

## WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the  
**Uplands Area Planning Sub-Committee**  
Held in the Council Chamber at 2.00 pm on **Monday, 25 July 2022**

### PRESENT

Councillors: Elizabeth Poskitt (Chair), Rizvana Poole (Vice-Chair), Alaa Al-Yousuf, Lidia Arciszewska, Andrew Beaney, Mike Cahill, Nathalie Chapple, Julian Cooper, Jeff Haine, Geoff Saul and Alex Wilson

Officers: Stephanie Eldridge (Senior Planner) Janet Eustace (Democratic Services Manager).

#### **12 Election of Chair for the 2022/23 Council Year**

It was confirmed that Councillor Elizabeth Poskitt should be Chair of Uplands Area Planning Sub-Committee for the 2022/23 Council Year.

#### **13 Election of the Vice Chair for the 2022/23 Council Year**

It was confirmed that Councillor Rizvana Poole should be Vice Chair of Uplands Area Planning Sub-Committee for the 2022/23 Council Year.

#### **14 Minutes of Previous Meeting**

The minutes of the meeting held on 27 June 2022 were approved and signed by the Chair as a correct record subject to the deletion of the last line of paragraph six, page 2, being deleted and replaced by 'Councillor Haine stated that the previous application had already been approved and that he supported this application as being an improvement on that one'.

#### **15 Apologies for Absence and Temporary Appointments**

Apologies were received from Councillors: Ashton, Temple and Jackson.

Councillor Natalie Chapple substituted for Councillor Jackson and Councillor Cooper substituted for Cllr Ashton.

#### **16 Declarations of Interest**

There were no declarations of interest received.

#### **17 Applications for Development**

##### 22/00838/OUT Land At Chapel Lane, Enstone

The Planning Officer, Stephanie Eldridge, introduced the application for outline planning permission for a residential development (up to 8 dwellings), access, parking, public open space, landscaping and associated development infrastructure (some matters reserved).

There were three speakers. There was a statement from Jason Tait who spoke in support of the application. A copy of this submission is attached to the original copy of the minutes.

Councillor Beaney asked why none of the supporters of the development had been present at the Parish Council meeting on 23 May and was told that the atmosphere was too intimidating for any to express support. Mr Tait confirmed that there would be a mix of properties of different sizes.

The second speaker was Nicola Knott, Chair of Enstone Parish Council, who spoke to object the application. A copy of this submission is attached to the original copy of the minutes. In

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response to a question from Councillor Saul, Ms Knott confirmed that the field was not a public open space but that it had been an asset to the village for many years.

The third speaker was Hannah Bourne-Taylor who spoke to object to the application. A copy of this submission is attached to the original copy of the minutes.

The Planning Officer continued with her presentation. Enstone is classified in the Local Plan 2031 as a village which is suitable for limited development (Policy OS2). Housing Policy H2 states that new dwellings will be permitted on undeveloped land within the built up areas provided that the proposal is in accordance with the other policies in the plan and in particular the general principles set out in Policy OS2. Illustrative plans show the provision of two accesses on the northern and southern boundaries of the site with eight dwellings located in the western half of the site. A footpath running connects the two sides of Chapel Lane with a significant area of public open space with landscaping to the east.

The Local Highway Authority has raised no objections to the application and planners considered that the siting and detailed design of the dwellings could ensure that there are no amenity issues resulting from the development. An ecological appraisal of the site has been submitted, and while landscaping is a reserved matter, the indicative plans show a significant area of the site retained as public open space with a wildflower meadow, native planting, and the potential for an ecology pond. The site lies within Flood Zone 1 in an area at very low risk from fluvial flooding and the Council's Drainage Officer has raised no objection. The plan specifies that two of the proposed dwellings are offered as affordable housing which could be delivered by adopting the Government's First Homes Initiative where a 30% discount to open market value would be preserved on these two properties in perpetuity.

Taking into account the above matters, the planners consider the plan is acceptable on its merits and complies with Policies OS2, OS4, H2, H6, EH2, EH3, T1, T2, and T3 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016, subject to the relevant legal agreements.

Councillor Haine proposed that Members should visit the site before reaching any decisions. Councillor Beaney asked if the Ecology Officer might attend the next Committee meeting as he would welcome clarity around the various statements made regarding the biodiversity of the field. The Development Manager explained that the ecology advice is currently provided by an external consultant with a permanent officer due to start in August. She would ask the consultant to respond to the points raised in the Statements.

Councillor Cooper asked if a County Council Highways Officer might attend and the Planning Officer said she would invite them.

The Chair asked that reports be headed either 'Conditions' or 'Reasons for Refusal' rather than both as at present.

**Resolved** that there should be a site meeting at 10 am on Thursday 18 August with Councillors meeting at the school car park.

22/01061/FUL The Manor House, Gallery West Street Chipping Norton

This planning application had been withdrawn.

**18 Applications Determined under Delegated Powers and Appeal Decisions**

There were no questions on the applications determined under delegated powers. It was recognised that the list represented a significant amount of work for the planning officers who were thanked for their efforts. The arrival of a new team leader in the Enforcement team meant that the six monthly Enforcement Report would be reinstated. It was agreed that the table of planning contacts should be updated and reissued.

Councillor Al-Yousuf asked if there had been a decision on publishing Statements with the electronic version of the Committee minutes. The Democratic Services Officer said she would provide an answer before the next meeting.

Councillor Haine noted that the frequency of meetings had been increased and queried whether more applications would be coming to future meetings. Planning officers confirmed that some applications for large developments would be coming forward soon. It was agreed that frequency of meetings should be discussed at the Development Control meeting.

Councillor Saul commented that the result of the appeal case at Milton Under Wychood underlined the importance of ensuring that all statements are backed up by planning policies.

There was a question about the enforcement issues at Diddly Squat Farm. Kelly Murray, the new Enforcement team leader, confirmed that investigations are ongoing.

It was noted that Statements should be taken in order of Objectors, Ward Members and then Applicants.

The Meeting closed at 2.50 pm

CHAIR