

WEST OXFORDSHIRE DISTRICT COUNCIL

Record of Decisions of the meeting of the
Lowlands Area Planning Sub-Committee
Held in the Council Chamber at 2.00 pm on **Monday, 21 June 2021**

PRESENT

Councillors: Councillor Ted Fenton (Chairman), Councillor Joy Aitman (Vice-Chair), Councillor Rosa Bolger, Councillor Maxine Crossland, Councillor Harry Eaglestone, Councillor Duncan Enright, Councillor Andy Goodwin, Councillor Jeff Haine, Councillor Richard Langridge, Councillor Nick Leverton, Councillor Lysette Nicholls, Councillor Andrew Prosser, Councillor Harry St John and Councillor Ben Woodruff

Officers: Miranda Clark (Senior Planner (Development Management)), Abby Fettes (Principle Planner) and Chloe Jacobs (Planner), Adrienne Frazer and Michelle Ouzman (Strategic Support Officers)

6 Minutes of Previous Meeting

RESOLVED: That the minutes of the meeting of the Sub-Committee held on 24 May 2021, copies of which had been circulated, be confirmed as a correct record and signed by the Chairman with the following amendments:

Item 3 - Declaration of Interests: it was noted that Councillor Levy, not Councillor Leverton, declared an interest in application 21/00622/FUL – Land North East of 77 Abingdon Road, Standlake.

7 Apologies for Absence and Temporary Appointments

Apologies for absence were received from Councillor Good.

Councillor Prosser substituted for Councillor Rylett and Councillor Goodwin substituted for Councillor Levy.

8 Declarations of Interest

Declarations of Interest were received as follows:

Agenda Item 4 – Applications for Development

Councillor Fenton declared an interest in application 20/03365/FUL – Ducklington Farm because he was the County Councillor for Ducklington.

Application 20/03581/FUL – 41 Burford Road Carterton

Councillor Crossland declared an interest because she was a member of the Town Council who had objected to the application. However, she advised that she was not a member of the Town Council's Planning Committee and had not taken part in any discussions pertaining to the application. She therefore felt able to approach the decision with an open mind.

Councillor Leverton declared an interest because of his friendship with the applicant and left the room for the duration of this item.

9 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.

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RESOLVED: That the decision on the following application be as indicated, the reasons for refusal to be as recommended in the report of the Business Manager – Development Management, subject to any amendments as detailed below:

20/03365/FUL – Ducklington Farm, Course Hill Lane, Ducklington

The Planning Officer, Ms Chloe Jacobs introduced the application for the erection of a new farm shop and cafe.

The following members of the public addressed the meeting:

Ms Helen Strange, in support. (See Appendix 2)

The Planning Officer then presented her report containing a recommendation of refusal. She advised that by reason of its siting, design, scale and location, and that all goods would be supplied from a 30 mile radius of the farm shop, the proposed development would not accord with Local Plan Policy E2 which stated that 'farm shops will be permitted where there they form part of a diversification scheme to sell produce from the farm or farms in the immediate vicinity'. As a result, the proposed farm shop and cafe would be tantamount to a new unfettered retail unit within the open countryside which would conflict with Policies OS1, OS2, E2, EH2 and E3 of the West Oxfordshire Local Plan 2031. In addition, officers felt that the site would have a visually intrusive and harmful impact on the open rural character and appearance of the site conflicting with Local Plan Policies OS2 and EH2.

Councillor Haine stated that the application did not accord with the Local Plan, was too large, too adventurous, was not located close to existing farm buildings and would result in the loss of hedgerow. He proposed that the application be refused as per officers recommendations.

This was seconded by Councillor St John who reiterated Councillor Haine's objections, stating that the proposal was too large.

Councillors Woodruff and Langridge did not support the comments made, stating that the benefits of the development outweighed the disadvantages, and that growing, local, family businesses should be supported by the Council.

Councillors Enright and Crossland felt that a modified and scaled down application could be received more positively. Councillor Bolger agreed and wished to support local businesses and families.

The Officer recommendation of refusal, for the reasons outlined in the report, was then put to the vote and was carried.

Refused

Councillors Langridge, Bolger and Woodruff voted against the proposal.

20/03581/FUL – 41 Burford Road, Carterton

The Planning Officer, Ms Miranda Clark introduced the application for the erection of four dwellings to the rear of 41 and 43 Burford Road, with associated car parking, access and associated infrastructure.

The following members of the public addressed the meeting:

Mr Harry Ramsey, of Pegasus Group, on behalf of the applicant.

The Planning Officer then presented her report containing a recommendation of approval. She advised that the application proposal was considered to compliment the character of the surrounding area and was satisfied that the proposed development accorded with the relevant policies of the adopted West Oxfordshire Local Plan, the West Oxfordshire Design Guide and the relevant paragraphs of the NPPF.

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Councillor Fenton asked for clarification on the access route for construction traffic during building works. In response, the Agent offered to submit a construction traffic management plan for the application.

Councillor Crossland proposed that the application be granted as per officers recommendation.

This was seconded by Councillor Woodruff.

The Officer recommendation of approval was then put to the vote and was carried subject to the following amendments to the conditions detailed in the report:

- Conditions 5 and 6 to be deleted;
- Condition 7 be amended to include reference to the parking spaces and driveways in the surface water drainage condition; and
- Additional conditions are added to include a construction traffic management plan and an Ecological Enhancement Plan.

Approved

21/00812/FUL – Land at Nursery Road, North Leigh (E43950 N213110)

The Planning Officer, Ms Miranda Clark introduced the application for the erection of an industrial building for storage (class B2 use) with offices, plus associated works including landscaping and parking.

The following members of the public addressed the meeting:

Mrs Donna Smith, objecting. (See appendix I)

The Planning Officer then presented her report containing a recommendation of approval. She advised that the proposal was compliant with the relevant policies of the adopted West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.

Councillor Fenton asked if it would be possible to relocate the windows to the opposite (east) side of the building to help resolve the objector's issues. The officer advised that an amendment to the plans could be requested from the agent. The officer also agreed to request a landscape proposal from the agents particularly for the west side of the building.

Councillor Woodruff proposed that the application, subject to the amendment to the location of the windows, be granted as per officers recommendations.

This was seconded by Councillor Langridge.

The Officer recommendation of approval was then put to the vote and was carried, subject to the following:

Discussions with the applicant regarding the relocation of the windows; and

The submission of a landscape proposal for the west side of the building.

Approved

21/00858/OUT – Land North of 7 St Kenelms Close, Minster Lovell

The Planning Officer, Ms Chloe Jacobs, introduced the application for the erection of one new dwelling house and associated parking.

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The Planning Officer presented her report containing a recommendation of approval. She advised that the provision of one dwelling on the site was considered to be acceptable and was compliant with policies OS2, OS4, H1, H2, H6, EH11 and T4 of the adopted West

Oxfordshire Local Plan 2031 and the relevant provisions of the NPPF 2019.

Councillor Leverton queried the loss of car parking and the objection raised by the Parish Council on this issue. Officers advised that none of the garages were rented out to people living in the local area and it was noted that the Highways authority had raised no objection.

Councillor Langridge proposed that the application be granted as per officers recommendations. This was seconded by Councillor Enright who stated that he welcomed this approach to use land occupied by under-utilised garages for housing.

The Officer recommendation of approval was then put to the vote and was carried.

Approved

10 Applications Determined under Delegated Powers

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

The Meeting closed at 3.19 pm

CHAIRMAN