

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the **Uplands Area Planning Sub-Committee** held via video conferencing at 2.00pm on **Monday 1 February 2021**

PRESENT

Councillors: Jeff Haine (Chairman), Geoff Saul (Vice-Chairman), Andrew Beaney, Richard Bishop, Mike Cahill, Nigel Colston, Julian Cooper, Derek Cotterill, Merilyn Davies, Ted Fenton (ex-officio, non-voting), David Jackson, Neil Owen and Alex Postan.

Officers: Abby Fettes (Interim Locality Lead Officer Development Management), Stephanie Eldridge (Senior Planner), Sarah Hegerty (Planner, Development Management); Declan Jermy (Career Grade Planner); and Amy Bridgewater-Carnall (Senior Strategic Support Officer).

44. MINUTES

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 5 January 2021, copies of which had been circulated, be approved as a correct record and signed by the Chairman.

45. APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS

There were no apologies for absence or temporary appointments.

46. DECLARATIONS OF INTEREST

There were no declarations of interest from Members or Officers relating to matters to be considered at the meeting.

47. APPLICATIONS FOR DEVELOPMENT

The Sub-Committee received the report of the Business Manager – Development Management, giving details of applications for development, copies of which had been circulated.

RESOLVED: That the decisions on the following applications be as indicated, the reasons for refusal or conditions related to a permission to be as recommended in the report of the Business Manager – Development Management, subject to any amendments as detailed below:-

(i) 20/02436/FUL – 25 High Street, Chipping Norton

The Senior Planning Officer, Sarah Hegerty, introduced the application for the erection of a new, two bedroom dwelling with car port and rear garden.

A public submission had been received and was read out on behalf of Mr Alex Lane, agent for the applicant. A summary of his submission is attached as Appendix A to the original copy of these minutes.

Information contained in the follow on report advised that additional conditions had been proposed by officers and the WODC Drainage Engineers. These related to the development being carried out in accordance with the approved drainage details and the chimney which would be retained as an architectural feature only.

The Planning Officer then presented her report containing a recommendation of approval. She advised that an objection had been received from the Parish Council who raised a concern that there was insufficient parking, the site was very small and there was a lack of amenity space.

Ms Hegerty advised that the design, form and volume of the dwelling had been reduced through the pre-application advice process, was considered to sit well within the vernacular and accorded with policy.

Councillor Saul advised that he had visited the site which had been partially cleared and consisted of mainly hardstanding. He agreed with the Conservation Officers assessment that this was a tight site but on balance, the proposal was acceptable. He therefore proposed that the application be granted as per officers' recommendations.

This was seconded by Councillor Postan who was satisfied, subject to the maintenance of the access being addressed. Officers advised that this was a civil matter and no objection had been received from County Highways. However, it was agreed that an informative could be added to the permission addressing this issue.

Councillor Cooper stated that on balance he did not accept that the application was acceptable as it resulted in over intensive development of the site.

The Officer recommendation of approval was then put to the vote and was carried, subject to the inclusion of two additional conditions detailed in the update report and an informative relating to maintenance of the access, as outlined below.

Approved

12. **CONDITION:** The development shall be carried out in accordance with the approved drainage details prior to the first occupation of the development hereby approved and thereafter maintained in accordance with the approved maintenance schedule.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (National Planning Policy Framework and Planning Practice Guidance).

13. **CONDITION:** The chimney hereby approved shall be an architectural feature only and shall not function as a chimney for the burning of fuels. The chimney shall be thereafter retained as such.

REASON: To ensure the Air Quality in the vicinity (Air Quality Management Area) is not impacted by the development.

Informative to applicant

Confirmation required to ensure maintenance of the access is maintained.

(ii) 20/02939/FUL – Vicarage Field, Church Road, Milton under Wychwood

The Senior Planning Officer, Stephanie Eldridge, introduced the application for the erection of two replacement detached dwellings, with parking and associated landscaping.

Ms Charlotte Kelly addressed the meeting in objection to the application. A summary of her submission is attached as Appendix B to the original copy of these minutes.

The Planning Officer then presented her report containing a recommendation of approval. In response to the objectors comments relating to the full height windows on the south east elevation, Ms Eldridge advised that officers were satisfied that sufficient boundary planting would be controlled by conditions, mitigating the impact of overlooking. She highlighted that mature planting would be required prior to occupation and conditions 7 and 8 in the report addressed this.

With regard to the Thames Water pumping station on the site, no objection had been received from the Environmental Health Officer as the closest dwelling was 50 metres away. Members noted that the informative detailed in the report needed amending to refer to a measurement of 50 metres and not 15 metres.

In response to the request for removal of permitted development rights, officers confirmed this could be applied if Members requested it.

The Chairman, Councillor Haine referenced the materials to be used, which were proposed as Limestone and Oak Timber boarding. He did not feel that this was in keeping with other properties in the vicinity and suggested that natural stone and a slate roof would be better suited.

Councillor Haine supported the objectors' comments relating to the full height windows on the south east elevation and suggested that these be replaced with standard sized windows. He recognised that some of the boundary planting had already been removed and supported the condition that the landscaping be installed prior to occupation, along with the request to remove permitted development rights.

Councillor Beaney asked for clarification on condition 7 with a view to ensuring retention of trees on the site, an explanation of the balcony access on the first floor and the comments supplied by Thames Water. Officers explained that the balcony was of a Juliette style and for aesthetic purposes, condition 7 could be enhanced and Thames Water had requested an informative as per the report.

Further explanation of the site plan, location of trees and landscaping proposed was provided by officers.

Councillor Haine proposed that the application be granted as per officers' recommendations subject to:

- a change to the materials to natural stone and a slate roof;
- the reduction of the first floor windows on the south east elevation to a standard size;
- the removal of permitted development rights; and
- the landscaping conditions be bolstered to include reference to the planting of mature trees, the retention of existing trees on the site & the importance of the planting along the eastern boundary.

This was seconded by Councillor Beaney and having been put to the vote, was carried.

Approved

(iii) 20/03021/HHD – The Fullers Cottage, 23 Witney Street, Burford

The Planning Officer, Declan Jermy, introduced the application for the erection of a single storey flat roof extension and first floor pitched roof extension. Officers advised that the proposal was one of refusal for the reasons outlined in the report.

This item was taken in conjunction with application 20/03022/LBC, which dealt with the listed building consent.

Mr Robert Burnside addressed the meeting in support of the application. A summary of his submission is attached as Appendix C to the original copy of these minutes.

Councillor Cotterill addressed Members as the Ward Councillor and advised that he had requested the application be considered by Committee. He raised a concern that similar applications containing subservient gables had been dealt with through delegated channels. He advised that only two properties were permanent dwellings with many in the area serving as Air B&B properties, and he did not wish to see further loss of heritage assets. He advised that Fullers Cottage dated back to the 1480's and the roof space had previously been opened up to form a bedroom. No modifications were proposed to the roof space on this application. He did not feel that the proposal was in conflict with Policy OS2 and was proportionate with existing development. Councillor Cotterill recognised that refurbishment of the property was needed in order to make it more energy efficient. Councillor Cotterill proposed that the application be approved subject to appropriate conditions. This was seconded by Councillor Postan.

In response, Mr Jermy advised that the Conservation Officer had recognised that there were only a few properties of this age in such pristine condition, hence the need to preserve it.

A number of Members supported the proposal to approve the application because the report had not convinced them that significant harm would be caused.

Mrs Eldridge explained that the conclusion from officers was that there was less than substantial harm, however, there had to be proof of public benefit to result in approval. Whilst it was noted that there would be private benefits to the occupiers, no public benefits had been demonstrated and the proposal would have a transformative impact.

Further discussion took place relating to the issue of 'public benefit' with some Members feeling that it would be difficult to evidence this on a private application.

The Interim Locality Lead Officer - Development Management, Mrs Fettes, addressed the meeting and assured members that 'public benefit' was considered on every application and was defined in the Local Plan. She reiterated that the Conservation Officer did not feel that enough information had been invested into the heritage statement.

A proposal to approve the application, contrary to officers' recommendations, was put to the vote and was lost.

Councillor Cooper proposed that the application be deferred to enable officers to work with the applicant and the Conservation Officer and reach an acceptable solution for the site. This was seconded by Councillor Davies.

The proposal to defer was then put to the vote and was carried.

Deferred

(iv) 20/03022/LBC – The Fullers Cottage, 23 Witney Street, Burford

The Planning Officer, Declan Jermy, introduced the application for internal and external alterations to create a single storey flat roof extension and first floor pitched roof rear extension works to include the insertion of a lantern roof light to existing kitchen roof. Officers advised that the proposal was one of refusal for the reasons outlined in the report.

This item was taken in conjunction with application 20/03021/HHD which dealt with the householder development consent.

Mr Robert Burnside addressed the meeting in support of the application. A summary of his submission is attached as Appendix C to the original copy of these minutes.

Following the discussions as detailed above, Councillor Cooper proposed that the application be deferred to enable officers to work with the applicant and the Conservation Officer and reach an acceptable solution for the site.

This was seconded by Councillor Davies.

The proposal to defer was then put to the vote and was carried.

Deferred

48. APPLICATIONS DETERMINED UNDER DELEGATED POWERS AND APPLICATIONS WITHDRAWN

The Sub-Committee received and noted the report giving details of applications determined under delegated powers and applications withdrawn.

The meeting closed at 3.26 pm

CHAIRMAN