

WEST OXFORDSHIRE DISTRICT COUNCIL

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 19 August 2024.**

PRESENT

Councillors: Julian Cooper (Chair), Mark Walker (Vice-Chair), Lidia Arciszewska, Andrew Beaney, Adam Clements, Roger Faulkner, Rosie Pearson, Elizabeth Poskitt, Geoff Saul, and Tim Sumner.

Officers: Max Thompson (Senior Democratic Services Officer), Stephanie Eldridge (Principal Planner), Nathan Harris (Planning Officer), Maria Harper (Democratic Services Assistant), James Nelson (Principal Planner), and Kelly Murray (Principal Planner).

Other Councillors in attendance: Nil.

34 Apologies for Absence

Apologies for absence were received from Councillor David Jackson and Geoff Saul.
Councillor Tim Sumner substituted for Councillor David Jackson.

35 Declarations of Interest

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

36 Minutes of Previous Meeting

Councillor Julian Cooper proposed that the minutes of the previous meeting, held on Monday 17 June 2024, be agreed by the Sub-Committee as a true and accurate record. This was seconded by Councillor Andrew Beaney, 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 Monday 17 June 2024, as a true and accurate record.

Applications for Development

38 24/01272/OUT Land (E) 426217 (N) 218672, Church Road, Milton Under Wychwood.

Stephanie Eldridge, Principal Planner, introduced the outline application, for the erection of 16 dwelling houses (8 affordable and 8 self-build dwellings) with associated works including access, provision of landscaping, public open space and new footpath links. The Principal Planner drew the Sub-Committee's attention to the report of additional representations, which had been circulated ahead of the meeting.

The Principal Planner's presentation clarified the following points:

- The site was contained within the Cotswold National Landscape and Area of Outstanding Natural Beauty (AONB);
- Planning History – Refusal had been given to a previous application in 2023, on the basis of implications to the village setting landscape;

19/August2024

- Paragraph 11 of the National Planning Policy Framework (NPPF) – The planning authority was unable to demonstrate a 5 Year Housing Land Supply;
- Officers were of the opinion that the proposals would have transformative impact on the settlement pattern of the village;
- Highways – The Local Highways authority had raised objections to the development as part of the consultation phase regarding safe and suitable access;
- Affordable Housing – The development would have provided only a modest contribution to levels of affordable housing within the local area.

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

- Characteristics of the Village – ‘Closure’ of the village green would have a detrimental impact on the character of the village, particularly as the planning authority was not able to demonstrate a 5 Year Housing Land Supply;
- Highways Safety – Members expressed opinion that the development would pose a significant risk to road users and pedestrians as a result of increased traffic flow in the area;
- Over Development – A previous application for 8 homes was refused. Members stated that it was unreasonable that a second application for 16 dwellings would be considered appropriate;
- Comprehensive Report – Members thanked officers for a comprehensive report and for providing clear, detailed reasoning as to why the application was recommended for refusal;
- Protected Landscape – Members highlighted that the site of the proposed development lay within the Cotswold National Landscape and Area of Outstanding Natural Beauty (AONB).

Councillor Andrew Beaney proposed that the application be refused, in line with officer recommendations. This was seconded by Councillor Mark Walker, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

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

39 24/01566/FUL Land Adjacent To 10 Coombes Close, Shipton Under Wychwood.

Stephanie Eldridge, Principal Planner, introduced the application, for the erection of a detached dwelling with off street parking and associated works.

Ian Halliday, Local Resident, addressed the Sub-Committee in objection to the application.

The Principal Planner continued with their presentation, which clarified the following points:

- Location of the site – The proposal was located in the Shipton Conservation Area, and also located within the Cotswold National Landscape and Area of Outstanding Natural Beauty (AONB) and would pose no harm to the area;
- The location of the proposed dwelling was in keeping with the characteristics of neighbouring properties;

Uplands Area Planning Sub-Committee

19/August2024

- The height of the proposed dwelling had been reduced by 1 metre, which allowed the dwelling to remain in keeping with neighbouring properties;
- The proposed dwelling would bear no harm to neighbouring properties and would not overlook neighbouring dwellings;
- The land was designated as open space within the street scene and was undeveloped;
- No objections had been raised during engagement with Highways, Safety or Flood Risk authorities.

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

- Differences in proposals – The Principal Planner guided the Sub-Committee through the substantial differences between the proposals and a previously refused application;
- Occupation and Storage Space – Members raised concerns that the proposed dwelling was not fit for purpose in terms of sizing, and that occupation levels of the proposed dwelling were excessive and that there was a perceived lack of storage;
- The proposal contained a front gable projection which allowed further space to be utilised within the dwelling, which would help maintain the character of the property;
- Number of Bedrooms – Members discussed purposes of rooms would not always be bedrooms, and such rooms may be used as a study/office.

Councillor Julian Cooper proposed that the application be approved, in line with officer recommendations. This was seconded by Councillor Mark Walker and was put to a vote. There were 8 votes in favour, 1 vote against and 0 abstentions. The vote was carried.

The Sub-Committee **Resolved** to:

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

40

24/01618/HHD and 24/01619/LBC, The Lodge, Pytts Lane, Burford

Nathan Harris, Planning Officer, introduced the applications, for internal and external alterations to allow the installation of a new window to the north elevation. The Planning Officer's presentation clarified the following points:

- The application would pose no harm to the Cotswold National Landscape;
- The installation of a new window to the north elevation would be in keeping with appropriate sizes of the existing dwelling.

Councillor Julian Cooper proposed that applications 24/01618/HHD and 24/01619/LBC be approved, in line with officer recommendations. This was seconded by Councillor Andrew Beaney, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Approve the applications, in line with officer recommendations.

19/August2024

42 Amendments to Section 106 agreement of application ref. 22/02429/FUL- Play Area, Walterbush Road, Chipping Norton.

James Nelson, Principal Planner, introduced the report, which allowed members to consider whether to proceed with proposed amendments to the Section 106 Agreement, associated with application ref. 22/02429/FUL.

In debate, the Sub-Committee agreed that the proposed development within the town of Chipping Norton was encouraged and that an existing need for affordable housing remained within the local area. Members stated there had been some difficulties experienced locally within the town, and that progressing the application to the next stage, as outlined in the report, would be in the wider interests of the town, local residents, and the wider local area as a whole.

Councillor Mark Walker proposed that the Sub-Committee agree the recommendation as listed on the original report. This was seconded by Councillor Andrew Beaney, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

- I. Grant planning permission, subject to amended Section 106 agreement.

43 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.

44 Appeal Decisions

The report giving details of appeal decisions was received, explained by Planning Officers, and noted by the Sub-Committee.

45 Progress on Enforcement Cases

Kelly Murray, Principal Planner (Enforcement and Appeals), introduced the report and slide presentation, which provided an update on progress in respect of priority enforcement investigations.

The Principal Planner provided the Sub-Committee an overview of the recent workload of the Enforcement and Appeals Team and numbers of priority cases and detailed the progress and nature of the outstanding enforcement investigations.

The Sub-Committee requested more information on The Unicorn Public House at Great Rollright. The Principal Planner stated that the Council's Estates team were the appropriate team dealing with the issue, and that more information could be provided upon request. This was noted by the Principal Planner.

The Sub-Committee noted the content of the report.

The meeting closed at 3.03pm.

CHAIR