

## WEST OXFORDSHIRE DISTRICT COUNCIL

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

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB  
at 2.00 pm on **Monday, 9 March 2026**

#### PRESENT

Councillors: Andy Goodwin (Chair), Steve Cosier, Rachel Crouch, Phil Godfrey, Nick Leverton, Andrew Lyon, Michele Mead, Andrew Prosser, Sarah Veasey, Adrian Walsh and Alistair Wray

Officers: Phil Shaw (Planning Services Transformation Lead), James Nelson (Principal Planner), Clare Anscombe (Career Grade Planner) and Andrew Brown (Head of Democratic and Electoral Services)

Other Councillors in attendance: none.

#### **107 Apologies for Absence**

Apologies for absence were received from Councillors Michael Brooker and David Melvin.

#### **108 Declarations of Interest**

Councillor Steve Cosier declared that his ward covered Aston and the application would partially cover Aston, however he was not predetermined and would remain for the debate and vote.

Councillor Alistair Wray declared that his ward covered Bampton and the application would cover Bampton, however he was not predetermined and would remain for the debate and vote.

25/02878/FUL Land Between Upavon Way and Northwood Crescent, Carterton.

Councillors Michele Mead and Nick Leverton declared they were district councillors for wards in Carterton and had known about the land and its history but were not predetermined and would remain for the debate and vote.

#### **109 Minutes of Previous Meeting**

Councillor Alistair Wray proposed the approval of the minutes of the previous meeting held on Monday 9 February 2026. Councillor Michele Mead seconded the proposal which was put to the vote and agreed by the sub-committee.

The Sub-Committee resolved to:

- I. Agree the minutes of the previous meeting held on Monday 9 February 2026.

#### **110 Applications for Development**

#### **111 25/01702/FUL Land Parcel At E433108 N204560, Lew, Bampton.**

James Nelson, the Principal Planner presented the application for the construction and operation of a ground-mounted solar farm with battery energy storage system (BESS) and

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associated infrastructure, access, ancillary works and landscaping. The Principal Planner thanked members for attending the site visit on Thursday 5 March 2026. The application included;

- Solar panels to be situated across 7 fields with access from Aston Road.
- The significant economic, social and environmental benefits through the production of 40MW of electricity generation.
- Planting to shield the view from the surrounding villages, the position of the BESS unit to be by additional planting for screening from view.
- A drainage and flood risk had been undertaken to position the panels to prevent the risk of flooding.
- There would also be CCTV cameras on the site to assist with security.
- The application was before the sub-committee due to objections from the surrounding parish councils

The Principal Planner drew the members attention to the additional representations report with proposed amendments to conditions 4, 6, 12 and 15. The Principal Planner went on to explain the merits of the application these included the production of renewable energy which was in line with policy EH6. The solar farm production of energy would help meet targets for reducing carbon emissions and increase energy security by generating energy to 16 thousand houses per year. The site did not have rights of way across the land and was not best and most versatile agricultural land. Landscape enhancements had been included with additional planting and position of the panels to provide minimal visual impact on the heritage of the surrounding areas. Following objections over flood risk concerns the position of the panels had been reconsidered to reduce the risk of flooding. Moderate harm to the conservation areas of surrounding villages of Aston and Bampton had been considered and it was found that the public benefits of the application outweighed the harms, the application was recommended for approval by officers.

Councillor Andrew Ogg, Bampton Parish Council, spoke in objection to the application and raised concerns regarding the impact on local villages and heritage of the surrounding areas, the size and scale of the site and the lack of local benefit. Councillor Ogg stated that the application was not balanced and requested that other locations be considered for an application of this size.

Tom Oliver and Aiden Van Weyer spoke as agents for the applicant and confirmed that the application well located with low impact on the wider environment including an increase of buffer zones and screening away from heritage assets. The land to be used was of B2 grade and there was no visibility between the site and conservation area. The impacts of the larger site had been considered, and the layout of the site had mitigated this. Guidance on flood risk had been taken and changes made to the layout.

In debate members highlighted concerns regarding the risk to flooding, the scale of the site and location of the panels particularly concerning the drainage of water. The harms to surrounding heritage and impact of traffic to the site on surrounding villages which had been experienced with other similar schemes. The Principal Planner confirmed that a Construction Traffic Management Plan had been included in the conditions. Members asked for confirmation

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which parish councils and communities would benefit from the project, the Principal Planner confirmed that any benefits from the scheme would be split between the parishes.

It was proposed by Councillor Rachel Crouch and seconded by Councillor Andrew Lyon that the application be approved as per officer recommendations and was put to the vote.

Voting Record – For 8, Against 1, Abstention 1.

The Sub-Committee Resolved to:

1. Approve the application in line with officer's recommendations subject to seeking clarification from the LLFA that the comments of Aston Parish Council had been reviewed.

## **112 25/02878/FUL Land Between Upavon Way And Northwood Crescent, Carterton.**

Clare Anscombe, Senior Planner presented the application for a residential development of 265 dwellings including landscaping, car parking, infrastructure, public open space and associated works; vehicular access via Northwood Crescent including a signalised crossing across Upavon Way to replace the existing underpass. The application included;

- The site location comprised of modified grassland, developed land, hardstanding and individual trees and hedgerows.
- The site was allocated for housing in the adopted West Oxfordshire Local Plan (WOLP 2031) and known as "REEMA North and Central".
- The site was located near to Carterton Leisure Centre, Broadshires Health Centre and residential housing and had been previously developed land.
- The site would comprise of a mix of 1-2 bedroom 39%, 3 bedroom 55% and 4 bedroom 6% in accordance with policies H2,H3, and H4 of the WOLP 2031.
- The properties would include 2 and 3 storey blocks and comprise of a mix of render, buff brick and red brick with grey roofing to reflect the character of the surrounding housing.
- Provision for a pedestrian and cycle path had been included in the application for connectivity to service points.

The Senior Planner drew members attention to the Additional Representation Report and advised of additional comments and a correction to Condition 27. The Senior Planner went on to explain the merits of the application; the land was already allocated in the WOLP 2031 and was located in the service centre of the town. This was important as the Council could not demonstrate a 5-year land supply. The development was a sustainable design with green spaces, public play areas and no impact on protected areas. The underpass on Upavon Way would be closed and replaced with a pedestrian crossing. The project would bring an increase in employment and contribute to the local economy and there would be a S106 contributions from the developer. The benefits of the application outweighed the harms, and the officer's recommendation was for approval subject to clarifications regarding the road safety audit, the flooding and infiltration, and delegated authority being granted to Officers to amend the wording of conditions set out within the report (without changing their intention) and completion of legal agreements.

Jemma Shorrock, Taylor Wimpey, and Lt Col Robyn Hall spoke in support of the application bringing the members attention to the need for housing for service men, their families, as well as local families. Working with Defence Strategy Housing the development of defence land would create homes for service men to be closer to their families and place of work. The design of the houses would be sustainable and included solar panels, low carbon air source heat pumps and be energy efficient to keep bills down for families.

In debate the members thanked the speakers for the application which supported local families as well as service personal and their families. Members commented on the sustainability of the proposed site and the use of the proposed land for meeting housing needs. Members asked if funding from the developer's contribution could be prioritised for Carterton sports needs rather than going to the wider area. The Planning Services Transformation Lead advised that the S106 could be worded so that Carterton was made a preference for the funding from the S106 leisure contribution followed by a wider 20-minute drive time area.

It was proposed by Councillor Michele Mead and seconded by Councillor Nick Leverton that the application be approved as per the officer recommendations subject to: clarification regarding the road safety audit, the flooding and infiltration; delegated authority to officer to amend the conditions set out within the report (without changing their intention) and securing the S106 and 278 agreements; to update wording for S106 leisure contribution to include a cascade rather than just Sports England 20-minute drive time and was put to the vote.

Voting record – Unanimous.

The Sub-Committee Resolved to:

- I. To approve the application as per the officer recommendations subject to:
  - Clarification regarding the road safety audit, the flooding and infiltration.
  - Delegated authority to officer to amend the conditions set out within the report (without changing their intention) and securing the S106 and 278 agreements.
  - To update wording for S106 leisure contribution to include a cascade rather than just Sports England 20-minute drive time.

### **113 Applications Determined under Delegated Powers**

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

### **114 Appeal Decisions**

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

### **115 Site Visits**

The Principal Planner confirmed there were no site visit reports to consider.

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The Meeting closed at 3.53pm

CHAIR