vehicular and Pedestrian Access – The Planning Officer confirmed that vehicular access would remain through Ditchley Gate, located to the north of the site, and that pedestrian access would be maintained owing to a public footpath contained adjacent to the site of the proposed dwelling;
- Use of Solar Panels – Officers confirmed that the proposed dwelling would be inclusive of solar panels and would be permissible in conjunction with Policy OS3;
- The high-quality report produced by Officers – The Chair of the Sub-Committee praised the work of Officers for bringing a sound report to the Sub-Committee for their consideration;

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- Adherence to Condition 10 of the application – Officers confirmed that Condition 10 would apply to the whole site.

Councillor Julian Cooper proposed that the application be approved, in line with officer recommendations. This was seconded by Councillor David Jackson, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

- I. Approve the application, in line with officer recommendations.

### **31 23/03421/FUL Collicutt, Wilcote Riding, Finstock, Chipping Norton**

The application was not considered by the Sub-Committee, owing to withdrawal by the applicant ahead of the meeting.

### **32 Applications Determined under Delegated Powers**

The report giving details of applications determined under delegated powers was received, explained by Planning Officers, and noted by the Sub-Committee.

The Sub-Committee thanked Officers for their continuing work in light of an increase of applications being submitted for consideration.

### **33 Appeal Decisions Report**

There were no appeal decisions for the Sub-Committee to note at the meeting.

The meeting closed at 3.24pm.

CHAIR