

WEST OXFORDSHIRE DISTRICT COUNCIL

Record of Decisions of the meeting of the
Lowlands Area Planning Sub-Committee
Held Virtual meeting at 2.00 pm on **Monday, 19 April 2021**

PRESENT

Councillors: Councillor Ted Fenton (Chairman), Councillor Carl Rylett (Vice-Chair), Councillor Owen Collins, Councillor Maxine Crossland, Councillor Duncan Enright, Councillor Hilary Fenton, Councillor Steve Good, Councillor Jeff Haine, Councillor Richard Langridge, Councillor Nick Leverton, Councillor Kieran Mullins, Councillor Alex Postan and Councillor Harry St John

Officers: Miranda Clark (Senior Planner (Development Management)), Abby Fettes (Principle Planner) and Chloe Jacobs (Planner)

61 Minutes of Previous Meeting

The minutes of the meeting held on 15 March 2021 were approved and signed by the Chairman as a correct record subject to the following amendment to item 58(i) paragraph 3:

- Councillor Crossland also highlighted the comment from Thames Water stating that they could only service 49 of the 72 properties along with the Police Authority's representation advising they could not support the application because it did not comply with all crime reducing measures, specifically the Secured by Design standards.

Councillor Crossland requested that officers impose relevant conditions to rectify both points and that the building process be carefully monitored to ensure compliance.

62 Apologies for Absence and Temporary Appointments

Councillor Postan substituted for Councillor Eaglestone.

63 Declarations of Interest

There were no declarations of interest received.

Councillor Postan made the following statement which was directed to Councillor Peter Handley (Oxfordshire County Council),

“Please will you accept my apologies for wrongly criticising you by name at the Lowlands committee meeting of 15 March 2021. The facts that I mentioned were wrong, the language unsuitable and my frustration at the topic in no way justified my words.

I am sorry and hope to be able to say so face to face once the health of the nation allows it.”

Councillor Postan informed the meeting that he had also contacted Councillor Handley by email.

64 Applications for Development

The Sub-Committee received the report of the Business Manager – Development Management, giving details of an application 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:-

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(i) 20/03185/FUL Hacketts Wesley Walk

The officer informed the meeting that revised plans for this application had been received from the agent and recommended that the item be deferred.

The Chairman agreed with the officers and proposed that the application be deferred. This was seconded by Councillor Rylett.

Deferred

(ii) 21/00028/FUL 2 Springfield Park Witney

The Senior Planner (Development Management) introduced the application for the construction of a detached dwelling and formation of new access onto Burford Road.

A public submission had been received and was read out on behalf of the agent, Mike Gilbert of Mike Gilbert Planning. The submission indicated that the application had been amended after rejection at the pre-application stage. The development's hipped roof, building span, eaves and ridge heights were the same as the existing pattern of development. The submission also noted that there were no objections to the application and that the applicant would be happy to discuss details of the development.

Officers then highlighted to the Committee that the application was for a detached dwelling and was considered to form an incongruous feature within the established character of semi-detached dwellings along this part of Burford Road. In addition, due to the siting of the dwelling, the proposed development would result in perceived overlooking and a direct loss of privacy to adjacent neighbouring properties at Burford Road and Springfield Oval. As such, the proposal was considered to be contrary to Policies OS2 and OS4 of the adopted West Oxfordshire Local Plan and relevant paragraphs of the NPPF.

The officer recommended that the application be refused.

Councillor Langridge noted that there were no Town Council or neighbour objections despite the impact on neighbour privacy and was not convinced that the application was incongruous. Councillor Langridge thought that approval of the application may be possible with some amendments.

Councillor Ted Fenton noted that the adjacent property was owned by the applicant.

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Councillor Good stated that he supported the officer's recommendation to refuse and proposed that the application be refused.

Councillor Postan expressed the view that mixed development was in the nature of the Cotswolds and felt this application would create variety in a currently entirely semi-detached road. Councillor Postan expressed his support for Councillor Langridge's view.

Councillor Haine expressed his support for the officers recommendation, that the application was incongruous and overlooked the adjacent property as well as reducing the amenity space of both properties. He, therefore, seconded Councillor Good's proposal.

Councillors Langridge and Postan did not support the proposition and abstained.

Refused

Post Meeting Note: After the meeting the officer advised that the text on page 21 of the document pack outlining the conditions/reasons for refusal was incorrect. The text should read,

"The proposed development by reason of its positioning and design, is considered to form an incongruous feature within the established character of semi-detached dwellings along this part of Burford Road. In addition due to the siting of the dwelling, the proposed development will result in perceived overlooking and a direct loss of privacy to adjacent neighbouring properties at Burford Road and Springfield Oval. As such the proposal is considered to be contrary to Policies OS2 and OS4 of the adopted West Oxfordshire Local Plan and relevant paragraphs of the NPPF."

(iii) 21/00322/HHD 38 Park Road Ducklington

Chloe Jacobs, Career Grade Planner introduced the application for the erection of a first floor front and side extension. The officer noted that this application had been brought to the sub-Committee because the applicant was a former staff member of West Oxfordshire District Council. The officer noted that the application was not an overbearing development; had no overlooking windows; and the parking space would be unaffected.

The officer recommended that the application be granted.

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Following a query from Councillor Enright, officers confirmed that the recommendation would be the same if the applicant had not been a former staff member.

Councillor Enright proposed that the application be approved and this was seconded by Councillor Collins.

Approved

65 Applications Determined under Delegated Powers

The report giving details of applications determined under delegated powers or withdrawn was received and noted.

Councillor Postan raised a question on behalf of Councillor Eaglestone with regard to delays in registering planning applications and in responses to questions, which had been highlighted in the Service Performance Report to Finance and Management Overview and Scrutiny Committee on 14 April 2021. The Principal Planner acknowledged that there was a backlog in registering applications which had a knock on effect on officers determining applications. The Principal Planner advised that temporary staff were being recruited to clear the backlog.

The meeting ended with Councillors thanking each other for their support and work together over this year. Thanks were particularly expressed to Councillors who were not standing for re-election, including Councillor Hilary Fenton and Councillor Mullins.

The Meeting closed at 2.35 pm

CHAIRMAN