

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the

**Lowlands Area Planning Sub-Committee**

Held in the Committee Room 1, Council Offices, Woodgreen, Witney, Oxfordshire OX28  
INB at 2.00 pm on **Monday, 11 November 2024**

PRESENT

Councillors: Michael Brooker (Chair), Andy Goodwin (Vice-Chair), Julian Cooper, Steve Cosier, Rachel Crouch, Phil Godfrey, Nick Leverton, Andrew Lyon, Michele Mead, David Melvin, Andrew Prosser, Sarah Veasey, Adrian Walsh and Alistair Wray.

Officers: Andrea McCaskie (Director of Governance), James Nelson (Principal Planner) and Rebekah Orriss (Planner), Andrew Brown (Head of Democratic and Electoral Services), Anne Learmonth (Democratic Services Officer).

Other Councillors in attendance: Nil.

**62 Apologies for Absence**

There were no apologies for absence.

**63 Declarations of Interest**

24/01341/FUL 138 Abingdon Road, Standlake.

Councillor Cosier declared he was the ward member but was not pre-determined.

24/01979/FUL Land South East of Stone Place, Church Road, North Leigh.

Councillor Veasey declared she was the ward member but was not pre-determined.

**64 Minutes of Previous Meeting**

Councillor Steve Cosier asked for his name to be added to the list of attendees in the minutes as he was present at the meeting on Monday 14 October 2024.

Councillor Walsh proposed that the minutes of the previous meeting held on Monday 14 October 2024, be agreed by the Sub-Committee as a true and accurate record. This was seconded by Councillor Cosier, was put to the vote and was agreed unanimously by the Sub-Committee.

The Sub-Committee **Resolved** to:

- I. Agree the minutes of the previous meeting held on Monday 14 October 2024 as a true and accurate record.

**65 Applications for Development**

**66 24/01341/FUL 138 Abingdon Road, Standlake**

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

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

The Planner's presentation clarified the following points:

- The application was to seek permission for the change of use to land to increase domestic curtilage along with the erection of 2m high boundary fence.
- The proposal had been amended to reposition the fence further back from the highway.
- The application had been brought to the Sub-Committee as the application had been called in by the Ward Member and the Parish Council had objected.
- The Mulberry School occupied the land to the south a of the lane. There was a public right of way across the front of the site along Shifford Lane.
- The applicant proposed to plant native hedges however a condition had been proposed to agree details of the native hedge mix.
- The fence has been erected in connection with two approved dwellings on the adjacent land, the access for these dwellings was approved to connect to Shifford Lane.
- The application was recommended for approval.

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

- Permission to remove shrubs and trees was not needed as the trees were not under a tree preservation order and were not within a conservation area.
- With the fence being moved it enclosed land which included a ditch. Members were concerned about access to utilities. The Officer clarified that there is an approved surface water drainage scheme concerning the ditch and in connection with the approved dwellings on the adjoining land. The fence is unlikely to create access problems to the ditch as the fence could be moved if required.
- The size and scale of the fence was not in keeping with the surrounding area. The fence did not compliment the other properties fences as it was of a different design.
- Safety concerns were raised regarding securing the adjacent site during the construction of two approved dwellings, for the sake of children who attended the Mulberry School.

Councillor Andrew Lyon proposed that the application be approved in line with officer's recommendations.

This was seconded by Councillor Adrian Walsh and was put to the vote with 3 votes for the proposal, 6 votes against and 1 abstention, the vote was not carried.

Councillor Cosier proposed the application be deferred for a site visit by the Sub-Committee.

This was seconded by Councillor Prosser and was put to the vote 6 for the proposal and 4 against. The vote was carried.

The Sub-Committee **Resolved** to:

1. Defer the application for a site visit by Members, to be held at 12.00pm on Monday 9 December 2024.

Councillors Mead, Leverton and Crouch arrived during this item and as such did not take part in the determination of this application.

**67** **24/02162/FUL 59 Barrington Close Witney**

Rebekah Orriss, Planning Officer introduced the application for the change of use of resident's land from amenity to residential and erection of timber boundary fencing (retrospective).

The Planner's presentation clarified the following points:

- The application was before the Sub-Committee due to objections from the Town Council.
- The site did not lie within any areas of special designation.
- The application was retrospective for a change of use of amenity land to residential and the erection of a timber boundary fence.
- The fence would form a logical compliment to the surrounding area and was of high-quality design.
- The previous application for an extension to the property had been dismissed at the Appeals stage but that this application had also included the change of use proposed and the inspector had commented that neither the fence nor the change of use harm the character and appearance of the area.
- A parking space had been enclosed with a set of timber gates.
- A condition was proposed to remove Class E permitted development rights in order to maintain the openness of the application site.
- The application was recommended for approval subject to conditions.

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

- Clarification on ownership of the land. The Planning Officer confirmed that ownership of land was not a consideration, it is the applicant's responsibility to contact the landowners directly regarding the application.
- There was a car parking space within the existing curtilage of the dwelling. The oldest photo of the site was from the last 6 years.

Councillor Michele Mead proposed that be approved in line with officer's recommendations.

This was seconded by Councillor Walsh and was put to the vote 6 for the proposal, 4 against and 1 Abstention . The vote was carried.

The Sub-Committee **Resolved** to:

1. To approval the application in line with Officer recommendations.

**68**     **24/01979/FUL Land South East of Stone Place, Church Road**

James Nelson, Senior Planning Officer, introduced the application for the creation of a new access to field for agricultural purposes, along with laying of a concrete hardstanding and installation of double gates set back from highway.

The Senior Planner's presentation clarified the following points:

- The application was before the Sub-Committee due to objections from the Parish Council.
- The application was for the creation of a new access to the field for agricultural use, with hardstanding concrete and installation of double gates.
- The site was not within any area of special designation.
- Oxfordshire County Council Highways had not objected to the application.
- The application was in keeping with the agricultural use of the area.
- The application was recommended for approval.

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

- Access to the ditch would be covered in conditions.
- The land where the site could be accessed at another point was not owned by the applicant.
- The ownership of land was not a planning consideration. The implications of the application and planning policy would be considered when the application was before the Sub-Committee.
- Drainage and flooding concerns would be covered by condition as there was not a change of use of the site.

Councillor Prosser proposed that the application be approved in line with Officer recommendations.

This was seconded by Councillor Crouch, was put to the vote, and was agreed unanimously.

The Sub-Committee **Resolved** to:

1. Approve the application in line with Officer recommendations.

**69**     **24/02391/FUL Home Farm Kelmscott**

James Nelson, Senior Planning Officer introduced the application for the demolition of agricultural barns and erection of two dwellings.

Ed Grant, spoke in support of the application.

The Senior Planner's presentation clarified the following points:

- The Parish Council strongly supported the application.
- The application was for the demolition of agricultural barns and erection of 2 dwellings.

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- The proposed dwellings would not follow the pattern of development and would be taller than surrounding buildings resulting in dominance of the street scene and would not form a logical compliment to the existing scale and pattern of the surrounding area.
- There was no objection for West Oxfordshire District Council Drainage Officer. The existing access for the site served large agricultural vehicles, even though the future occupiers would be reliant on a private car, the access was considered acceptable with a low impact on the highway network.
- The adverse impacts on heritage harm outweighed the benefits. The provision of two dwellings would result in a very minor impact upon overall housing delivery.
- The Senior Planning Officer recommended the report for refusal.

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

- Clarification was sought on whether the land should not be built on. The design and scale of the proposed dwellings extended beyond the footprint of existing buildings.
- The local parish council and neighbours were in strong support of the application.
- The orchard situated to the north of the site was part of the proposal and would contribute to biodiversity net gain, the future owners would have to maintain the orchard.
- The current barn buildings were considered to be poor in quality, unsightly in appearance and of no historical value to the surrounding area. The Sub-Committee viewed the removal of the existing buildings as a sufficient benefit to outweigh the harms set out by officers.

Councillor Andy Goodwin proposed that the application be refused in line with the Officer's recommendations.

This was seconded by Councillor Steve Cosier and was put to the vote. There were 4 votes in favour of the proposal, 8 votes against and 1 abstention. The vote was not carried.

Councillor Michele Mead proposed that the application be approved against Officers recommendations.

This was seconded by Councillor Adrian Walsh and was put to the vote. There were 10 votes in favour of the proposal, 2 votes against and 1 abstention.

The Sub-Committee **Resolved** to:

1. Approve the application against Officer's recommendations and delegate authority to the Senior Planning Officer in consultation with the Chair, to agree conditions and resolve the outstanding biodiversity matters.

## 70 Applications Determined under Delegated Powers

The report giving details of application determined under delegated powers was received, explained by Planning Officers, and noted by the Sub-Committee.

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**71 Appeal Decisions**

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

APP/D/24/3346034

24/D00269/HHD Pen-Lea, Arknell Avenue, Carterton, Oxon OX18 3BS.

The appeal was dismissed however the application was part retrospective. Clarification was sought on where the garden room had been taken down. The application had been referred to the enforcement team.

The Meeting closed at 3.41 pm

CHAIR