

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the

Lowlands Area Planning Sub-Committee

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB
at 2.00 pm on **Monday, 10 November 2025**

PRESENT

Councillors: Andy Goodwin (Chair), Michael Brooker (Vice-Chair), Rachel Crouch, Phil Godfrey, Nick Leverton, Michele Mead, David Melvin, Andrew Prosser, Sarah Veasey, Liam Walker and Alistair Wray

Officers: Andrew Brown (Head of Democratic and Electoral Services), Clare Anscombe (Career Grade Planner), James Nelson (Principal Planner) and Mathew Taylor (Democratic Services Officer)

Other Councillors in attendance: None.

72 Apologies for Absence

Apologies for absence were received from Councillors Andrew Lyon, Steve Cosier and Adrian Walsh.

Councillor Liam Walker substituted for Councillor Adrian Walsh.

73 Declarations of Interest

There were no declarations of interest.

74 Minutes of Previous Meeting

Councillor Nick Leverton proposed that the minutes of the previous meeting held on Monday 13 October 2025 be agreed by the Sub-Committee as a true and accurate record. This was seconded by Councillor Sarah Veasey, was put to the vote and agreed unanimously by the Sub-Committee.

The Sub-Committee resolved to:

- I. Agree the minutes of the previous meeting held on Monday 13 October 2025.

75 Applications for Development

76 25/00277/FUL 82 Moorland Road Witney

Clare Anscombe, Senior Planner, presented the application that was for the change of use of land at 87 Moorland Road, Witney to extend the residential curtilage and erection of a fence.

The Senior Planner's presentation addressed the following points:

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- The application had been brought to a previous meeting of the Sub-Committee and had been deferred.
- Location plans and photographs of the site were shown, these included views from the public footpaths near the site.
- The application site was well screened from Welch Way.
- The fencing was proposed to be open board panels to a height of 1.8 metres.
- Since the last meeting of the Sub-Committee the applicant had provided a site plan that showed the location of the trees all of which were outside of the site.
- Material considerations in the planning assessment were: the principle of development; the impact on the character and appearance of the area and visual amenity, ecology, flood risk and trees.
- The area of land was considered small and public amenity would be retained. There was no impact on the existing footpath.
- There had been no objection from the Council's Flood Risk Management Officer.
- There was a 10% biodiversity net gain from the application.
- In order to address concerns of the impact of proposed works on the nearby trees, the applicant had provided a Fencing Method Statement. The document described how fencing works would be undertaken to ensure no damage to existing trees. The Council's Tree Officer had raised no objections.
- The application complied with key policies of the Local Plan and was therefore recommended for approval.

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

- The potential for future development of the site that extended beyond the existing building line in the area was discussed. The Senior Planner noted that were a future application for building to be submitted it would be considered on its own merit.
- The ownership of the site was addressed. It was suggested that ownership was not a material planning consideration. The applicant should have notified any other owners as part of the process, and no comments had been received from other owners regarding the application.

Councillor Liam Walker proposed the Sub-Committee approve the application in line with the officer recommendations. This was seconded by Councillor Michele Mead and put to the vote.

Voting Record – 8 for, 0 against, 2 abstentions.

The Sub-Committee **Resolved** to:

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

77 Applications Determined under Delegated Powers

The report giving details of the application determined under Delegated Powers was received. No questions or comments were made.

78 Appeal Decisions

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

79 Site Visits

The Principal Planner confirmed there were no site visit reports to consider.

The Meeting closed at 2.17 pm

CHAIR