

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 February 2026**

PRESENT

Councillors: Julian Cooper (Chair), Mark Walker (Vice-Chair), Mike Baggaley, Andrew Beaney, Adam Clements, Genny Early, Andy Goodwin, David Jackson, Elizabeth Poskitt, Geoff Saul, Tim Sumner and Liam Walker

Officers: Stephanie Eldridge, Iram Malik, Abby Fettes, Andrew Brown, Ana Prelici and Mathew Taylor.

79 Apologies for Absence

Apologies for absence were received from Councillors Arciszewska and Faulkner.

80 Declarations of Interest

There were no declarations of interest

81 Minutes of Previous Meeting

RESOLVED: That the minutes of the previous meeting held on 19 January 2026 be approved as a correct record and signed by the Chair.

82 25/02196/FUL Land North of Green End

The Sub-Committee considered an application which sought full planning permission for the erection of a single dwelling of exceptional quality design pursuant to Paragraph 84e of the National Planning Policy Framework, together with a detached gatehouse, garage, office, extensive landscape enhancements, sustainable drainage features including ephemeral ponds, landscaped mounds and associated infrastructure works.

The proposal was a resubmission of the development previously considered in 2022. The development was located within a former disused limestone quarry, utilising the landform and historic context of the site as an integral part of the architectural and landscape design. The site comprised approximately 0.49 hectares of land forming a former limestone quarry, located approximately 1.4 kilometres south west of the village of Chadlington. The site was accessed via a private agricultural track off Green End Road. The quarry was enclosed by traditional Cotswold dry stone walls to the north and west, with unmanaged hedgerow and scrub vegetation forming the remaining boundaries. An existing stone agricultural barn was located within the quarry.

As part of the planning assessment a number of key matters had been considered which included: Principle of development, design quality, landscape visual and ecological impact, sustainable/climate change and highways impact. In light of the assessment, the application was considered to accord with WOLP 2031 Policies, the NPPF 2024, the West Oxfordshire Design Guide 2016 and all relevant material considerations. The application was therefore

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recommended to Members for provisional approval subject to the signing of a Section 106 agreement to secure off-site biodiversity enhancements.

Mr Elston-Bates speaking as the agent addressed Members. The main points emphasised were that;

- (i) The new dwelling benefitted from an innovative sympathetic design which responded to its landscape setting.
- (ii) The exceptional design of the scheme included the use of the latest renewable energy technologies.
- (iii) The positive impact on the surrounding landscape ensured that it met the test outlined in paragraph 84 of the NPPF.
- (iv) Its simple prime shape resonated with the simple pattern of the boundaries which characterised the landscape.

Mr Elston-Bates went on to state that given the clear directive from the Inspector and the officers recommendations it was hoped that Members would support the application.

In debating the application Members were of the opinion that approval should be granted on the basis that the development would enhance the immediate setting and was also sensitive to the local landscape. Other Members concurred with this view but highlighted that the conditions relating to lighting and biodiversity net gain should be made clear and enforced. Another Member stated that he felt that this application provided an outstanding development and that the imaginative use of space and exceptional and innovative design should be applauded.

Approval of the application was proposed by Cllr Goodwin and seconded by Cllr Beaney. This proposal was put to the vote and agreed by the Sub-Committee.

RESOLVED: That subject to the signing of a section 106 legal agreement and in line with officers recommendations the application be approved.

- a) 25/02555/FUL Land South West of The Grange adjacent to Wychwood View, Woodstock Road.

The application sought permission for the erection of a single dwelling with associated landscaping at Land South West of The Grange adjacent to Wychwood View, along the Woodstock Road in Charlbury. The site related to an area of open space located in the centre of a small development of 4 dwellings at the edge of the built up area of the town of Charlbury. It sat within both the Charlbury Conservation Area and the Cotswolds National Landscape (CNL), formerly known as the Cotswolds Area of Outstanding Natural Beauty (AONB). It also fell within the plan area for the adopted Charlbury Neighbourhood Plan.

The report stated that the application had been referred to Members as the views of the Town Council were contrary to that of officers. The planning history was listed in pages 32-33 of the agenda pack. The Planning Officer's report had concluded that whilst the proposal would reduce the openness of the central plot within Wychwood View, the change was considered limited and not harmful to the character or appearance of the wider conservation

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area or the protected landscape. The dwelling would be visually contained, with filtered views from Woodstock Road, and its scale and design would integrate logically with the existing pattern of development. Subject to conditions, the proposal would preserve the significance of the heritage asset and conserve the landscape and scenic beauty of the Cotswolds National Landscape.

In conclusion, officers reported that the adverse impacts identified did not significantly and demonstrably outweigh the benefits of the scheme. The proposal accorded with the relevant policies of the West Oxfordshire Local Plan 2031, the Charlbury Neighbourhood Plan, and the NPPF when taken as a whole. Accordingly, the application was recommended for approval, subject to conditions and completion of a Biodiversity Gain Plan. This should include an additional condition to secure obscure glazing on the first floor side window facing the neighbour.

Mr Chadwick (Agent) addressed the Sub-Committee. He highlighted that the report before Members specified that there were no technical objections from consultees and that the site was in a sustainable location within the settlement boundary of the town. He acknowledged that whilst the Town Council had raised objections, those concerns had now been alleviated. It had been demonstrated that the site would have a footpath linked to the town centre, and that the dwelling had been

sensitively designed to ensure that it sat comfortably next to the existing houses. In addition, the proposed materials were natural stone walls and stone slate roofs which were locally distinctive materials in Charlbury. As such the development would contribute positively to both the Cotswold National Landscape and the conservation area. Moreover, the proposal represented an efficient use of land and contributed to the Council's housing land supply position.

During the debate Members suggested strengthening some of the conditions to include details of rainwater harvesting and greywater recycling. It was suggested that a site waste management plan may be advisable. A further matter related to the possible inclusion of a condition to secure the agreed tree protection measures.

The need for a construction travel management plan was also emphasised due to the dangers of the crowded road access into and out of the road and the parking situation in the vicinity. The possibility of requesting sustainable construction details was also discussed.

The Planning Officer advised that these issues could be addressed within the conditions but that the sustainable construction measures were covered by an informative instead as there was no policy requirement covering this matter.

Approval of the application was proposed by Cllr Goodwin and seconded by Cllr Beaney that subject to the inclusion of:

- (a) Construction traffic management plan.
- (b) Securing tree protection measures.
- (c) Obscure glazing on the first floor side window facing The Grange.
- (d) Amendment of condition 8 to include details of rainwater harvesting and greywater recycling measures.

The proposal was put to the vote and agreed by the Sub-Committee.

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RESOLVED: That in line with officer`s recommendations and subject to relevant conditions and the completion of a biodiversity gain plan, the application be approved.

83 Applications Determined under Delegated Powers

Members considered a report on the applications determined under delegated powers since the last meeting.

RESOLVED: That the report be noted.

The Meeting closed at 2.50pm

CHAIR