

# WEST OXFORDSHIRE DISTRICT COUNCIL

## UPLANDS AREA PLANNING SUB-COMMITTEE

**Date: 20th January 2025**

**REPORT OF THE HEAD OF PLANNING**



WEST OXFORDSHIRE  
DISTRICT COUNCIL

**Purpose:**

To consider applications for development details of which are set out in the following pages.

**Recommendations:**

To determine the applications in accordance with the recommendations of the Business Manager. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

***List of Background Papers***

All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

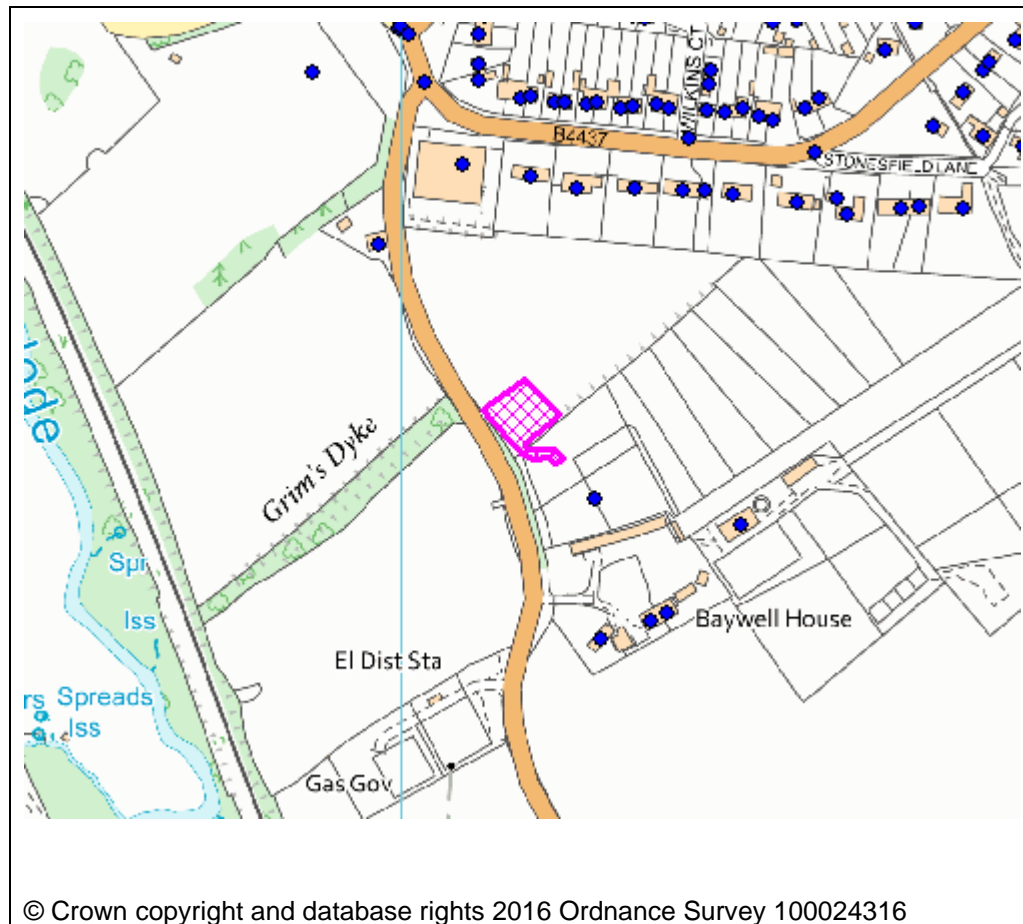
Please note that:

1. Observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from [www.westoxon.gov.uk/meetings](http://www.westoxon.gov.uk/meetings)

<b>Item</b>	<b>Application Number</b>	<b>Address</b>	<b>Officer</b>
1	24/00432/FUL	<a href="#">Land East Of Fawler Road</a>	James Nelson
2	24/02397/FUL	<a href="#">The Bull Inn Sheep Street</a>	Rebekah Orriss

Application Number	24/00432/FUL
Site Address	Land East Of Fawler Road Charlbury Oxfordshire
Date	8th January 2025
Officer	James Nelson
Officer Recommendations	Approve
Parish	Charlbury Parish Council
Grid Reference	436128 E 218494 N
Committee Date	20th January 2025

### Location Map



### Application Details:

Upgrading and re-siting of existing access into agricultural land and provision of trackway (amended plans and description).

## Applicant Details:

Charlbury House Farms  
C/o Agent

## I CONSULTATIONS

OCC Highways

*Initial response*

Visibility at the access is substandard and any intensification of use would be to the detriment of the safety and convenience of highway users.

However, I cannot demonstrate that the upgrading of the existing access and provision of the trackway ( the subject of this application ) would in itself result in a significant intensification of use and hence cannot object to this application for reasons of highway safety and convenience.

I would advise the visibility be improved to comply with standards as detailed in Manual for Streets.

Any further application using this access ( eg the proposed storage barn ) that would result in an intensification of use will require an improvement to access visibility determined in accordance with the speed of approaching vehicles.

The proposal, if permitted, will not have a significant detrimental impact ( in terms of highway safety and convenience ) on the adjacent highway network

*Response to re-consultation:*

Oxfordshire County Council, as the Local Highways Authority, hereby notify the District Planning Authority that they do not object to the granting of planning permission, subject to the following conditions:

### Conditions

- G11 access specification.
- Prior to 1st use of the proposed access the provision and retention thereafter of the vision splays as plan.
- Prior to any works on the highway the submission and approval of a Stage 1 Road Safety Audit.
- G13 close existing access and reinstate highway verge.

The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety) on the adjacent highway network.

Please note works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council - the agreement will require the submission and approval of a Stage I Road Safety Audit

Parish Council

*Initial response*

The TC objects on the grounds of traffic safety and because insufficient detail has been provided to enable us to reach a clear opinion. The principal concern is the dangerous access onto the B4022 with poor visibility on bends and restricted carriageway width. There is a particular risk to cyclists who use the road extensively as no alternative exists for journeys towards Finstock, Fawler and beyond.

The shape of the proposed road is of concern as is the width of the road at the entrance. This gives cause to assume that large vehicles will be using the entrance regularly, again bringing traffic safety up as an issue.

The information provided with this application is woefully inadequate and lacking in detail. There is no D&A statement or equivalent and hence no indication of the proposed usage of the entrance in terms of number and type of vehicles. Without this information we cannot come to any meaningful opinion.

The application indicates that the trackway will provide access to the new proposed general storage building which is the subject of a separate application, not yet received. It would seem perverse to grant permission for access changes before permission for the building has been given.

We ask that we have the opportunity to comment on the issue of permission for the new building.

*Response to re-consultation*

Original objection upheld.

OCC Archaeological Services

No objection subject to the following conditions:

- I. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in

writing by the Local Planning Authority.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason - To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

District Ecologist

No Comment Received.

## **2 REPRESENTATIONS**

2.1 Three third party comments have been received, all relating to the scheme as submitted. Two comments from members of the public have been received. These relate primarily to highways safety concerns resulting from the existing/upgraded access and resultant intensification of use that may occur. Comments state that the access would be unsafe in terms of visibility.

2.2 The Charlbury Conservation Area Advisory Committee also commented on the application stating:

*The Committee had commented on the related application 24/00433/PDET28 at its February meeting. It had noted the absence of information about access and now urged that the two applications be considered together. The Town Council had described the safety issues in its response to this application and the Secretary observed that the corner of the field where access was now proposed was currently under water.*

## **3 APPLICANT'S CASE**

3.1 No Design and Access Statement has been submitted with the application.

## **4 PLANNING POLICIES**

OS1NEW Presumption in favour of sustainable development  
OS2NEW Locating development in the right places  
OS4NEW High quality design  
T2NEW Highway improvement schemes

EH1 Cotswolds AONB  
EH3 Biodiversity and Geodiversity  
EH9 Historic environment  
EH10 Conservation Areas  
EH15 Scheduled ancient monuments

CHANP Charlbury Neighbourhood Plan

The National Planning Policy framework (NPPF) is also a material planning consideration.

## **5 PLANNING ASSESSMENT**

### **Background**

- 5.1 This application seeks consent for the upgrading and re-siting of existing access into agricultural land and provision of trackway at Land East of Fawler Road, Charlbury.
- 5.2 The application site lies to the east of the B4022 (Fawler Road), approximately 80m-170m south of the built-up area of the Town.
- 5.3 The site lies within the Cotswolds National Landscape and Charlbury Conservation Area and lies within Flood Risk Zone 1.
- 5.4 This application is brought before Members due to the objection of the Town Council on highway safety grounds.
- 5.5 The application has been amended and necessary re-consultations carried out.

### **Relevant Planning History**

24/00433/PDET28- Erection of an agricultural building together with associated concrete apron to the front, to be used for general storage of land management equipment.

Decision: Prior approval required on the following grounds: -

*Further information is required to enable the LPA to consider if the siting of the agricultural barn is appropriate in terms of its highways impact. The prior approval of the Local Planning Authority is therefore required as to the siting, design and external appearance of the building.*

Consent has not therefore been granted under 24/00433/PDET28.

- 5.6 The works have also been the subject of an enforcement investigation, as the laying of hardstanding and widening/upgrading of the existing field access has been carried out without the benefit of planning consent.

### **The Proposal and amendments during the course of the application**

- 5.7 The proposal as submitted sought to regularise the works as carried out, as well as create an access track internally with the site. During the course of the application, it became clear that the original proposed access could not provide a suitable level of visibility during egress. As a result, the

application has been amended to propose the creation of a new access to the south and stop up the existing access. The amendment has been subject to re-consultation. The Town Council have reiterated their objection, whilst OCC Highways have commented as above, stating that the amended location would be preferable, providing increased visibility for users subject to planning conditions, as will be discussed further below.

### *Development plan*

5.8 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In this case, the development plan is comprised of the West Oxfordshire Local Plan 2031 ('WOLP') and Charlbury Neighbourhood Plan 2031 ('CNP').

5.9 Taking into account planning policy, history, other material considerations and the representations of interested parties, officers consider that the key considerations in this assessment are:

- Highways;
- Impact upon the character and appearance of the area and heritage assets; and
- Biodiversity

5.10 Each will be fully considered in the following sections of this report.

### **Highways impacts**

5.11 WOLP Policy T2 states that all new development "will be required to demonstrate safe access and an acceptable degree of impact on the local highway network".

5.12 The amended application seeks to install a 3.5m wide access approximately 25m south of the existing opening. The access has been relocated in order to ensure that appropriate visibility splays can be achieved without the removal of significant amounts of vegetation. The access would serve the adjacent agricultural land.

5.13 OCC Highways have confirmed that the relocated access would be served by significantly improved visibility compared to the existing position, and therefore, given the presence of an field access in this location historically, the amended proposal would lead the field access moving to an improved position in visibility terms. This is subject to the conditions as recommended in Section 6, including the closing up of the existing access, proposed access specification, details of vision splays and the submission of a Stage 1 Road Safety Audit. On this basis, the application is considered acceptable in highways safety terms.

### **Impact upon the character and appearance of the area and heritage assets**

5.14 WOLP Policy OS4 states that new development should respect the historic, architectural and landscape character of the locality. Further, the general principles of Policy OS2 require development to be of a proportionate and appropriate scale to its context and form a logical complement to the established pattern and character of the area. Section 12 of the National Planning Policy Framework



('NPPF') reinforces the fundamental nature of good design to sustainable development and states that 'good design is a key aspect of sustainable development' (Para. 131).

5.15 The site lies within the CNL, a nationally important designation, where great weight should be given to conserving and enhancing landscape and scenic beauty. This duty is reflected in Policy EHI of the Local Plan and NPPF paragraph 189, which require great weight to be given to conserving and enhancing landscape beauty in National Landscapes. Section 245 (Protected Landscapes) of the LURA 2023 now places a duty on relevant authorities in exercising or performing any functions in relation to, or so as to affect, land in National Landscapes, to seek to further the statutory purposes of the area. The statutory purposes of National Landscapes are:

- conserving and enhancing the natural beauty of the area of outstanding natural beauty
- increasing the understanding and enjoyment by the public of the special qualities of the area of outstanding natural beauty

5.16 In December 2024, DEFRA published guidance for relevant authorities on seeking to further the purposes of protected landscapes which outlines *inter alia* that the local planning authority should apply the duty in the exercise of development management functions, including development undertaken through permitted development rights where prior approval is required. The Cotswolds Conservation Board's Management Plan and guidance documents are also material considerations in decision making relevant to the CNL.

5.17 Given the application site within the CA, officers are required to take account of Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

5.18 As set out above, the hardstanding within the application site and widened access has been subject to an enforcement investigation and does not appear to be lawful. The baseline condition of the site against which the proposal should be assessed is therefore as an undeveloped agricultural field and modest field gate with grassed verge, displaying a verdant, rural and agricultural character typical of the landscape setting of the town.

5.19 In this context, the proposal would result in the relocation of the access, which in isolation would result in a natural impact upon the character and appearance of the area. Your officers consider that conditions to ensure that the creation of a large area of hardstanding and the closing up and planting of the existing (unlawfully widened) access are necessary to avoid an intensification of built form in this rural, agricultural location. The effect of the proposal would therefore be to close up the existing access, with associated hardstanding removed, and native hedgerow planting installed to soften the appearance of the site and mitigate the loss of hedgerow required to facilitate the proposed access.

5.20 The application site lies in an area of archaeological interest and potential, immediately south east of a scheduled portion of the North Oxfordshire Grim's Ditch. The County Archaeologist has been consulted on the application and raised no objection subject to the imposition of planning conditions relating to the submission of a Written Scheme of Investigation and watching brief. Officers note that hardstanding has been laid within the application site which the proposed conditions seek to remove. However, given further works are required to construct the amended access, consider that these conditions remain necessary given the sensitivity of the site.

5.21 On this basis, the application is considered to result in a neutral impact upon the character and appearance of the area in landscape and visual, as well as heritage terms.

### **Biodiversity**

5.22 The proposed development would necessitate the removal of approx. 4m of existing hedgerow to accommodate the relocated access. Whilst in isolation, this would result in a minor adverse impact upon local ecology, your officers consider that this can be mitigated through planning condition requiring the planting of replacement hedging to close the existing access.

### **Recommendation**

5.23 In light of this assessment, the application is considered to accord with WOLP 2031 Policies OS1, OS2, OS4, T2, EH1, EH3, EH9, EH10 and EH15, Charlbury Neighbourhood Plan 2031 Policies HE3, NE1 and NE5 and the NPPF 2024. The application is therefore recommended for conditional approval.

## **6 CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 04.10.2024 and 18.11.2024.

REASON: The application details have been amended by the submission of revised details.

3. The applicant, or their agents or successors in title, shall be responsible for organising and implementing an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site. The watching brief shall be carried out by a professional archaeological organisation in accordance with a Written Scheme of Investigation that has first been approved in writing by the Local Planning Authority.

REASON: To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

4. Following the approval of the Written Scheme of Investigation referred to in condition 3, no development shall commence on site without the appointed archaeologist being present. Once the watching brief has been completed its findings shall be reported to the Local Planning Authority, as agreed in the Written Scheme of Investigation, including all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

REASON: To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with the NPPF (2024).

5. Prior to first use of the access hereby approved, vision splays shall be provided in accordance with those shown on plan ref. 26220-01-2 Rev. A. The vision splays as approved shall be retained in that condition thereafter.

REASON: To ensure that the development results in an acceptable impact on highways safety.

6. Prior to the commencement of any works to the highway, a Stage I Road Safety Audit shall be submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details.

REASON: To ensure that the development results in an acceptable impact on highways safety.

7. On commencement of the development the proposed access shown on the approved plans shall be formed and the existing access closed by the planting of a hedgerow in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The hedge shall thereafter be so tended as to grow to, and to remain at, a height of not less than 1.5 metres.

REASON: To ensure a safe and adequate access, safeguard the character and landscape of the area and offset the loss of hedgerow proposed.

8. Within six months of the date of this consent, all hardstanding associated with the existing access shall be removed from the land in its entirety and the land reinstated to its previous condition in accordance with a plan to be first submitted to and approved in writing by the local planning authority.

REASON: In order to secure the removal of a feature which results in an adverse urbanising impact upon the character and appearance of the area.

9. The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first use of the access hereby approved.

REASON: To ensure a safe and adequate access.

#### INFORMATIVES :-

- Please note works are required to be carried out within the public highway, the applicant shall not commence such work before formal approval has been granted by Oxfordshire County Council by way of legal agreement between the applicant and Oxfordshire County Council - the agreement will require the submission and approval of a Stage I Road Safety Audit
- The Local Planning Authority consider that the mandatory requirement of 10% Biodiversity Net Gain is not required for this proposal as submitted.

- All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February, or after the young have fledged and left the nest.

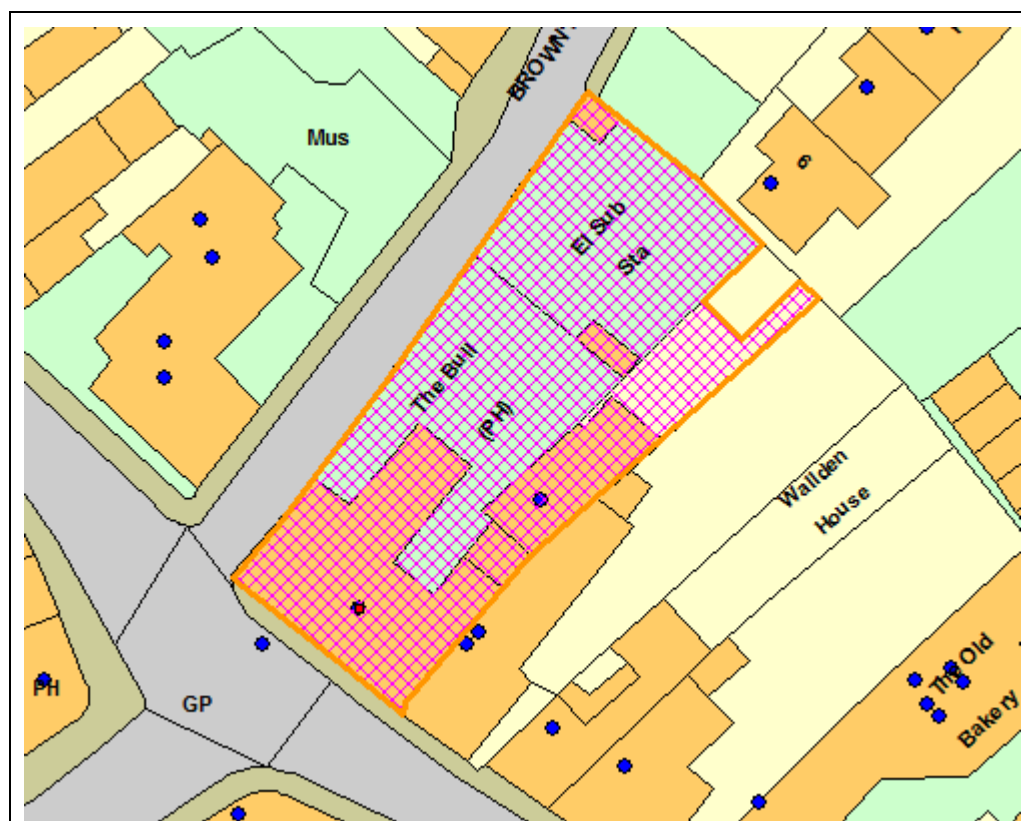
**Contact Officer:** James Nelson

**Telephone Number:** 01993 861712

**Date:** 8th January 2025

Application Number	24/02397/FUL
Site Address	The Bull Inn Sheep Street Charlbury Chipping Norton Oxfordshire OX7 3RR
Date	8th January 2025
Officer	Rebekah Orriss
Officer Recommendations	Approve
Parish	Charlbury Parish Council
Grid Reference	435744 E 219475 N
Committee Date	20th January 2025

### Location Map



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### Application Details:

Erection of garden structure forming private event space (Retrospective)

## **Applicant Details:**

The Public House Group  
The Bull Inn  
Sheep Street  
Charlbury  
Chipping Norton  
Oxfordshire  
OX7 3RR

## **1 CONSULTATIONS**

Parish Council	The Town Council objects to this planning application. As stated in conjunction with other submitted plans, this is still contravening policy ECT7 of the Charlbury Neighbourhood Plan by reducing the number of parking spaces. 12 spaces are defined in previous planning applications (2016) and thus should be upheld.
OCC Highways	<p>The proposal, if permitted, will not have a significant detrimental impact (in terms of highway safety) on the adjacent highway network.</p> <p>I cannot demonstrate that the proposal in this town centre location would cause such harm as to warrant the refusal of the application for reasons of highway safety.</p>
Conservation And Design Officer	We could support this temporary structure.

## **2 REPRESENTATIONS**

2.1 Two objections have been received these can be read in full on the West Oxfordshire Planning website, however they are summarised below:

- The proposal will lead to a reduction in the number of parking spaces at the pub;
- There is frequent congestion on Brown's Lane caused by street parking, this proposal will exacerbate this problem.

## **3 APPLICANT'S CASE**

The full design and access statement can be found on the West Oxfordshire Planning Website, however the conclusion of the applicant design and access statement is as follows:

3.1. The Charlbury Neighbourhood Plan sets out the following Vision for the town - 'Charlbury will continue to be a thriving, active community, welcoming and supportive to people of all ages and circumstances to live, work and visit.'

3.2. The Public House Group's tenure at The Bull is still in its relative infancy however its success significantly assists the town to meet this commendable ambition.

- 3.3. Employment in the area, as a product of the pub has risen (both direct and in-direct), the number of guests being drawn to the area to stay has increased and for the residents of Charlbury, an enhanced offer and community facility has been provided.
- 3.4. The proposals presented within application seek to regularise a breach in planning permission and listed building consent to have arisen at The Bull via the construction of a temporary structure being used as a private dining and event space.
- 3.5. The proposals contained within this application assist The Bull to achieve viability and make the economic and social contribution to the area it clearly does.
- 3.6. The heritage credentials of the site are recognised, and the proposals have been brought forward with professional heritage input. The research, findings and assessment of the proposals from this perspective are include within the enclosed Heritage statement and impact assessment which concludes 'the impact of the proposal will have no permanent or temporary impact on the heritage significance of the site drawn from its built form.'
- 3.7. This planning statement has identified relevant planning policy from both a local and national level. An assessment of the proposals against this policy has found that there is an 'in-principle' position of support.
- 3.8. In light of the above, it is concluded that the granting of permission would accord with the development plan and there are no other material considerations that would indicate otherwise. The proposals should therefore be approved under delegated powers, in accordance with paragraph 11(c) of the NPPF.

#### **4 PLANNING POLICIES**

OS2NEW Locating development in the right places  
OS4NEW High quality design  
EH11 Listed Buildings  
EH10 Conservation Areas  
NPPF 2024  
DESGUI West Oxfordshire Design Guide  
E5NEW Local services and community facilities

The Charlbury Neighbourhood Plan

The National Planning Policy framework (NPPF) is also a material planning consideration.

#### **5 PLANNING ASSESSMENT**

- 5.1. The application seeks retrospective planning permission for the erection of a temporary garden structure forming a private event space at The Bull, Charlbury. The structure is located in a corner of the pub site, in an area that is walled off from the car park and has been used for various ancillary uses throughout the recent history of the pub.
- 5.2. The structure is proposed to be used as an events space for the pub, for both private bookings and ad hoc events organised by the pub. The applicant is seeking permission to host the structure for 3 years.

- 5.3. The Bull is grade II listed and sits within the Charlbury Conservation Area. The site is also within the Cotswolds National Landscape. An electricity sub-station adjoins the site to the north-east.
- 5.4. This application is before Members for consideration as the Town Council has objected to the proposal and this is contrary to your officer's recommendation.

### **Planning History**

- 5.1. There is extensive planning history for this site, none of which directly relate to the part of the site to which this application relates.

### **Principle of Development**

- 5.2. Policy OS2 and OS4 seek to ensure high-quality design. In this case where the environment is historic, they seek to support development that forms a logical complement to the existing site and enhances the character of the surroundings.
- 5.3. Policy E5 of the West Oxfordshire Local Plan (WOLP) supports development of local services and includes pubs in this category. Development will be supported where it will support the retention of local services to meet local needs. The events space is intended to support the pubs current operations.
- 5.4. As such, the proposal is acceptable in principle with regard to the impact on the conservation area, listed building, neighbouring amenity and highways safety.

### **Siting, Design and Heritage Impacts**

- 5.5. As the property is a listed building, the LPA are required to take account of section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that considering development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses. The National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 5.6. In addition, as this site is located within a Conservation Area, the LPA are required to consider section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 5.7. The structure is constructed of timber supports with a stretched canvas roof. It is located in an enclosed area to the north of the holiday accommodation and to the east of the carpark. The space is enclosed by high Cotswold stone walls, such that only a small portion of the canvas roof can be seen in the street scene from Brown's lane.
- 5.8. The siting of the structure has not involved any works to the listed building or boundary walls.



- 5.9. While the materials and design of the structure appear makeshift and are unsuitable for the setting of the listed building, your officers consider the location within the site has minimised the visibility of the structure within the curtilage of the listed pub and reduced the impact of the structure on the street scene.
- 5.10. As such, while the makeshift nature of the design means that your officers cannot recommend the permanent retention of the structure in this space, your officers consider that on balance the temporary granting of planning permission is acceptable.
- 5.11. Your officers consider that this allows a period of time to consider alternative proposals that could be supported on a permanent basis.
- 5.12. In light of the above, your officers consider the structure to be acceptable on a temporary basis with regard to design and heritage impacts and therefore complies with policies OS2, OS4, and EH11.

### **Cotswolds National Landscape**

- 5.13. Paragraph 189 of the NPPF requires great weight to be given to conserving and enhancing landscape beauty in Areas of Outstanding Natural Beauty. In this case, given the nature of the proposals and the built up residential/commercial context of the site, the proposed development will not have any visual impact beyond its immediate setting and will therefore conserve the landscape and scenic beauty of the Cotswolds National Landscape.

### **Impact on Neighbouring amenity**

- 5.14. In terms of the impact of the residential area, historic maps suggest that the area has been used for various ancillary uses in association with the pub and holiday accommodation use.
- 5.15. The structure is intended to enable the use of a small part of the outside space for year round use. The capacity of the structure is relatively small and your officers consider that the types of events proposed to be held within this space are commensurate with the existing use of the pub and the surrounding residential uses.
- 5.16. As the structure is within the built up area of Charlbury and may be used by customers in addition to those in the main pub, the events space is proposed to be restricted to prevent very late night use.

### **Highways**

- 5.17. Officers note that the Town Council have objected to the proposal on the basis of highways harm. While your officers note that the structure is not located on land that has ever formed part of the car park and does not result in the loss of any parking spaces, the use may give rise to a slight increase in car trips.
- 5.18. As such, the Local Highway Authority has been consulted and have raised no objections in regards to highways safety and convenience. On this basis, the scheme is considered acceptable and complies with policy T4 of the West Oxfordshire Local Plan.

## **Other Matters**

5.19. Access to the adjacent electricity sub-station is from the car-park and so this application does is not considered to impact this utility.

## **Conclusion**

5.20. Taking into account the above matters the proposal is considered acceptable on its merits and complies with Policies OS2, OS4, E5, EH10, EH11, EH1, and T4 of the West Oxfordshire Local Plan 2031, the Charlbury Neighbourhood Plan, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016.

## **6 CONDITIONS**

1. The use hereby permitted shall be discontinued, the structure removed and the land restored to its former condition on or before 3 years from the date of this decision.

REASON: The use is only justified by the temporary need for the development.

2. The use shall not take place other than between the hours of: -

12pm-11pm; Sunday, Monday, Tuesday, Wednesday, Thursday

12pm-12am; Friday and Saturday

REASON: To safeguard living conditions in nearby properties.

**Contact Officer:** Rebekah Orriss

**Telephone Number:**

**Date:** 8th January 2025

