

## WEST OXFORDSHIRE DISTRICT COUNCIL

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

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB  
at 2.00pm on **Monday 12 August 2024.**

#### PRESENT

Councillors: Michael Brooker (Chair), Joy Aitman, Julian Cooper, Rachel Crouch, Phil Godfrey, Andrew Lyon, Michele Mead, David Melvin, Andrew Prosser, Sarah Veasey, Alistair Wray, and Adrian Walsh.

Officers: Max Thompson (Senior Democratic Services Officer), Christine Elsasser (Democratic Services Officer), Abby Fettes (Development Manager), and James Nelson (Principal Planner).

Other Councillors in attendance: Nil.

#### **33 Apologies for Absence**

Apologies for absence were received from Councillors Andy Goodwin, Steve Cosier, and Nick Leverton.

#### **34 Declarations of Interest**

Councillor Andrew Lyon stated that application 23/03056/FUL Welcome Evangelical Church, High Street, Witney was located within their Witney Central ward, and stated they had no rationale for leaving the room for the consideration of the application, but would not vote.

#### **35 Minutes of Previous Meeting**

Councillor Rachel Crouch proposed that the minutes of the previous meeting, held on Monday 8 July 2024, be agreed by the Sub-Committee as a true and accurate record. This was seconded by Councillor Adrian Walsh, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

- I. Agree the minutes of the previous meeting, held on Monday 10 June 2024, as a true and accurate record.

### **Applications for Development**

#### **37 23/03056/FUL Welcome Evangelical Church, High Street, Witney**

James Nelson, Principal Planner, introduced the application, for alterations and extensions to a church building (subject to amended plans).

Vaughan Pendred addressed the Sub-Committee in objection to the application.

Craig Gibson addressed the Sub-Committee as the applicant, which raised a clarification point regarding functioning hours of the church.

The Principal Planner continued with their presentation, which clarified the following points:

- Building Design – The amended proposal was in keeping with the host building, and would be consistent with design and appearance;
- Use of Existing Land – Officers had accepted the principles of alteration connected with the extension;

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- Officers were content that the proposals would not harm the existing conservation area or heritage and listed building adjacent to the site;
- The proposals had been amended so that extensions to existing elevations did not impact residential settings at Farriers Court;
- The proposals would not block direct sunlight at any point throughout the year, owing to the northerly facing proposed elevations;
- The existing use of the site would not be altered as a result of the application;
- Flood Zones 2 and 3 – the application had been subject to consultation and re-consultation with the Environment Agency, who had raised no objections.

The Principal Planner recommended the application be approved, subject to conditions as set out in the original report.

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

- Surface Water Drainage – Officers, in conjunction with the Environment Agency, had ensured that surface water drainage would be dealt with appropriately as a result of the application;
- Parking Provision – The application would result in a loss of parking spaces at the site, although the overall impact was deemed to be minimal, and was subject to no objections by the highways authority;
- Provision of Natural Light – The proposals would not block direct sunlight at any point throughout the year, owing to the northerly facing proposed elevations;
- Fire Escape – Officers confirmed that the proposals would not affect means of escape, in relation to a fire evacuation, and would be dealt with by the Council’s Building Control team.

Councillor Michele Mead proposed that the application be deferred for a site visit by members of the Sub-Committee. This was seconded by Councillor Sarah Veasey and was put to a vote. There were 10 votes in favour, 0 votes against and 1 abstention. The vote was carried.

The Sub-Committee **Resolved** to:

1. Defer the application for a site visit by members, to be held at 1.00pm on Monday 9 September 2024.

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#### **24/10056/FUL The Chequers Inn, 6 The Green, Cassington.**

James Nelson, Principal Planner, introduced the application, for the change of use of self-contained staff living accommodation, ancillary to the public house to an “Airbnb” (C3 dwelling house) (retrospective) (amended description). The Senior Planner recommended the application be approved, and their presentation clarified the following points:

- The application would pertain to an existing building located in Cassington, which was classed as a village, and was considered acceptable in accordance with Local Plan policy E4;
- Accommodation – The application would result in a loss of on-site accommodation. However, the application would be in keeping with the existing building and would

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enable the building's viability in accordance with Local Plan Policy E5 and Neighbourhood Plan CAS7;

- A condition would be imposed, as per the officer report, to restrict the existing building to become a single dwelling for short term holiday lets;
- The application would not have a negative impact on the amenity of adjoining properties at the location of the site.

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

- The local Parish Council was not aware of an imposed condition pertaining to the application, and had raised an objection to the application, resulting in the application being considered by Members.

Councillor Michele Mead proposed that the application be approved, in line with Officer recommendations. This was seconded by Councillor Joy Aitman, was put to a vote, and was unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

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

### **39 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.

### **40 Appeal Decisions**

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

The Meeting closed at 2.38pm.

CHAIR