



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Name and date of Committee	Uplands Area Planning Sub-Committee: Monday 14th November 2022
Report Number	Agenda Item No. 5
Subject	Update as to progress of 2 applications on allocated sites in Woodstock ref 21/00217/OUT and 21/00189/FUL
Wards affected	Woodstock
Accountable Officer/Author	Phil Shaw (Business Management) on behalf of the case officer Tel: 01993 861687 Email: phil.shaw@publicagroup.uk
Summary/Purpose	To update members as to progress towards determination of the above applications and to enable member input following the site visits such as to reduce the likelihood of the need for further deferrals when the items are considered.
Annex	Appendices – local plan policies
Recommendation	That the Sub-Committee notes the update and provides such initial views as to what may need to be addressed in the committee reports as they see fit.
Corporate priorities	N/A
Key Decision	N/A
Exempt	No

I. BACKGROUND

I.1. The two applications under consideration are:

21/00217/OUT Land North Of Banbury Road Outline planning application with all matters reserved except for means of access for up to 235 dwellings with community space and car barns together with associated works (Amended.) and:

21/00189/FUL Land East Of Hill Rise full planning permission for 48 dwellings, 57 sqm of community space (Class E), a parking barn, means of access from the A44, associated infrastructure, open space, engineering and ancillary works; outline planning permission for up to 132 dwellings, up to 57 sqm of community space (Class E), a parking barn, with associated infrastructure, open space, engineering and ancillary works (amended))

These sites are allocated under policy references EW4 and EW5 in the adopted local plan and Members are advised to review them as they contain a series of specific requirements that need to be met for the developments to accord with planning policy (see appendix a).

I.2. The applications as originally tabled engendered considerable public comment and your officers had concerns that in both their design and the number of dwellings proposed there were some major deficiencies that meant that the schemes did not accord with the relevant policies. The applicant's agent understandably held a contrary position and as such, notwithstanding considerable engagement, little progress was made towards resolving the key issues. The applicants have recently tabled amendments that offer at least the opportunity to make progress. These have been re-advertised and at the time of agenda preparation the views of key consultees remain outstanding. As such, at the point of the agenda deadline, Officers have a rolling draft of the reports but there are key sections where a proper assessment has not been possible because key consultee advice is outstanding.

I.3. The agent has suggested that these could be picked up verbally at the meeting but given the scale of opposition to the original scheme and the extent of representation that is being received in respect of the amended proposals, your officers are concerned that bringing the scheme forward without a full and comprehensive report would be counterproductive as it could be perceived as unfairly prejudicing those who continue to make representations. Additionally it could open up any decision made to a far greater chance of judicial review. As such, the decision has been taken that it is not possible with the information currently with officers to make a full report, that updating the key outstanding matters verbally would not serve the interests of either objectors or potentially the applicants and that as such the applications should be properly considered at a future meeting when all the information is received.

I.4. Rather than omit the schemes altogether from this agenda it would be useful to officers that, following their site visit, if members have matters they would like to see considered in the full report these are identified so that when the applications come forward for consideration at the earliest possible committee, they can be determined as opposed to needing to be deferred again to await that information. In that the reports are being prepared as a rolling draft, at the point the outstanding information is received it should not take long to provide the comprehensive reports and so hopefully, with both officers and the applicants agent pushing

the consultees for a response, the determination date will not slip beyond December - subject to the consultee responses.

2. MAIN POINTS

- 2.1. Officers considered that a site visit to consider the proposed development would be of benefit to members prior to the formal consideration and determination of the applications. By allowing some discussion (but not determination), it will assist in identifying any issues of particular relevance that can be addressed in the final reports, with a view to ensuring that further deferral is not required.

3. FINANCIAL IMPLICATIONS

- 3.1. There are no financial implications resulting from this report.

4. ALTERNATIVE OPTIONS

- 4.1. Members could decide to delegate determination of the application to officers but given their scale and the extent of public interest, this is not recommended.

5. BACKGROUND PAPERS

- 5.1. The documents submitted in relation to planning applications **21/00217/OUT** and **21/00189/OUT** which are available to view on the Council's website.