

Thursday, 9 January 2025

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UPLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Uplands Area Planning Sub-Committee which will be held in Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB on **Monday, 20 January 2025 at 2.00 pm.**



Giles Hughes
Chief Executive

To: Members of the Uplands Area Planning Sub-Committee

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

Recording of Proceedings – The law allows the public proceedings of Council, Executive, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Democratic Services officers know prior to the start of the meeting.

AGENDA

1. **Apologies for Absence**
To receive any apologies for absence from members of Sub-Committee.
The quorum for the Sub-Committee is 3 members.
2. **Declarations of Interest**
To receive any declarations of interest from members of the Sub-Committee on any items to be considered at the meeting.
3. **Minutes of Previous Meeting (Pages 3 - 6)**
To approve the minutes of the previous meeting, held on Monday 16 December 2024.
4. **Applications for Development (Pages 7 - 26)**
Purpose:
To consider applications for development, details of which are set out in the attached schedule.

Recommendation:

That the applications be determined in accordance with the recommendations of the Head of Planning.

<u>Pages</u>	<u>Application No.</u>	<u>Address</u>	<u>Planning Officer</u>
9-18	24/00432/FUL	Land East of Fawler Road, Charlbury	James Nelson
19-24	24/02397/FUL	The Bull Inn, Sheep Street, Charlbury	Rebekah Orriss

4.1 24/00432/FUL Land East of Fawler Road, Charlbury

4.2 24/02397/FUL The Bull Inn, Sheep Street, Charlbury

5. **Applications Determined under Delegated Powers (Pages 27 - 40)**

Purpose:

To inform the Sub-Committee of applications determined under delegated powers.

Recommendation:

- I. That the report be noted by the Sub-Committee.

6. **Appeals**

There are no appeal decisions since the previous Uplands Planning Sub-Committee.

(END)

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, 16 December 2024**

PRESENT

Councillors: Julian Cooper (Chair), Mark Walker, Lidia Arciszewska, Andrew Beaney, Roger Faulkner, David Jackson, Rosie Pearson, Elizabeth Poskitt, Geoff Saul and Mike Baggaley.

Officers: Abby Fettes (Development Manager), Rebekah Orriss (Planner) and Emile Baldauf-Clark (Planner), Ana Prelici (Senior Democratic Services Officer) and Anne Learmonth (Democratic Services Officer).

Other Councillors in attendance: Nil.

62 Apologies for Absence

Apologies were received from Cllr Adam Clements.

63 Declarations of Interest

Declarations of Interest were received as follows

Pg 42, Item 61, 15 Hedge End, Woodstock.

Councillor Poskitt declared that she lived next door to the applicant.

64 Minutes of Previous Meeting

The Chair proposed that the minutes of the meeting held on Monday 18 November 2024 were approved by the Sub-Committee. This was seconded by Councillor Andrew Beaney.

The Sub-Committee **Resolved** to:

1. Agree the minutes of the previous meeting held on Monday 18 November 2024 as a true and accurate record.

65 24/01 177/FUL Land East of Wroslyn Road, Freeland - Site visit Report

The Chair took the report as read, Councillor Faulkner proposed a site visit on Thursday 16 January 2025 at 9.30am and this was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

Agree to a site visit by members, to be held on Thursday 16 January 2025 at 9.30am.

66 Applications for Development

67 24/02616/HHD 3 Taynton, Burford.

Rebekah Orriss, Planning Officer, presented the application for the conversion and extension of a summer house to create a self-contained annexe to the main dwelling. (Retrospective). Zara Bayworth, the applicant addressed the Sub-Committee.

The Planning Officer's presentation addressed the following points:

- The application was before the Sub-Committee because the Parish Council had objected. Councillor Hugo Ashton had also called in the application.
- The design and materials used were in keeping with the original building and the extension was a minor addition to the building.
- A condition was included for the window facing the neighbouring property to be obscured glazing to prevent overlooking.
- The building was not visible from the street and did not impact the street scene.
- The change of use to an ancillary annexe was considered a commensurate use however a condition was included to prevent future use as a separate property. Any further change would require a separate application.
- Oxfordshire County Council Highways had not objected to the application.
- The application complied with policies OS2, OS4, H6 and the recommendation was for approval.

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

- Members asked for clarification on objections from the Parish Council.
- Clarification was sought on whether the window in the extension overlooked the neighbour's property. A condition had been included to have the new window fitted with obscured glazing, but the separation distance between other neighbouring dwellings was considered too great to cause overlooking to the south.
- Members asked for the history of the planning permission on the building. The planner confirmed that the plans for the summer house had been approved in 2014.
- Members asked for clarity regarding the use of the building being changed to a holiday let if the property was sold on. The planning officer confirmed that any new use of the building would have to be covered by a new application for change of use.

Councillor Geoff Saul proposed that the application be approved in line with officer recommendations. This was seconded by Councillor Mark Walker and was put to the vote and was agreed unanimously.

The Sub-Committee **Resolved** to:

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

68 **24/02176/FUL High Meadow, Westhall Hill, Fulbrook.**

Emile Baldauf-Clark, Planning Officer, presented the application for the erection of a replacement dwelling with detached double garage, reworked driveway and landscaping. (Amended plans and description).

The Planning Officer's presentation addressed the following points:

- An application was made in early 2024 for the erection of a replacement dwelling. This was refused on design and biodiversity grounds.

Uplands Area Planning Sub-Committee

16/December2024

- The applicant has worked with the design officer and conservation officer to meet the key considerations to amend the application.
- The application was before the Sub-Committee due to objections from the Parish Council, which who had concerns about the size of the proposed dwelling.
- The site was within the Cotswold National Landscape and is in flood zone 1.
- The demolition of the existing dwelling would not impact the local area as it has no architectural merit. Local materials would be used in construction of the proposed dwelling and would not harm the appearance of the local area.
- Oxfordshire County Council Highways had not objected to the proposal subject to a condition for parking on site, to be used for parking only to ensure road safety.
- The recommendation was for the application to be delegated back to the officer to work with the ecology officer to resolve issues in regard to Biodiversity Net Gain, for the application to be approved.

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

- Members asked for clarification regarding the height and scale of the proposed dwelling. The Parish Council had objected to the height of the proposed dwelling; however, the applicant had amended the application to address this. There were no objections from the public.
- Members were concerned about the access to the upper floor of the garage and what level the land was in comparison to the access. The officer explained that the land levels were higher behind the garage and used the presentation slides to show where the access was.
- Members asked for clarification on whether the accommodation above the garage could be used as a separate dwelling such as for Air BnB accommodation. The officer confirmed there was a condition that the accommodation could only be used as ancillary and not as a separate dwelling.
- Members asked for clarification on water usage and if solar panels had been considered when considering materials and design. The officer brought members attention to conditions and explained that a maximum water consumption of 110 litres use per person per day was included in the conditions to improve the sustainability of the dwelling. Solar panels had not been considered as part of the application.

Councillor Lidia Arciszewska proposed to approve the application in line with the officer's recommendations. This was seconded by Councillor Roger Faulkner and was put to the vote and was agreed unanimously.

The Sub-Committee **Resolved** to:

1. To approve the application in line with the officer's recommendations.

69 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.

70 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 2.49 pm

CHAIR

WEST OXFORDSHIRE DISTRICT COUNCIL UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 20th January 2025

REPORT OF THE HEAD OF PLANNING



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Business Manager. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

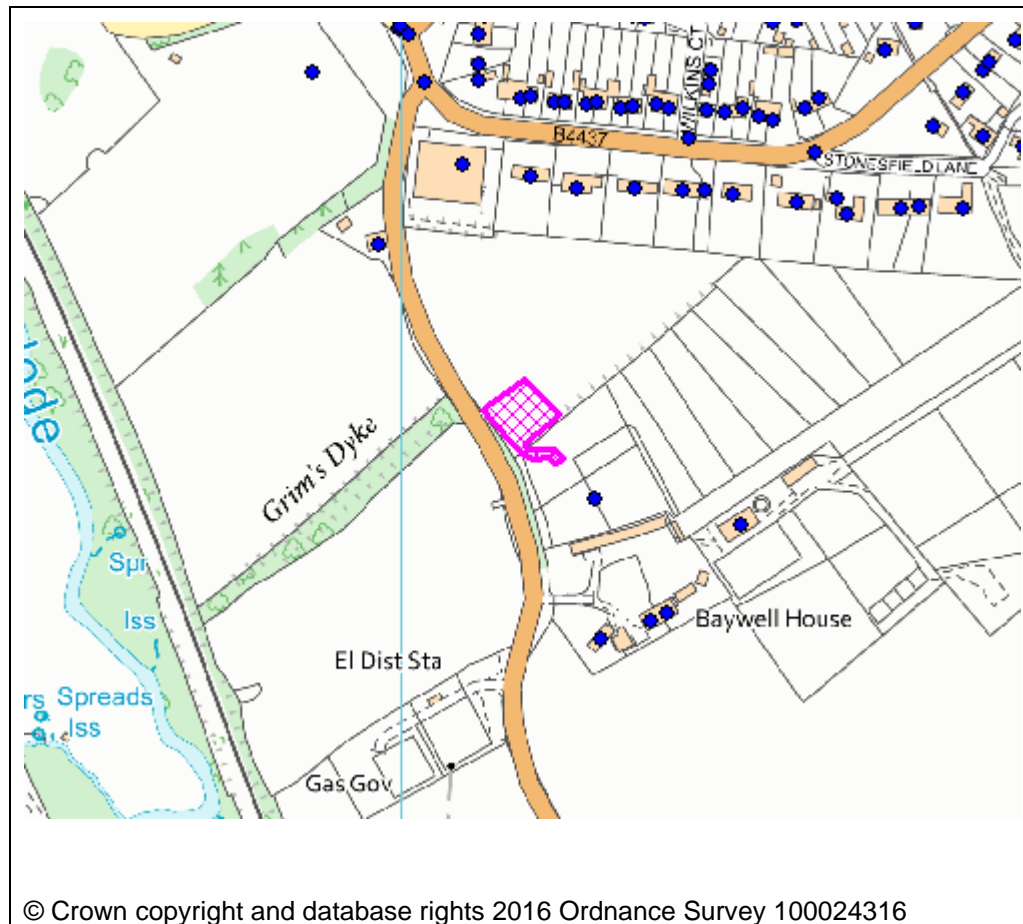
Please note that:

- I. Observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Item	Application Number	Address	Officer
1	24/00432/FUL	Land East Of Fawler Road	James Nelson
2	24/02397/FUL	The Bull Inn Sheep Street	Rebekah Orriss

Application Number	24/00432/FUL
Site Address	Land East Of Fawler Road Charlbury Oxfordshire
Date	8th January 2025
Officer	James Nelson
Officer Recommendations	Approve
Parish	Charlbury Parish Council
Grid Reference	436128 E 218494 N
Committee Date	20th January 2025

Location Map



Application Details:

Upgrading and re-siting of existing access into agricultural land and provision of trackway (amended plans and description).

Applicant Details:

Charlbury House Farms
C/o Agent

I CONSULTATIONS

OCC Highways

Initial response

Visibility at the access is substandard and any intensification of use would be to the detriment of the safety and convenience of highway users.

However, I cannot demonstrate that the upgrading of the existing access and provision of the trackway (the subject of this application) would in itself result in a significant intensification of use and hence cannot object to this application for reasons of highway safety and convenience.

I would advise the visibility be improved to comply with standards as detailed in Manual for Streets.

Any further application using this access (eg the proposed storage barn) that would result in an intensification of use will require an improvement to access visibility determined in accordance with the speed of approaching vehicles.

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network

Response to re-consultation:

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission, subject to the following conditions:

Conditions

- G11 access specification.
- Prior to 1st use of the proposed access the provision and retention thereafter of the vision splays as plan.
- Prior to any works on the highway the submission and approval of a Stage 1 Road Safety Audit.
- G13 close existing access and reinstate highway verge.

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety) on the adjacent highway network.

Please note works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council - the agreement will require the submission and approval of a Stage I Road Safety Audit

Parish Council

Initial response

The TC objects on the grounds of traffic safety and because insufficient detail has been provided to enable us to reach a clear opinion. The principal concern is the dangerous access onto the B4022 with poor visibility on bends and restricted carriageway width. There is a particular risk to cyclists who use the road extensively as no alternative exists for journeys towards Finstock, Fawler and beyond.

The shape of the proposed road is of concern as is the width of the road at the entrance. This gives cause to assume that large vehicles will be using the entrance regularly, again bringing traffic safety up as an issue.

The information provided with this application is woefully inadequate and lacking in detail. There is no D&A statement or equivalent and hence no indication of the proposed usage of the entrance in terms of number and type of vehicles. Without this information we cannot come to any meaningful opinion.

The application indicates that the trackway will provide access to the new proposed general storage building which is the subject of a separate application, not yet received. It would seem perverse to grant permission for access changes before permission for the building has been given.

We ask that we have the opportunity to comment on the issue of permission for the new building.

Response to re-consultation

Original objection upheld.

OCC Archaeological Services

No objection subject to the following conditions:

- I. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in

writing by the Local Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

District Ecologist

No Comment Received.

2 REPRESENTATIONS

2.1 Three third party comments have been received, all relating to the scheme as submitted. Two comments from members of the public have been received. These relate primarily to highways safety concerns resulting from the existing/upgraded access and resultant intensification of use that may occur. Comments state that the access would be unsafe in terms of visibility.

2.2 The Charlbury Conservation Area Advisory Committee also commented on the application stating:

The Committee had commented on the related application 24/00433/PDET28 at its February meeting. It had noted the absence of information about access and now urged that the two applications be considered together. The Town Council had described the safety issues in its response to this application and the Secretary observed that the corner of the field where access was now proposed was currently under water.

3 APPLICANT'S CASE

3.1 No Design and Access Statement has been submitted with the application.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS4NEW High quality design
T2NEW Highway improvement schemes

EH1 Cotswolds AONB
EH3 Biodiversity and Geodiversity
EH9 Historic environment
EH10 Conservation Areas
EH15 Scheduled ancient monuments

CHANP Charlbury Neighbourhood Plan

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background

- 5.1 This application seeks consent for the upgrading and re-siting of existing access into agricultural land and provision of trackway at Land East of Fawler Road, Charlbury.
- 5.2 The application site lies to the east of the B4022 (Fawler Road), approximately 80m-170m south of the built-up area of the Town.
- 5.3 The site lies within the Cotswolds National Landscape and Charlbury Conservation Area and lies within Flood Risk Zone 1.
- 5.4 This application is brought before Members due to the objection of the Town Council on highway safety grounds.
- 5.5 The application has been amended and necessary re-consultations carried out.

Relevant Planning History

24/00433/PDET28- Erection of an agricultural building together with associated concrete apron to the front, to be used for general storage of land management equipment.

Decision: Prior approval required on the following grounds: -

Further information is required to enable the LPA to consider if the siting of the agricultural barn is appropriate in terms of its highways impact. The prior approval of the Local Planning Authority is therefore required as to the siting, design and external appearance of the building.

Consent has not therefore been granted under 24/00433/PDET28.

- 5.6 The works have also been the subject of an enforcement investigation, as the laying of hardstanding and widening/upgrading of the existing field access has been carried out without the benefit of planning consent.

The Proposal and amendments during the course of the application

- 5.7 The proposal as submitted sought to regularise the works as carried out, as well as create an access track internally with the site. During the course of the application, it became clear that the original proposed access could not provide a suitable level of visibility during egress. As a result, the

application has been amended to propose the creation of a new access to the south and stop up the existing access. The amendment has been subject to re-consultation. The Town Council have reiterated their objection, whilst OCC Highways have commented as above, stating that the amended location would be preferable, providing increased visibility for users subject to planning conditions, as will be discussed further below.

Development plan

5.8 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In this case, the development plan is comprised of the West Oxfordshire Local Plan 2031 ('WOLP') and Charlbury Neighbourhood Plan 2031 ('CNP').

5.9 Taking into account planning policy, history, other material considerations and the representations of interested parties, officers consider that the key considerations in this assessment are:

- Highways;
- Impact upon the character and appearance of the area and heritage assets; and
- Biodiversity

5.10 Each will be fully considered in the following sections of this report.

Highways impacts

5.11 WOLP Policy T2 states that all new development "will be required to demonstrate safe access and an acceptable degree of impact on the local highway network".

5.12 The amended application seeks to install a 3.5m wide access approximately 25m south of the existing opening. The access has been relocated in order to ensure that appropriate visibility splays can be achieved without the removal of significant amounts of vegetation. The access would serve the adjacent agricultural land.

5.13 OCC Highways have confirmed that the relocated access would be served by significantly improved visibility compared to the existing position, and therefore, given the presence of an field access in this location historically, the amended proposal would lead the field access moving to an improved position in visibility terms. This is subject to the conditions as recommended in Section 6, including the closing up of the existing access, proposed access specification, details of vision splays and the submission of a Stage 1 Road Safety Audit. On this basis, the application is considered acceptable in highways safety terms.

Impact upon the character and appearance of the area and heritage assets

5.14 WOLP Policy OS4 states that new development should respect the historic, architectural and landscape character of the locality. Further, the general principles of Policy OS2 require development to be of a proportionate and appropriate scale to its context and form a logical complement to the established pattern and character of the area. Section 12 of the National Planning Policy Framework

('NPPF') reinforces the fundamental nature of good design to sustainable development and states that 'good design is a key aspect of sustainable development' (Para. 131).

5.15 The site lies within the CNL, a nationally important designation, where great weight should be given to conserving and enhancing landscape and scenic beauty. This duty is reflected in Policy EHI of the Local Plan and NPPF paragraph 189, which require great weight to be given to conserving and enhancing landscape beauty in National Landscapes. Section 245 (Protected Landscapes) of the LURA 2023 now places a duty on relevant authorities in exercising or performing any functions in relation to, or so as to affect, land in National Landscapes, to seek to further the statutory purposes of the area. The statutory purposes of National Landscapes are:

- conserving and enhancing the natural beauty of the area of outstanding natural beauty
- increasing the understanding and enjoyment by the public of the special qualities of the area of outstanding natural beauty

5.16 In December 2024, DEFRA published guidance for relevant authorities on seeking to further the purposes of protected landscapes which outlines *inter alia* that the local planning authority should apply the duty in the exercise of development management functions, including development undertaken through permitted development rights where prior approval is required. The Cotswolds Conservation Board's Management Plan and guidance documents are also material considerations in decision making relevant to the CNL.

5.17 Given the application site within the CA, officers are required to take account of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

5.18 As set out above, the hardstanding within the application site and widened access has been subject to an enforcement investigation and does not appear to be lawful. The baseline condition of the site against which the proposal should be assessed is therefore as an undeveloped agricultural field and modest field gate with grassed verge, displaying a verdant, rural and agricultural character typical of the landscape setting of the town.

5.19 In this context, the proposal would result in the relocation of the access, which in isolation would result in a natural impact upon the character and appearance of the area. Your officers consider that conditions to ensure that the creation of a large area of hardstanding and the closing up and planting of the existing (unlawfully widened) access are necessary to avoid an intensification of built form in this rural, agricultural location. The effect of the proposal would therefore be to close up the existing access, with associated hardstanding removed, and native hedgerow planting installed to soften the appearance of the site and mitigate the loss of hedgerow required to facilitate the proposed access.

5.20 The application site lies in an area of archaeological interest and potential, immediately south east of a scheduled portion of the North Oxfordshire Grim's Ditch. The County Archaeologist has been consulted on the application and raised no objection subject to the imposition of planning conditions relating to the submission of a Written Scheme of Investigation and watching brief. Officers note that hardstanding has been laid within the application site which the proposed conditions seek to remove. However, given further works are required to construct the amended access, consider that these conditions remain necessary given the sensitivity of the site.

5.21 On this basis, the application is considered to result in a neutral impact upon the character and appearance of the area in landscape and visual, as well as heritage terms.

Biodiversity

5.22 The proposed development would necessitate the removal of approx. 4m of existing hedgerow to accommodate the relocated access. Whilst in isolation, this would result in a minor adverse impact upon local ecology, your officers consider that this can be mitigated through planning condition requiring the planting of replacement hedging to close the existing access.

Recommendation

5.23 In light of this assessment, the application is considered to accord with WOLP 2031 Policies OS1, OS2, OS4, T2, EH1, EH3, EH9, EH10 and EH15, Charlbury Neighbourhood Plan 2031 Policies HE3, NE1 and NE5 and the NPPF 2024. The application is therefore recommended for conditional approval.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 04.10.2024 and 18.11.2024.

REASON: The application details have been amended by the submission of revised details.

3. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

REASON: To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

4. Following the approval of the Written Scheme of Investigation referred to in condition 3, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

REASON: To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

5. Prior to first use of the access hereby approved, vision splays shall be provided in accordance with those shown on plan ref. 26220-01-2 Rev. A. The vision splays as approved shall be retained in that condition thereafter.

REASON: To ensure that the development results in an acceptable impact on highways safety.

6. Prior to the commencement of any works to the highway, a Stage I Road Safety Audit shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

REASON: To ensure that the development results in an acceptable impact on highways safety.

7. On commencement of the development the proposed access shown on the approved plans shall be formed and the existing access closed by the planting of a hedgerow in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The hedge shall thereafter be so tended as to grow to, and to remain at, a height of not less than 1.5 metres.

REASON: To ensure a safe and adequate access, safeguard the character and landscape of the area and offset the loss of hedgerow proposed.

8. Within six months of the date of this consent, all hardstanding associated with the existing access shall be removed from the land in its entirety and the land reinstated to its previous condition in accordance with a plan to be first submitted to and approved in writing by the local planning authority.

REASON: In order to secure the removal of a feature which results in an adverse urbanising impact upon the character and appearance of the area.

9. The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first use of the access hereby approved.

REASON: To ensure a safe and adequate access.

INFORMATIVES :-

- Please note works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council - the agreement will require the submission and approval of a Stage I Road Safety Audit
- The Local Planning Authority consider that the mandatory requirement of 10% Biodiversity Net Gain is not required for this proposal as submitted.

- All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February, or after the young have fledged and left the nest.

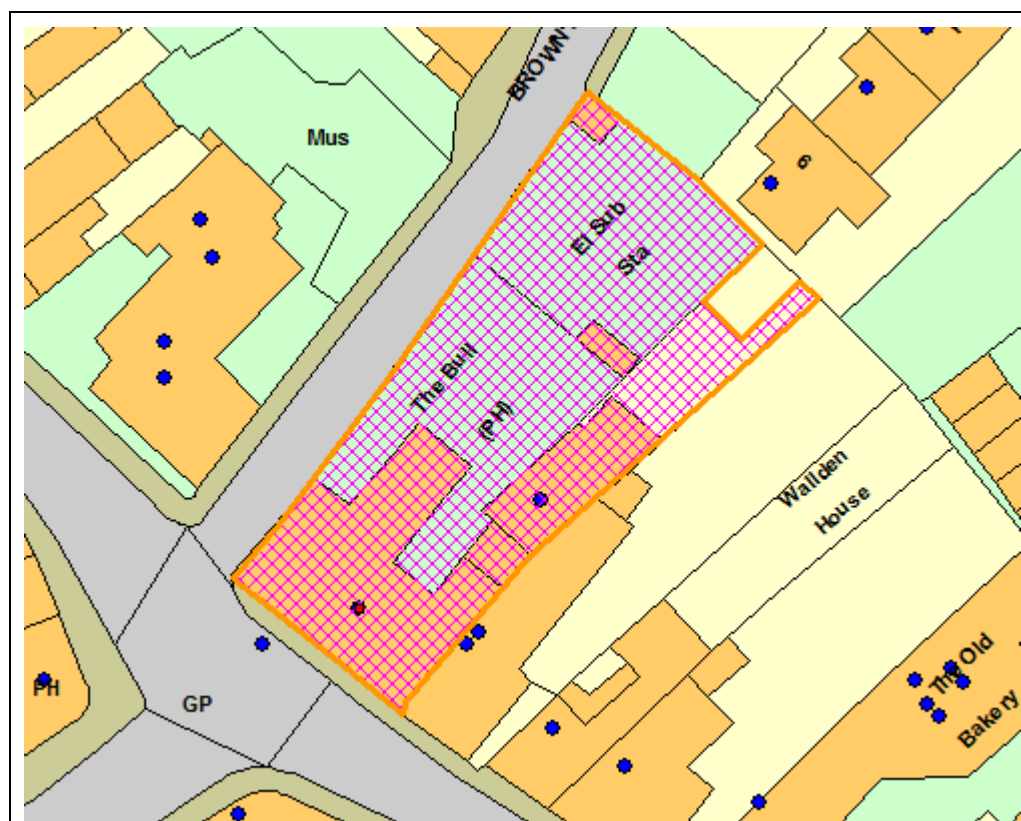
Contact Officer: James Nelson

Telephone Number: 01993 861712

Date: 8th January 2025

Application Number	24/02397/FUL
Site Address	The Bull Inn Sheep Street Charlbury Chipping Norton Oxfordshire OX7 3RR
Date	8th January 2025
Officer	Rebekah Orriss
Officer Recommendations	Approve
Parish	Charlbury Parish Council
Grid Reference	435744 E 219475 N
Committee Date	20th January 2025

Location Map



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Application Details:

Erection of garden structure forming private event space (Retrospective)

Applicant Details:

The Public House Group
The Bull Inn
Sheep Street
Charlbury
Chipping Norton
Oxfordshire
OX7 3RR

1 CONSULTATIONS

Parish Council

The Town Council objects to this planning application. As stated in conjunction with other submitted plans, this is still contravening policy ECT7 of the Charlbury Neighbourhood Plan by reducing the number of parking spaces. 12 spaces are defined in previous planning applications (2016) and thus should be upheld.

OCC Highways

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety) on the adjacent highway network.

I cannot demonstrate that the proposal in this town centre location would cause such harm as to warrant the refusal of the application for reasons of highway safety.

Conservation And Design
Officer

We could support this temporary structure.

2 REPRESENTATIONS

2.1 Two objections have been received these can be read in full on the West Oxfordshire Planning website, however they are summarised below:

- The proposal will lead to a reduction in the number of parking spaces at the pub;
- There is frequent congestion on Brown's Lane caused by street parking, this proposal will exacerbate this problem.

3 APPLICANT'S CASE

The full design and access statement can be found on the West Oxfordshire Planning Website, however the conclusion of the applicant design and access statement is as follows:

3.1. The Charlbury Neighbourhood Plan sets out the following Vision for the town - 'Charlbury will continue to be a thriving, active community, welcoming and supportive to people of all ages and circumstances to live, work and visit.'

3.2. The Public House Group's tenure at The Bull is still in its relative infancy however its success significantly assists the town to meet this commendable ambition.

- 3.3. Employment in the area, as a product of the pub has risen (both direct and in-direct), the number of guests being drawn to the area to stay has increased and for the residents of Charlbury, an enhanced offer and community facility has been provided.
- 3.4. The proposals presented within application seek to regularise a breach in planning permission and listed building consent to have arisen at The Bull via the construction of a temporary structure being used as a private dining and event space.
- 3.5. The proposals contained within this application assist The Bull to achieve viability and make the economic and social contribution to the area it clearly does.
- 3.6. The heritage credentials of the site are recognised, and the proposals have been brought forward with professional heritage input. The research, findings and assessment of the proposals from this perspective are include within the enclosed Heritage statement and impact assessment which concludes 'the impact of the proposal will have no permanent or temporary impact on the heritage significance of the site drawn from its built form.'
- 3.7. This planning statement has identified relevant planning policy from both a local and national level. An assessment of the proposals against this policy has found that there is an 'in-principle' position of support.
- 3.8. In light of the above, it is concluded that the granting of permission would accord with the development plan and there are no other material considerations that would indicate otherwise. The proposals should therefore be approved under delegated powers, in accordance with paragraph 11(c) of the NPPF.

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
EH11 Listed Buildings
EH10 Conservation Areas
NPPF 2024
DESGUI West Oxfordshire Design Guide
E5NEW Local services and community facilities

The Charlbury Neighbourhood Plan

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

- 5.1. The application seeks retrospective planning permission for the erection of a temporary garden structure forming a private event space at The Bull, Charlbury. The structure is located in a corner of the pub site, in an area that is walled off from the car park and has been used for various ancillary uses throughout the recent history of the pub.
- 5.2. The structure is proposed to be used as an events space for the pub, for both private bookings and ad hoc events organised by the pub. The applicant is seeking permission to host the structure for 3 years.

- 5.3. The Bull is grade II listed and sits within the Charlbury Conservation Area. The site is also within the Cotswolds National Landscape. An electricity sub-station adjoins the site to the north-east.
- 5.4. This application is before Members for consideration as the Town Council has objected to the proposal and this is contrary to your officer's recommendation.

Planning History

- 5.1. There is extensive planning history for this site, none of which directly relate to the part of the site to which this application relates.

Principle of Development

- 5.2. Policy OS2 and OS4 seek to ensure high-quality design. In this case where the environment is historic, they seek to support development that forms a logical complement to the existing site and enhances the character of the surroundings.
- 5.3. Policy E5 of the West Oxfordshire Local Plan (WOLP) supports development of local services and includes pubs in this category. Development will be supported where it will support the retention of local services to meet local needs. The events space is intended to support the pubs current operations.
- 5.4. As such, the proposal is acceptable in principle with regard to the impact on the conservation area, listed building, neighbouring amenity and highways safety.

Siting, Design and Heritage Impacts

- 5.5. As the property is a listed building, the LPA are required to take account of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that considering development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses. The National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 5.6. In addition, as this site is located within a Conservation Area, the LPA are required to consider section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 5.7. The structure is constructed of timber supports with a stretched canvas roof. It is located in an enclosed area to the north of the holiday accommodation and to the east of the carpark. The space is enclosed by high Cotswold stone walls, such that only a small portion of the canvas roof can be seen in the street scene from Brown's lane.
- 5.8. The siting of the structure has not involved any works to the listed building or boundary walls.

- 5.9. While the materials and design of the structure appear makeshift and are unsuitable for the setting of the listed building, your officers consider the location within the site has minimised the visibility of the structure within the curtilage of the listed pub and reduced the impact of the structure on the street scene.
- 5.10. As such, while the makeshift nature of the design means that your officers cannot recommend the permanent retention of the structure in this space, your officers consider that on balance the temporary granting of planning permission is acceptable.
- 5.11. Your officers consider that this allows a period of time to consider alternative proposals that could be supported on a permanent basis.
- 5.12. In light of the above, your officers consider the structure to be acceptable on a temporary basis with regard to design and heritage impacts and therefore complies with policies OS2, OS4, and EH11.

Cotswolds National Landscape

- 5.13. Paragraph 189 of the NPPF requires great weight to be given to conserving and enhancing landscape beauty in Areas of Outstanding Natural Beauty. In this case, given the nature of the proposals and the built up residential/commercial context of the site, the proposed development will not have any visual impact beyond its immediate setting and will therefore conserve the landscape and scenic beauty of the Cotswolds National Landscape.

Impact on Neighbouring amenity

- 5.14. In terms of the impact of the residential area, historic maps suggest that the area has been used for various ancillary uses in association with the pub and holiday accommodation use.
- 5.15. The structure is intended to enable the use of a small part of the outside space for year round use. The capacity of the structure is relatively small and your officers consider that the types of events proposed to be held within this space are commensurate with the existing use of the pub and the surrounding residential uses.
- 5.16. As the structure is within the built up area of Charlbury and may be used by customers in addition to those in the main pub, the events space is proposed to be restricted to prevent very late night use.

Highways

- 5.17. Officers note that the Town Council have objected to the proposal on the basis of highways harm. While your officers note that the structure is not located on land that has ever formed part of the car park and does not result in the loss of any parking spaces, the use may give rise to a slight increase in car trips.
- 5.18. As such, the Local Highway Authority has been consulted and have raised no objections in regards to highways safety and convenience. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan.

Other Matters

5.19. Access to the adjacent electricity sub-station is from the car-park and so this application does is not considered to impact this utility.

Conclusion

5.20. Taking into account the above matters the proposal is considered acceptable on its merits and complies with Policies OS2, OS4, E5, EH10, EH11, EH1, and T4 of the West Oxfordshire Local Plan 2031, the Charlbury Neighbourhood Plan, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016.

6 CONDITIONS

1. The use hereby permitted shall be discontinued, the structure removed and the land restored to its former condition on or before 3 years from the date of this decision.

REASON: The use is only justified by the temporary need for the development.

2. The use shall not take place other than between the hours of: -

12pm-11pm; Sunday, Monday, Tuesday, Wednesday, Thursday

12pm-12am; Friday and Saturday

REASON: To safeguard living conditions in nearby properties.

Contact Officer: Rebekah Orriss

Telephone Number:

Date: 8th January 2025

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West Oxfordshire District Council – DELEGATED ITEMS

Application Types Key

<u>Suffix</u>		<u>Suffix</u>	
ADV	Advertisement Consent	LBC	Listed Building Consent
CC3REG	County Council Regulation 3	LBD	Listed Building Consent - Demolition
CC4REG	County Council Regulation 4	OUT	Outline Application
CM	County Matters	RES	Reserved Matters Application
FUL	Full Application	S73	Removal or Variation of Condition/s
HHD	Householder Application	POB	Discharge of Planning Obligation/s
CLP	Certificate of Lawfulness Proposed	CLE	Certificate of Lawfulness Existing
CLASSM	Change of Use – Agriculture to Commercial	CND	Discharge of Conditions
HAZ	Hazardous Substances Application	PDET28	Agricultural Prior Approval
PN42	Householder Application under Permitted Development legislation.	PN56	Change of Use Agriculture to Dwelling
PNT	Telecoms Prior Approval	POROW	Creation or Diversion of Right of Way
NMA	Non Material Amendment	TCA	Works to Trees in a Conservation Area
WDN	Withdrawn	TPO	Works to Trees subject of a Tree Preservation Order
		FDO	Finally Disposed Of

<u>Decision Code</u>	<u>Description</u>	<u>Decision Code</u>	<u>Description</u>
APP	Approve	RNO	Raise no objection
REF	Refuse	ROB	Raise Objection
PIREQ	Prior Approval Required	P2NRQ	Prior Approval Not Required
P3APP	Prior Approval Approved	P3REF	Prior Approval Refused
P4APP	Prior Approval Approved	P4REF	Prior Approval Refused

West Oxfordshire District Council – DELEGATED ITEMS Week Ending 17th December 2024

Application Number.	Ward.	Decision.
I. 23/02664/FUL	Milton Under Wychwood	REF
Erection of rear extension along with various other external alterations, associated works and operations (retrospective) Dashwood House Shipton Road Milton Under Wychwood Mr and Mrs D and A Potter		

2. **24/00921/RES** Chipping Norton APP
 Reserved Matters application pursuant to Outline Planning Permission 23/00536/OUT for layout, scale, appearance, and landscaping for a development of 86 dwellings, parking, public open space and associated infrastructure. (Amended plans)
Land South Of Hit Or Miss Farm Banbury Road Chipping Norton
 Mr Joe Harman
3. **24/01370/FUL** Stonesfield and Tackley S106
 Construction of detached dwelling together with associated works and landscaping. (Amended)
Gate Burton Horns Lane Combe
 Mr And Mrs Roger And Sally Pursell
4. **24/01507/FUL** Stonesfield and Tackley S106
 Erection of one self-build detached dwelling and formation of a new access and associated works (resubmission of application 21/01802/FUL)
Sutterton Horns Lane Combe
 Mrs Jane Coffey
5. **24/01684/FUL** Ascott and Shipton APP
 Creation of 6 hardstanding bays, turning point and improved access for campsite/touring caravans. (Retrospective). (Amended plans)
Fernhill Farmhouse Shipton Road Ascott Under Wychwood
 Mr Jonathan Barrett
6. **24/01783/FUL** Freeland and Hanborough S106
 Erection of a detached self build dwelling.
142 Main Road Long Hanborough Witney
 Mr Barry Holifield
7. **24/01766/CLE** Kingham, Rollright and Enstone APP
 Affecting a Conservation Area
 Certificate of Lawfulness to confirm use of land as garden and installation of vehicular access and track.
April Cottage Daylesford Road Kingham
 Mr M Norris

8. **24/02034/LBC** Woodstock and Bladon APP
Affecting a Conservation Area
- Internal and external repairs and alterations - partly retrospective
Regent House 46 Oxford Street Woodstock
Abji
9. **24/02178/FUL** Stonesfield and Tackley APP
- Installation of 2 rear AC units, replace existing white PVC cladding to wood composite, change colour of window/door frames and soffits, replace existing white guttering for galvanised steel (part retrospective)
Pendle Court Pond Hill Stonesfield
Mrs Cheryl Hitchcox
10. **24/02213/FUL** Burford WDN
- Formation of two off road parking spaces and associated works including re-adjusting the position of the garden stone wall. Installation of an underground oil tank to the front of dwelling
Star Cottage Meadow Lane Fulbrook
c/o Agent
11. **24/02214/LBC** Burford WDN
- External alterations to include the formation of two off road parking spaces and associated landscaping works including re-adjusting the position of the garden stone wall
Star Cottage Meadow Lane Fulbrook
c/o Agent
12. **24/02238/FUL** Woodstock and Bladon APP
Affecting a Conservation Area
- Change of use and conversion of retail building to 2 flats with residential use (class C3) with associated works including erection of external staircase, insertion of rooflights and two dormer windows.
Store 16 Oxford Street Woodstock
Mr C Baylis
13. **24/02263/HHD** Hailey, Minster Lovell and APP
Leaffield
- Affecting a Conservation Area
- Erection of single and two storey rear extensions
2 Witney Lane Leaffield Witney
Mr And Mrs Davison

14. **24/02339/HHD** Freeland and Hanborough APP
 Erection of single storey rear and two storey side extensions along with alterations to fenestration, construction of a front porch, conversion of loft space with the addition of front and rear dormer windows, and formation of a raised parking area within the front garden (Part retrospective)
19 Witney Road Long Hanborough Witney
 Mr Jamie Anderson
15. **24/02423/HHD** Freeland and Hanborough APP
 Erection of single storey rear extension.
35 Isis Close Long Hanborough Witney
 Mr Keith Adams
16. **24/02443/FUL** Kingham, Rollright and Enstone APP
 Expansion of existing kids club facilities including erection of a detached building to accommodate swimming pool, changing rooms, reception, viewing and relaxation areas along with an external splash pool and associated works
Soho Farmhouse Great Tew Chipping Norton
 Soho House UK Limited
17. **24/02446/CND** Kingham, Rollright and Enstone APP
 Discharge of condition 8 (Surface Water Drainage) of Planning Permission 21/02536/FUL
26 The Paddocks Enstone Chipping Norton
 Mr and Mrs Lewis
18. **24/02448/HHD** Chipping Norton APP
 Affecting a Conservation Area
 Demolition of existing single storey side extension and erection of new two storey extension, insertion of addition dormer in existing front elevation and rooflights in West (side) elevation together with the installation of solar panels, replacement rear windows and replace existing concrete roof tiles with reconstructed stone tiles. Removal of one chimney. Associated hard and soft landscaping (amended).
34 Churchill Road Chipping Norton Oxfordshire
 Mr And Mrs Williams

19. **24/02478/HHD** Stonesfield and Tackley APP
 Installation of a balcony to existing flat roof garage with access from first floor and associated works
4 Orchard Close Combe Witney
 Mrs Janet Robinson-Wood
20. **24/02495/FUL** Burford APP
 Affecting a Conservation Area
 Replacement conservatory roof, new hardstanding on path to first floor and internal and external works
Mermaid Inn 78 High Street Burford
 C/O Agent
21. **24/02496/LBC** Burford APP
 Affecting a Conservation Area
 Internal and external alterations to include replacement of conservatory roof along with the doors to the west of the conservatory. Internal alterations to include alterations to bar area including removal of enclosure and raised floor finishes and formation of step into the bar servery along with the reinstatement of an in filled door opening from the bar into back of house/hallway.
Mermaid Inn 78 High Street Burford
 C/O Agent
22. **24/02515/CND** Kingham, Rollright and Enstone APP
 Discharge of condition 6 (Landscape and Ecological Management Plan) of Planning Permission 24/01454/FUL
Soho Farmhouse Great Tew Chipping Norton
 Soho House UK Limited
23. **24/02521/CLP** Woodstock and Bladon APP
 Affecting a Conservation Area
 Certificate of Lawfulness (Installation of solar pv array)
Woodstock Fire Station Hensington Road Woodstock
 James Allen

24. **24/02526/LBC** Kingham, Rollright and APP
Enstone
Affecting a Conservation Area

Proposed repairs to internal supporting structure, floating floor, reinstatement of lead details to roof and reinstatement of shutters.
Dovecote Chastleton House Chastleton
Mr Graeme Beamish
25. **24/02542/CND** Freeland and Hanborough APP

Discharge of conditions 5 (construction management plan), 9 (surface water drainage), 11 (green roof construction and management scheme), 12 (landscaping scheme) and 14 (bat roost and bird nesting details) of planning permission 24/00343/FUL.
Daffodil House Playgroup 204 Main Road Long Hanborough
Mr Steven Cole
26. **24/02543/HHD** Kingham, Rollright and APP
Enstone

Extension and alterations to the dwelling and garage
Chy Carne Choice Hill Road Over Norton
Mr and Mrs Ord
27. **24/02549/HHD** Kingham, Rollright and APP
Enstone

Affecting a Conservation Area

Erection of a replacement shed
Kittle Cottage 3 Sunnybank Great Rollright
Mr Nick Madden
28. **24/02582/HHD** Chipping Norton APP

Single story extension to rear of property.
12 Coopers Square Chipping Norton Oxfordshire
Mr Matthew Packham
29. **24/02604/FUL** Woodstock and Bladon APP
Affecting a Conservation Area

Replacement of felt roofing on existing porch with Tern Coated Stainless Steel and installation of solar panels to south facing roofs
St Mary Magdalene Church Park Street Woodstock
Mr Aidan Salter

30. **24/02472/FUL** The Bartons APP
 Erection of detached garage/workshop with external staircase to storage area in roof space
The Paddocks Duns Tew Road Middle Barton
 Mr Stephen Allen
31. **24/02609/CLP** Milton Under Wychwood APP
 Certificate of Lawfulness (erection of 2m high stone wall)
Vicarage Field Church Road Milton Under Wychwood
 C/O Agent
32. **24/02610/HHD** Stonesfield and Tackley APP
 Erection of single storey porch
Crossing Farmhouse 60 Nethercote Road Tackley
 R And S Macrory / Briant
33. **24/02614/ADV** Chipping Norton APP
 Affecting a Conservation Area
 Installation of flat cut aluminium letters applied to existing non illuminated fascia board
 (painted white)
12 High Street Chipping Norton Oxfordshire
 Mr Neil Corrick
34. **24/02633/HHD** Ascott and Shipton APP
 Conversion of garage and erection of a link extension to dwelling to create additional living
 space
20 High Street Ascott Under Wychwood Chipping Norton
 K Honeywood
35. **24/02640/CND** Chadlington and Churchill APP
 Discharge of conditions 4 (bat mitigation strategy) and 5 (nesting opportunities) of Planning
 Permission 23/02181/HHD and Listed Building Consent 23/02182/LBC
Sandys House Bull Hill Chadlington
 Mrs J Bell
36. **24/02649/FUL** Chipping Norton APP
 First floor extension to existing bar area and ground floor extension to function suite with
 roof terrace over
Cotswolds Club Chipping Norton Southcombe Chipping Norton
 Mr Kumarjit Mahinda Wijesuriya

37. **24/02662/HHD** Kingham, Rollright and APP
Enstone
- Erection of single storey extension to west elevation and two storey extension to east elevation together with associated works.
Honister Chapel Lane Enstone
Ms Helen Newton
38. **24/02665/FUL** Charlbury and Finstock APP
Affecting a Conservation Area
- Full refurbishment of existing commercial ground floor unit, including replacement shop front and rear extension roof.
11 Sheep Street Charlbury Chipping Norton
Greaves
39. **24/02666/LBC** Charlbury and Finstock APP
Affecting a Conservation Area
- Internal and external works to refurbish existing commercial ground floor unit, including replacement shop front, replacement rear extension roof and internal modifications.
11 Sheep Street Charlbury Chipping Norton
Greaves
40. **24/02675/FUL** Freeland and Hanborough REF
- Change of use of land to enlarge domestic garden and repositioning of existing boundary fence.
7 Woodward Lane Long Hanborough Witney
Mrs Kimberley Wilkerson-Fisher
41. **24/02695/HHD** Kingham, Rollright and APP
Enstone
- Affecting a Conservation Area
- Erection of an oak pergola within the rear garden
Garden House West Street Kingham
Mr and Mrs Christopher Barnard
42. **24/02824/CONBGP** Woodstock and Bladon PROVAP
- Discharge of Biodiversity Net Gain details required by Planning Permission 24/00602/FUL
Land North Of Hill Rise Woodstock
Tammy Scullion

43. **24/02701/FUL** Chipping Norton APP
Affecting a Conservation Area
- Erection of a summerhouse on land adjacent Albion Place
4 Albion Place Chipping Norton Oxfordshire
Mr Matthew Trow
44. **24/02704/HHD** Burford APP
Affecting a Conservation Area
- Replacement of existing cesspool with a packaged sewerage treatment plant.
42 Taynton Burford Oxfordshire
Mr And Mrs G Davis
45. **24/02708/HHD** Freeland and Hanborough APP
Affecting a Conservation Area
- Erection of first floor side extension with rear dormer and new rear dormer in existing roof.
44 Witney Road Long Hanborough Witney
Mr And Mrs Ballantine
46. **24/02710/CND** Woodstock and Bladon APP
Affecting a Conservation Area
- Discharge of condition 3 (schedule of materials) of Planning Permission 22/01768/FUL
1 Rye Grass Woodstock Oxfordshire
Robin Needham
47. **24/02712/HHD** Kingham, Rollright and Enstone APP
Affecting a Conservation Area
- Extension and alterations to existing dwelling to include replacement larger dormer in front elevation, construction of front entrance porch, replacement linked outbuilding, additional rooflights and erection of first floor gable end roof extension.
Lark House West End Kingham
Mr M Kelly
48. **24/02720/HHD** Hailey, Minster Lovell and Leaffield APP
Affecting a Conservation Area
- Demolition of existing balcony and bin store. Formation of new two storey extension to form additional living space and en-suite bathroom.
4 Malthouse Court Witney Lane Leaffield
Mr And Mrs Lynda And Chris Smith

49. **24/02729/LBC** Chipping Norton APP
Affecting a Conservation Area
- External alterations to change the signage on front elevation
12 High Street Chipping Norton Oxfordshire
Mr Neil Corrick
50. **24/02738/S73** Chadlington and Churchill APP
- Variation of condition 2 of planning permission 21/01632/HHD to allow various design changes and alterations.
Hillside House Bull Hill Chadlington
Mr And Mrs Passey
51. **24/02746/S73** Kingham, Rollright and Enstone APP
- Variation of condition 2 of planning permission 21/01580/S73 to allow changes to barn wing roofing material and some changes to fenestration.
Meadow View Heythrop Chipping Norton
Mrs Harriet Tuohy
52. **24/02749/ADV** Burford APP
Affecting a Conservation Area
- Installation of replacement externally lit fascia sign and pictorial hanging sign to existing bracket
Golden Pheasant Hotel 91 High Street Burford
Mr Simon Pettifer
53. **24/02768/LBC** Burford APP
Affecting a Conservation Area
- External alterations to replace signage on front elevation
Golden Pheasant Hotel 91 High Street Burford
Mr Simon Pettifer
54. **24/02784/S73** Woodstock and Bladon APP
Affecting a Conservation Area
- Variation of conditions 2 and 3 of permission 22/01813/FUL To allow various design and material changes to proposed dwelling
3 The Homestead Bladon Woodstock
Jonathan Sunburk

55. **24/02785/HHD** Charlbury and Finstock REF
Affecting a Conservation Area
- Erection of a carport (retrospective)
37 Woodfield Drive Charlbury Chipping Norton
Mr D Hoyle
56. **24/02791/HHD** Stonesfield and Tackley APP
Erection of side, front and rear extensions with provision of roof room. Hard and soft landscaping works together with alterations to vehicular access. (amended plans)
Prospects Chatterpie Lane Combe
Mr And Mrs Isles
57. **24/02795/S73** Woodstock and Bladon APP
Variation of conditions 2 and 3 of planning permission 24/00987/HHD to allow changes to external material to the rear including proposed render in place of approved vertical timber together with revisions to approved design and layout including alterations to some window and door openings and new flue in place of approved chimney.
15 Cadogan Park Woodstock Oxfordshire
Mrs Rachel Gallagher
58. **24/02797/HHD** Kingham, Rollright and APP
Enstone
- Erection of a single storey extension
Chescombe House Banbury Road Great Tew
Midland Building Services
59. **24/02798/LBC** Kingham, Rollright and APP
Enstone
- Internal and external alterations to include the erection of a single storey extension
Chescombe House Banbury Road Great Tew
Midland Building Services
60. **24/02808/FUL** Brize Norton and Shilton APP
Erection of a single storey extension.
The Farmers Dog Asthall Burford

61. **24/02809/FUL** Chipping Norton APP
Affecting a Conservation Area
- Application to allow outbuilding currently ancillary accommodation to 11 West Street, Chipping Norton to become ancillary accommodation to The Manor House, West Street, Chipping Norton.
The Manor House West Street Chipping Norton
Executors Of The A G Hill Estate
62. **24/02721/FUL** Kingham, Rollright and WDN
Enstone
- Change of use of E(a) showroom to C3 residential
Mo Tighe Chapel House Grounds Chipping Norton
Mr C Baylis
63. **24/02828/HHD** Hailey, Minster Lovell and REF
Leaffield
- Affecting a Conservation Area
- Proposed demolition of existing outbuildings, erection of two storey side extension, associated external works and formation of vehicular access to property.
Red House Witney Lane Leafield
Mr Richard Tomlinson
64. **24/02839/HHD** Charlbury and Finstock REF
- Erection of pitched roof to existing garage to form first floor living space
119 High Street Finstock Chipping Norton
Mr and Mrs Matt and Kate Nicholls
65. **24/02843/PN56** Woodstock and Bladon P3APP
- Installation of 191 photovoltaic (PV) rooftop mounted solar panels.
Woodstock Church Of England Primary School Shipton Road Woodstock
Mr Richard Graham
66. **24/02847/HHD** Woodstock and Bladon APP
- Erection of single storey extensions to rear and side and associated works
19 Hill Rise Woodstock Oxfordshire
Mr And Mrs M Cox

67. **24/02849/LBC** Chadlington and Churchill APP
 Reinstatement of historic openings in the barn. Erection of lightweight extension to replace current. Demolition of existing modern timber car port and breeze block stable building, replacing with landscaping and a semi-sunken parking structure and pergola.
Hillside House Bull Hill Chadlington
 Mr And Mrs Passey
68. **24/02854/HHD** Milton Under Wychwood APP
 Erection of Oak framed Orangery following removal of existing Conservatory
Harrys Cottage Upper Milton Milton Under Wychwood
 Mr Jack Nethercott
69. **24/02908/CND** Kingham, Rollright and Enstone APP
 Discharge of condition 7 (Hedgerow Protection and Restoration Plan) of Planning Permission 24/01297/FUL
Whiteways Technical Centre Enstone Chipping Norton
 Mr J Crozier
70. **24/02959/PDET28** Kingham, Rollright and Enstone P2NRQ
 Affecting a Conservation Area
 Erection of an agricultural storage building (Amended drawings)
Lands Farm Yard East End Swerford
 Mr Shane Sprenger
71. **24/02999/PDET28** Brize Norton and Shilton P2NRQ
 Erection of an open sided forestry storage barn
Capps Lodge Fulbrook Burford
 Mr William Mackinnon
72. **24/03020/CND** Freeland and Hanborough APP
 Discharge of conditions 4 and 5 of permission 24/01834/FUL
The Old Surgery 56 Churchill Way Long Hanborough
 Mr Ben Richards

73. **24/03059/CONBGP** Brize Norton and Shilton APP
Affecting a Conservation Area
- Discharge of Biodiversity Net Gain details required by Planning Permission 24/02032/FUL
St Marys Church Swinbrook Oxfordshire
Mr Kieran Hedigan
74. **24/03102/PDET28** Milton Under Wychwood P2NRQ
- Construction of an agricultural fertiliser storage tank.
Land North East Of Crows Castle Farm Milton Under Wychwood
Barrington Park Estate Farm
75. **24/03117/CND** Kingham, Rollright and APP
Enstone
- Affecting a Conservation Area
- Discharge of condition 4 (joinery details) of Planning Permission 23/02091/HHD
46 The Green Great Tew Chipping Norton
J Mozley And Sarah Bratby
76. **24/03119/CND** Kingham, Rollright and APP
Enstone
- Affecting a Conservation Area
- Discharge of condition 5 (joinery details) of Listed Building Consent 23/02092/LBC
46 The Green Great Tew Chipping Norton
J Mozley And Sarah Bratby
77. **24/03152/CND** Brize Norton and Shilton APP
Affecting a Conservation Area
- Discharge of condition 7 (details of windows and doors) of Planning Permission 24/02182/S73
Allens Barn Swin Lane Swinbrook
Mr and Mrs Best
78. **24/03233/CND** Ascott and Shipton APP
- Discharge of condition 5 (Flood Emergency Plan) of Planning Permission 24/01283/S73
Coldwell Brook 52 Shipton Road Ascott Under Wychwood
Mr and Mrs Robinson