

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the

**Uplands Area Planning Sub-Committee**

Held in the Committee Room 1, Council Offices, Woodgreen, Witney, Oxfordshire OX28  
INB at 2.00 pm on **Monday, 18 November 2024**

PRESENT

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

Officers: Chris Hargreaves (Head of Planning), Abby Fettes (Development Manager) and Rebekah Orriss (Planner), Anne Learmonth (Democratic Services Officer) and Christine Elsasser ( Democratic Services Officer).

Other Councillors in attendance: Nil.

**54 Apologies for Absence**

Apologies for absence were received from Councillor Mark Walker.

**55 Declarations of Interest**

Declarations of Interest were received as follows;

24/01876/FUL Swan Inn.

Councillor Rosie Pearson declared that she knew the pub well however was not pre-determined and would remain for the application to be heard.

**56 Minutes of Previous Meeting**

Councillor Poskitt proposed that the minutes of the meeting held on Monday 18 November 2024, were approved subject to amendments agreed by the Sub-Committee:

I. To amend the times of the site visits as they were recorded incorrectly. This was seconded by Councillor Andrew Beaney, was put to the vote, and unanimously agreed by the Sub-Committee.

The Sub-Committee **Resolved** to:

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

**57 Applications for Development**

**58 24/01876/FUL Swan Inn, Swinbrook**

Rebekah Orriss, Planning Officer, presented the application, which was for construction of an incidental outbuilding and associated paved area. (Retrospective).

Mark Doodes, the agent, spoke in support of the application.

The Planning Officer's presentation clarified the following points:

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- The application was seeking retrospective planning permission for construction of an incidental outbuilding and associated paved area within the grounds of the Swan Inn Pub, a grade II listed pub.
- The Sub-Committee had attended a site visit on Thursday 14 November.
- The site lay within the Cotswolds National Landscape and Swinbrook Conservation area and was not within Flood Zone 1.
- The construction was visible within the garden and within view of the holiday lets.
- The materials used for the construction were of poor quality and not in keeping with the surrounding area.
- The outbuilding and patio were not in keeping with the setting of the grade II listed buildings and were considered unacceptable in regard to the impact on the heritage assets and did not comply with policies EH10, EH11, OS2 and OS4 of the West Oxfordshire Local Plan 2031. The Officer recommendation was for refusal.

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

- The Sub-Committee had attended the site visit and found this to be very useful when viewing the construction in situ.
- The design was not of good quality and the colour of the structure was not in keeping with the surrounding gardens and shrubs.
- There would be a negative economic impact on the business if the structure had to be removed, as bookings were in place for the future.
- The bar had public benefits in supporting the pub.
- The Sub-Committee considered the harms to the listed building and what paint colour would better suit the surrounding area. A condition could be discussed with officers to find a suitable colour.
- The financial policy would support the business aspect of the application.

Councillor Andrew Beaney proposed that the application be refused in line with Officer's recommendations. This was seconded by the Chair and was put to the vote with 2 votes for the proposal, 6 votes against, the vote was not carried.

Councillor Elizabeth Poskitt proposed to approve the application against Officer recommendations with the condition to delegate to Officers to agree change of colour of building. This was seconded by Councillor David Jackson was put to the vote, with 6 votes for the proposal and 2 votes against. The vote was carried.

The Chair and Councillor Beaney asked for their votes against the proposed to be recorded.

The Sub-Committee **Resolved** to:

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- I. Approve the application against Officer recommendations, with the condition to delegate to Officers to agree change of colour of building.

Councillor Lidia Arciszewska arrived during this item and as such did not take part in the determination of this application.

**59** 24/02203/FUL The Old Surgery, The Sands, Milton under Wychwood

Abby Fettes, Development Manager, presented the application for conversion and extension of an existing garage to create a dwelling.

The Development Manager's presentation clarified the following points:

- The Sub-Committee had received follow up documents regarding consultation on drainage before the site visit on Thursday 14 November.
- The application was for the conversion of the existing garage building to provide a dwelling.
- The site was within the Cotswold National Landscape, in the village of Milton under Wychwood. The property had been used as a storage building for a local builder.
- Policies OS2 and OS4 of the West Oxfordshire Local Plan 2031 made reference to high quality designs. However the proposed structure would use materials such as timber cladding which were not in keeping with the surrounding buildings and the street scene.
- The limited size of the plot and its unusual shape would result in over development and would be cramped and contrived in nature.
- The recommendation was for refusal of the application as the development would be contrary to policies OS2, OS4 and H2 of the West Oxfordshire Local Plan 2031.

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

- The Sub-Committee had completed the site visit and found the site to be small in size and shape, resulting in a cramped design.
- The site was close to neighbouring properties and the design and materials would not fit in with the surrounding buildings. The Sub-Committee felt that the design would change the appearance of the residential area.
- The proposed materials were of concern to the Sub-Committee due to the quality. The use of timber cladding would be very distinct and clearly out of character within the surrounding area.

Councillor Elizabeth Poskitt proposed to refuse the application in line with Officer recommendations. This was seconded by the Chair, was put to the vote, 5 for the proposal, 3 against and 1 Abstention. The vote was carried.

The Sub-Committee **Resolved** to:

1. Refuse the application in line with Officer recommendations.

#### **60 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.

#### **61 Appeal Decisions**

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

The Sub-Committee asked for clarification on the following:

1. The number of applications coming to future meetings of the Sub-Committee. The Development Manager confirmed a larger application would be coming to the Sub-Committee in early 2025.
2. The progress on the issues of the car park and erection of an outdoor tent at the Farmer's Dog Pub. The Development Manager confirmed that the enforcement team were working with the owner and any further information would be available from the enforcement team.

The Meeting closed at 3.01 pm

CHAIR