

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the

Lowlands Area Planning Sub-Committee

Held in the Committee Room 1, Council Offices, Woodgreen, Witney, Oxfordshire OX28
1NB at 2.00 pm on **Monday, 9 December 2024**

PRESENT

Councillors: , Andy Goodwin (Vice-Chair), Julian Cooper, Rachel Crouch, Phil Godfrey, Nick Leverton, Andrew Lyon, Michele Mead, David Melvin, Sarah Veasey, Alistair Wray, Joy Aitman and Liam Walker

Officers: James Nelson (Principal Planner), Clare Anscombe (Senior Planner) and Rebekah Orriss (Planner), Ana Prelici (Senior Democratic Services Officer) and Anne Learmonth (Democratic Services Officer).

Other Councillors in attendance: Nil

72 Apologies for Absence

Apologies for absence were received from the Chair Councillor Brooker and Councillor Adrian Walsh.

Councillor Joy Aitman substituted for Councillor Brooker.

Councillor Liam Walker substituted for Councillor Walsh.

73 Declarations of Interest

24/01559/ LBC 3 Church View, Bampton.

Councillor Alistair Wray declared that he was the property owner for the second application and would be leaving the Sub-Committee when the application was heard.

24/01726/HHD and 24/01727/LBC Farmside, Sutton Lane, Sutton.

Councillor Rachel Crouch declared that she had taught the applicant's children.

Councillor Cosier declared that he was the ward councillor, and he had spoken to both applicant and objector but was not predetermined and would remain on the sub-committee to vote on the application.

Councillor Andrew Lyon declared that he had worked with Ian Davidson, who spoke in objection to the application. Councillor Lyon did not take part in the determination of the application.

74 Minutes of Previous Meeting

24/01979/FUL Land South East of Stone Place, Church Road, page 8.

Councillor Sarah Veasey asked for the following correction;

- The land where the site could be accessed at another point was owned by the applicant.

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Councillor Veasey proposed that the minutes of the previous meeting held on Monday 11 November 2024, be agreed by the Sub-Committee as a true and accurate record. This was seconded by Councillor Cosier, was put to the vote and was agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

1. Agree the minutes of the previous meeting held on Monday 11 November 2024 as a true and accurate record.

75 Applications for Development

76 24/01341/FUL 138 Abingdon Road, Standlake.

Rebekah Orriss, Planning Officer introduced the application for a change of use of land to increase domestic curtilage along with erection of 2-metre-high boundary fence.

Geoff and Vicky Ling, applicants, spoke in support of the application.

The Planner's presentation addressed the following points:

- The members had attended a site visit before the meeting.
- The land inside the fence was the applicant's and was maintained by them. There was a hedge and vegetation planted to soften the impact of the fence which would mature over time.
- The Mulberry School occupied the land to the south of the fence. If the fence was to be removed, it would be a safety issue for the school.
- There was a public right of way across the front of the site along Shifford Lane. There were no objections from Public Right of Way or Oxfordshire County Council Highways.
- The drainage scheme had been approved. The form and design complied with policies OS2 and OS4 of the West Oxfordshire Local Plan 2031. The officers recommended the application for approval.

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

- Members had found the site visit useful.
- Drainage and the ditch were a concern due to maintenance or the possibility of the ditch being filled in. The Planner confirmed that a condition would not cover this but said that the applicants would maintain the ditch. It was considered that the ditch acted more as a soak away.
- The planting of hedges and plants would help to soften the fence and integrate it well once the planting had matured.
- Members asked for clarification on the land ownership. The officer used the presentation slide to highlight the strip of land being questioned and confirmed that ownership was not a consideration in applications however the applicants owned the land.

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Councillor Steve Cosier proposed the application be approved in line with officer's recommendations. This was seconded by Councillor Andrew Lyon and was put to the vote 11 for the proposal, 1 against and 1 abstention. The vote was carried.

The Sub-Committee **Resolved** to:

1. Approve the application in line with officer's recommendations.

77 24/01559/LBC 3 Church View, Bampton.

Councillor Alistair Wray left the Committee room as the application was for his property.

James Nelson, Principal Planning Officer presented the application for internal and external alterations to include replacement of 5 existing Windows of varying ages, 3 of which are double glazed, with matching higher thermal quality units and replacement of existing single glazed windows to house frontage with higher thermal quality single glazed windows.

The Principal Planner's presentation addressed the following points:

- The property was a Grade II listed building in the Bampton Conservation area. The Local Planning Authority had a statutory requirement to have a special regard to the desirability of preservation of the building and the character and appearance of the area.
- The heritage assets had been considered and there were no harms to the building as the application had provided enough information to determine the application. The work would have a positive impact on the heritage and secure viable use for the future.
- The existing windows were dated from 20th century and were beyond repair. The replacement would result in the improved appearance of the building and improved thermal efficiency. The officer recommendation was for approval of the application.

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

- The application was before the Sub-Committee due to the applicant serving as an elected councillor. The application would have otherwise been decided under delegated powers.
- Members asked for clarification on the use of double glazing in the property. The Senior Planning Officer confirmed that the proposed windows were replacing the existing double-glazed windows so there would be no change in the glazing thickness.

Councillor Nick Leverton proposed the application be approved in line with officer's recommendations. This was seconded by Councillor Michele Mead and was put to the vote and was agreed unanimously.

The Sub-Committee **Resolved** to:

1. Approve the application in line with officer's recommendations.

Councillor Wray returned to the Sub-Committee.

78 24/01726/HHD Farmside, Sutton Lane, Sutton.

As the applications comprised the planning permission and listed building consent of the same building works, they were considered as agenda one item.

Clare Anscombe, Senior Planning Officer presented the application for demolition of single storey rear extension and porch, erection of two storey rear extension, conversion of outbuildings into a utility room and associated works (amended plans).

Ian Davidson, spoke in objection to the application which raised clarification points regarding overlooking of Mr Davison's property. Mr Davidson stated that a window in the proposed extension would overlook the patio on his property.

David Wallom, the applicant addressed the Sub-Committee which raised clarification points regarding difficulties with construction encroaching on the neighbouring property. Mr Wallom confirmed that maintenance of the proposed extension and access to the site was not going to be an issue and there would be access onto the property without using the neighbouring property.

The Senior Planning Officer's presentation addressed the following points:

- The Parish Council had objected to the application.
- The property was a Grade II listed building with a thatched roof. The property was within Stanton Harcourt and Sutton Conservation Area.
- The planning history of the property which included an extension in the 19th century and a later flat roof 20th century extension. The proposed extension was a sensitive design which would preserve the heritage of the building.
- The proposed extension would be set down from the ridge of the existing property and would have a pitched roof which would reflect the form of the host property.
- Timber and slate materials would be used to reflect the host property and surrounding buildings. Whilst the materials were modern, the design and use would reflect the newer part of the building. The link and roof of the extension would be visible from the street however the materials would complement the surrounding properties.
- The officer's site visit had reviewed the overshadowing of the neighbouring garden. The submitted Daylight and Sunlight Assessment stated that all neighbouring windows that had a requirement for daylight or sunlight, passed the relevant BRE diffuse daylight and direct sunlight tests.
- The officer recommendation was for approval subject to the conditions and informative as set out in the report.

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

- The members asked for clarification on whether the window overlooking the neighbouring property would be obscured. The Planning Officer confirmed that this window would face down the garden. Overlooking would not be a reason for refusal of this application.

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- Clarification on the BRE assessment and whether it would conform to guidelines. The Planning Officer confirmed that the assessment had been commissioned and submitted by the applicant on request of Officers and that this assessment stated that it had been carried out in accordance with the latest BRE guidelines.
- The members asked if there had been any comments submitted from Historic England. The Planning officer confirmed that that no comments had been received due to the demolition of a recent extension and was secondary to the host building.
- The Members asked for clarification on the measurements of the proposed extension and how this impacted on the boundary wall of the neighbouring property. The Planning Officer showed the presentation slides for members to view the distances between the boundary and the neighbouring property.

Councillor Julian Cooper proposed that the application be deferred for a site visit by members of the Sub-Committee. This was seconded by Councillor Nick Leverton and was put to the vote

The Sub-Committee **Resolved** to:

- I. Defer the application for a site visit by members, to be held on Monday 13 January at 12pm.

Councillors Mead and Lyon did not take part in the determination of this application.

79 24/01727/LBC Farmside, Sutton Lane, Sutton.

Councillor Julian Cooper proposed that the application be deferred for a site visit by members of the Sub-Committee. This was seconded by Councillor Nick Leverton and was put to the vote, 8 for the proposal and 3 against. The vote was carried.

The Sub-Committee **Resolved** to:

- I. Defer the application for a site visit by members, to be held on Monday 13 January at 12pm.

Councillors Mead and Lyon did not take part in the determination of this application.

80 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.

81 Appeal Decisions

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

The Meeting closed at 3.16 pm

CHAIR