

## WEST OXFORDSHIRE DISTRICT COUNCIL

### Minutes of the meeting of the **Uplands Area Planning Sub-Committee**

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB  
at 2.00 pm on **Monday, 21 October 2024**

#### PRESENT

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

Officers: Abby Fettes (Development Manager), Rebekah Orriss (Planning Officer), Anne Learmonth (Democratic Services Officer), Ella Gray (Reception and Administration Officer).

Other Councillors in attendance: None.

#### **46 Apologies for Absence**

There were no apologies for absence.

#### **47 Declarations of Interest**

24/01876/FUL Swan Inn.

Councillor Rosie Pearson declared that she knew the pub well however was not pre-determined and would remain for the application to be heard.

#### **48 Minutes of Previous Meeting**

The Chair proposed that the minutes of the meeting held on Monday 19 August 2024, were approved and signed subject to amendments agreed by the Sub-Committee:

1. Page 6, 24/01272/OUT Land (E) 426217 (N) 218672. Church Road, Milton under Wychwood.
  - Characteristics of the village – ‘Closure’ of the village green would have a detrimental impact on the character of the village.
  - The planning authority was not able to demonstrate a 5 Year Housing Land Supply.
2. Page 8, Amendments to Section 106 agreement of the application ref. 22/02429/FUL- Play Area, Walterbush Road, Chipping Norton.

Councillor Mark Walker proposed that the Sub-Committee agree the recommendation as listed on the officer’s report.

3. Page 8, Progress on Enforcement Cases.

Members requested that an officer of the Estates Team is invited to the Sub-Committee to present an update to Members.

This was seconded by Councillor Andrew Beaney, was put to the vote, and unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Agree the minutes of the previous meeting held on Monday 19 August 2024, as a true and accurate record.

**49 Applications for Development**

**50 24/02203/FUL The Old Surgery, The Sands, Milton under Wychwood.**

Abby Fettes, Development Manager, presented the application for conversion and extension of existing garage to create a dwelling.

Jane Potter the applicant and Matthew Colledge, the agent spoke in support of the application which raised clarification points regarding ownership of the land.

The Planning Officer's presentation clarified the following points:

- The Parish Council and Oxfordshire County Council Highways did not object to the application however there were concerns regarding the narrow access to the site and a usable parking space.
- The application in principle met with policy H2, it did not meet policy OS2 which stated the development should be proportionate and appropriate in scale and form a logical compliment to the existing development.
- The proposed development failed to demonstrate a high-quality design and would appear overdeveloped. The proposed development would not fit the character of the surrounding area or the street scene, as well as limited outdoor space.
- The development would be contrary to polices OS2, OS4 and H2 of the West Oxfordshire Local Plan 2031 and officers proposed refusal of the application.

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

- The design did not fit with the surrounding areas. Concerns were raised about the development overlooking other properties.
- Safety concerns regarding access to the site and the safety of other road users and pedestrians. Would the development cause parking problems.
- The Parish Council had conducted a site visit which had given a better understanding of the site and surrounding area.

Councillor Clements proposed that the application be deferred for a site visit by members of the Sub-Committee. This was seconded by the Councillor Beaney, was put to the vote and was agreed unanimously.

The Sub-Committee **Resolved** to:

- I. Defer the application for a site visit by members, to be held at 10.15am on Thursday 14 November 2024.

**51 24/01876/FUL Swan Inn, Swinbrook, Burford.**

Rebekah Orriss, Planning Officer, presented the application for construction of an outbuilding and associated paved area. (Retrospect).

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Mark Doodes, the agent, spoke in support of the application which raised clarification points regarding the pre-application process, materials used for the roof and building and whether the roof was visible. Also, what functions would be held at the building.

The Planning Officer's presentation clarified the following points:

- The Parish Council had agreed to the application.
- The design of the outbuilding impacted the heritage of the surrounding buildings. Policy OS4 stated that development should respect historic, architectural and landscape character of the locality.
- Materials used were not in keeping with the character of the surrounding area and did not respect the adjoining dwellings.
- The raised patio was not in keeping with the garden and the materials used did not compliment the surrounding buildings.
- The recommendation was for refusal of the application by reason that the design, form and materials of the outbuilding and patio area would appear contrived. The design would have a harmful impact on the character and setting of the grade II listed pub.

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

- The design of the outbuilding was out of keeping with the surrounding properties and did not fit in with the rural area.
- When considering harms each application was decided on its own merit.
- The patio materials were deemed to be garish and would not weather well.
- Refusal of the application would result in loss of income therefore what timeframe could be worked with for the applicant to honour bookings already taken.
- The possibility of using planting and landscaping to soften the materials used on both the outbuilding and patio.
- The visibility of the outbuilding from the surrounding area, would a site visit give a better idea of the location of the outbuilding in relation to other properties.

Councillor Beaney proposed that the application be refused in line with officer recommendations. This was seconded by the Chair, was put to the vote, 3 for the proposal, 6 against, 1 abstention, the vote was not carried.

Councillor Poskitt proposed that the application be deferred for a site visit by members of the Sub-Committee. This was seconded by the Chair, was put to the vote, 7 for the proposal, 2 against, the vote was carried.

The Sub-Committee **Resolved** to:

1. Defer the application for a site visit by members, to be held at 9.30am on Thursday 14 November 2024.

**52 Applications Determined under Delegated Powers**

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

**53 Appeal Decisions**

The report giving details of appeals decisions was received, explained by the planning officers and noted by the Sub-Committee.

Members inquired as to how many applications for self-build properties were made. The Planning Manager advised that more applications would be made in the future due to the exemption of mandatory biodiversity net gain. Training would be offered to Members on biodiversity net gain in the coming months.

The Meeting closed at 3.11 pm

CHAIR