

Public Document Pack

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, 9 February 2026**

PRESENT

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

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

97 Apologies for Absence

Apologies for absence were received from Councillors Cosier, Leverton and Walsh.

98 Declarations of Interest

Declarations of interest were received as follows:

Cllr Goodwin declared that he was acquainted with the applicant in respect of 25/02370/FUL and would not debate or vote on the matter but would preside.

Cllr Godfrey declared an interest in respect of application 25/02919/HHD and withdrew from the meeting as he was the applicant.

Cllr McBride declared an interest in application 25/01221/OUT as he had served as a Planning Sub Committee Member when it had previously been considered in 2015.

99 Minutes of Previous Meeting

Councillor Mead proposed the approval of the minutes of the previous meeting held on 12 January 2026. Councillor Wray seconded the proposal which was put to the vote and agreed by the Sub-Committee.

RESOLVED: That the minutes of the previous meeting of the Lowlands Planning Sub-Committee be confirmed as a correct record and signed by the Chair.

100 25/02600/FUL The Paddocks New Yatt

The Planning Officer presented an application which related to an existing single-storey, general industrial building located towards the south of New Yatt within a cluster of buildings that comprised 'The Paddocks.' These had a range of different uses, set around a yard, with the south of the site used for commercial equestrian use. The site lay within the Hailey Neighbourhood Plan Area. The proposed development was for the 'Conversion of existing workshop building (B2 use) into a single dwelling together with associated ancillary development works.'

09/February2026

The relevant planning history was detailed on page 41 of the agenda pack, along with relevant planning policy, material considerations and the representations of interested parties. In taking account of all these factors, along with the key considerations of the application, officers were of the opinion that this should be refused, as the adverse impacts of the proposed development were considered to significantly and demonstrably outweigh the benefits.

Speaking on behalf of the applicant, the agent, Ms Pugh, specified that no objections had been received from the public or any statutory consultees. She also stated that the officer's report wrongly assumed harm based on perceived policy conflicts, and underplayed the public benefits. She went on to state that there was a clear and demonstrable need for additional housing in the area and that the only way of addressing the Council's housing supply deficit was through windfall schemes such as this. It was emphasised that the building in question had been empty for a number of years, and that the structure was not reasonably capable of being used for other employment purposes. She maintained that the proposals were policy compliant and urged members to support the scheme.

In debating the application, Members expressed the view that approving the application would enhance the site, the alternative being further deterioration of an already dilapidated building. Members agreed that the loss of the use of the building for employment use was not a relevant factor in this case, and that approval of the application would allow for the building to be upgraded.

It was proposed by Councillor Brooker and seconded by Councillor Walker to approve the application with no condition restricting the age of occupants, subject to delegated powers being granted to Planning Officers to impose any other relevant conditions.

RESOLVED: That, subject to delegated authority being granted to the Planning Officer to impose relevant conditions, the application be approved.

101 25/02578/FUL Land Adjacent To Kencot Cottages Kencot

This application had been deferred at the January meeting of the Lowlands Sub-Committee to enable a site visit to be conducted. The application sought planning permission for the erection of a detached two-storey self-build dwelling with access, parking, amenity space and associated works at land adjacent to Kencot Cottages, Kencot. Amended plans had been accepted showing the façade having been amended to simplify the proposed materials and fenestration.

The site comprised an undeveloped area of paddock and modest open-fronted agricultural building adjacent to the main thoroughfare running through the village. The site was bounded by characterful stone walls and benefited from access via a field gate. It was situated within the Kencot Conservation Area ('CA') and located approximately 80m to the north of the grade II listed Manor Farmhouse. A number of locally listed buildings were in close proximity including Kencot Cottages, Shill Brook House and De Rougemont. The application had been brought forward for consideration, following a conflict between the Planning Officer's recommendation and the position of the Kencot Parish Council.

09/February2026

The report detailed information regarding the relevant planning policy, history, material considerations and the representations of interested parties. Officers also took account of the key considerations within the application. Having done so it was confirmed that the development site was located in the 'small villages, hamlets and open countryside' criteria of the settlement hierarchy and the proposed development did not meet any of the exceptions set out in the West Oxfordshire Local Plan 2031 that would permit a new dwelling in such a location. As such the new dwelling would be in an unsustainable location and contrary to Policies OS1, OS2, H2, H5, CA5, T1 and T3 of the adopted West Oxfordshire Local Plan 2031 and the provisions of the National Planning Policy Framework 2024.

It was therefore recommended that the application be refused.

Mr Cox representing Kencot Parish Council spoke in support of the application, reaffirming the support of the villagers for this proposal. He stated that following the amendment of the design in terms of removal of the cladding, it was felt that the property would be more in keeping with the other properties alongside it. Those that had commented on the other aspects of the design regarding the roof, tiles and front door being too modern had still been in favour of a house on the site.

Mr Monk the applicant also addressed Members stating that following guidance from the Planning Officer the relevant changes had now been made. Mr and Mrs Monk emphasised his engagement with the local community and the overwhelming support he had received for the proposal of a residential development over and above any commercial usage. He also urged Members to give substantial positive weight to the self-build nature of the application and his willingness to sign a Section 106 agreement in this regard.

In considering the application, Members disagreed with the officer's concern relating to the negative impact on heritage assets and the character and appearance of the area. They were not of the opinion that the gap at the site made an important and significant contribution to its character and appearance. A Member expressed concern on regarding the large tree to the southwest of the property and its possible impact on the street scene and enquired if the tree could be protected. The Planning Officer confirmed that this would be protected by virtue of its size and location and remained outside of the application site.

The proposal to permit the application contrary to the officer recommendation was proposed by Cllr Brooker and seconded by Cllr Walker. It was put to the vote and agreed by the Sub-Committee.

RESOLVED: That contrary to officers recommendations, the application be approved, subject to officer delegation being granted in collaboration with the Chair to confirm the necessary conditions and a S106 agreement to secure the self-build element.

102 25/01221/OUT Brooklands Nurseries 47 Shilton Road

An application was considered which sought outline planning permission for the demolition of an existing dwelling together with associated outbuildings and the erection of eighteen dwellings with associated landscaping and open space at Brooklands Nurseries, 47 Shilton Road, Carterton. All matters were reserved, except for access, for which approval was sought. The proposed schedule of accommodation for the 18 dwellings was comprised of a range of detached, semi-detached and terraced houses.

Members were informed that the applicant had submitted a Planning Statement in support of the proposal the main points of which were summarised at paragraphs 3.2 to 3.10 of the report. The report stated that application site extended to 1.14 hectares (just under 3 acres) and was located on the western side of the Shilton Road on the north-west edge of Carterton. The site, a former nursery, contained three dwellings (47, 49 and 49a Shilton Road), associated outbuildings, gardens, grassland, scrub and trees. There was an existing access to the Shilton Road in the north-east corner of the site.

It was highlighted that the application had been brought in accordance with the Scheme of Delegation due to an objection raised by Carterton Town Council on the grounds of overdevelopment, and the likely impact on the character and appearance of the area with particular regard to the site frontage.

Having taken into account planning policy, history, other material considerations and the representations of interested parties, officers had concluded that there were no adverse impacts that would significantly and demonstrably outweigh the public benefits arising from the erection of 18 dwellings and associated works. The application was therefore recommended for approval subject to the signing of an S106 agreement and the imposition of biodiversity conditions as were necessary.

Members debated the application. One Member enquired about the mature trees near to the site and the potential impact upon them. He sought reassurance that they would be retained. The Planning Officer confirmed that a key strategy behind the design had been to retain a buffer which would protect the strip of land adjacent to the brook, and so would not be affected by the proposals before Members. The nature of the buffer would be of significant distance, setback by approximately 20 metres. The Planning Officer confirmed that no objections had been raised in terms of the distance and there was certainly an intention to retain a suitable buffer so as not to lose any trees.

Another question raised was in relation to the absence of a cycle route, which would help to improve pedestrian access and the operation of a sustainable surface drainage scheme, to ensure that there was no run off into the Shill Brook. The presenting officer confirmed that an informative could be included in relation to the buffer, surface water and cycle route.

Approval of the application was proposed by Cllr Walker and seconded by Cllr McBride. The proposal was put to the vote and agreed by the Sub-Committee.

09/February2026

RESOLVED: That the application be approved subject to;

- (i) the signing of a S.106 legal agreement and additional biodiversity conditions,
- (ii) delegated authority being granted to confirm that the S106 requirements accord with Carterton LCWIP
- (iii) an additional informative be added regarding surface water run off into the Shill Brook.

103 25/02919/HHD The Paddock Cote

Members were informed regarding an application which sought planning permission for the erection of a single storey side extension with roof lights, and associated works at The Paddock, Cote. The site related to a detached dwelling located down a private track in Cote. The site did not fall within any areas of special designated control and therefore the main considerations of this application were concerning the impact of the proposed development on the visual and residential amenity. Members noted that this application had been brought forward for consideration due to the dwelling being owned by a Councillor.

Having paid due regard to all relevant matters including siting and design, neighbouring amenity and biodiversity net gain, Officers were of the opinion that the proposal was considered to be acceptable on its merits and complied with Policies OS2, OS4 and H6 of the West Oxfordshire Local Plan 2031 and the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016. Consequently, Officers recommended approval of the application.

Approval of the application was proposed by Cllr Veasey and seconded by Cllr Crouch. The proposal was put to the vote and agreed by the Sub-Committee.

RESOLVED: That the application be approved.

104 25/02370/FUL I High Street Eynsham

The submitted application sought planning permission for the provision of a replacement window to the ground floor front elevation at I High Street, Eynsham. The application site currently operated as a café/deli business and as such did not benefit from permitted development rights. The site was within the Eynsham Conservation Area adjacent to and opposite several Listed Buildings and covered by the Eynsham Neighbourhood Plan.

The report stated that Eynsham Parish Council had raised an objection to the proposal, despite plans being amended to address their concerns. The main considerations of this application were believed to be the impact of the proposed development on the visual amenity, residential amenity and the heritage assets. Each of these factors were detailed within the report before Members. Taking these considerations into account, the proposal was deemed as acceptable on its merits and complied with all the necessary policies. Therefore, the application was recommended for approval subject to the conditions outlined in paragraph 6 of the report.

09/February2026

Members debated the benefits and drawbacks of the application before them. Approval of the application was proposed by Cllr Walker and seconded by Cllr Mead. The proposal was put to the vote and agreed by the Sub-Committee.

RESOLVED: That the application be approved.

I05 Applications Determined under Delegated Powers

A report on the applications determined under delegated powers was presented.

RESOLVED: That the report be noted.

I06 Site Visits

The Planning Officer proposed a site visit to a land parcel at Lew, which would be brought for consideration at the March/April meeting. The proposal was for the construction and operation of a ground mounted solar farm with battery energy storage system and associated infrastructure, access, ancillary works and landscaping.

RESOLVED: That the site visit be conducted on Thursday 5 March 2026.

The Meeting closed at 3.43 pm

CHAIR