

## WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the  
**Lowlands Area Planning Sub-Committee**  
Held in the Council Chamber at 2.00 pm on **Wednesday, 4 January 2023**

### PRESENT

Councillors: Richard Langridge (Chair), Michael Brooker (Vice-Chair), Colin Dingwall, Harry Eaglestone, Ted Fenton, Andy Goodwin, Nick Leverton, Charlie Maynard, Lysette Nicholls, Andrew Prosser and Alaric Smith

Officers: Joan Desmond (Principal Planner) and David Ditchett (Principal Planner), Barry Clack (Communications Officer), Andrew Brown (Democratic Services Business Manager), Max Thompson (Senior Democratic Services Officer) Anne Learmonth and Michelle Ouzman (Strategic Support Officers).

Other Councillors in attendance: Duncan Enright, Dan Levy and Carl Rylett

#### **103 Minutes of Previous Meeting**

The minutes of the meeting held on Monday 5 December 2022 were approved and signed by the Chair as a correct record, subject to a discussion regarding the proposal made by Councillor Fenton and the vote carried on application 21/03711/FUL Land at Tar Farm. The Committee unanimously agreed the minutes were a correct record of the meeting.

#### **104 Apologies for Absence**

Apologies for absence were received from Councillor Poskitt.

#### **105 Declarations of Interest**

Declarations of Interest were received as follows;

Agenda Item 4 – 20/02654/OUT Land South East of Oxford Hill.

Councillors Aitman and Prosser also serve on the Witney Town Council Planning Committee. Both declared that they did not have pre-determination on this agenda item.

Agenda Item 4 – 20/02654/OUT Land South East of Oxford Hill.

Councillor Nicholls declared that she was acquainted with the applicant but she did not have pre-determination on this agenda item.

Agenda Item 5 -Delegated Decisions;

Councillor Fenton knew of the applicants on applications 5, 23, 24 and 38.

#### **106 Applications for Development**

##### 20/02654/OUT Land South of Oxford Hill, Witney

Joan Desmond, Principal Planner introduced the application for outlined planning application (with all matters reserved except access) for the erection of up to 450 dwellings together with associated open space and green infrastructure (amended). The principal planner referred to the additional representation report which highlighted the following points:

- Revised plans.
- Letter from agent to be brought to the attention of the committee.
- For the committee to consider deferring the application to allow more time to resolve outstanding issues.

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- To consult with highways.
- To enable the application to be brought back to the committee.

The committee discussed the deadline and asked for clarification on the point of non-determination. The principal planner advised that whilst the January deadline for the application had been agreed with the agent, this was not now realistic given the intention to further amend the application. A further agreement to extend the period of time for determination would allow the application to be reported to a later Committee. .

Councillor Fenton proposed that the application be deferred,. This was seconded by Councillor Alaric Smith. This was put to a vote and was carried unanimously.

**Resolved** the application was deferred to allow for consideration of new information and revised plans and to allow the applicant to engage with Officers, including OCC Highways, to try and resolve S106 matters.

22/02137/HHD The Granary, Jericho Farm, Worton, Witney.

David Ditchett, Principal Planner, introduced the application for a proposed basement extension, which would replace existing timber framed windows and doors with new double glazed metal framed windows and doors. This would also see a change to one of the south facing ground floor windows into a door set and raise adjoining windows. The west facing old diary wing elevation would also have a timber cladding finish in-between French doors replaced with a natural Cotswold stone finish (previously approved 21/03845/HDD).

A statement was read out by Frances Sunderland, in objection to the application. A copy of this statement submission is attached to the original copy of the minutes.

The principal planner continued with the presentation confirming that there had been no objections to the previous application. As part of the application before the committee there were conditions to cover a Construction Environmental Management Plan and a surface water / ground water drainage plan. The principal planner concluded that the planners advised approval as per the recommendations in the report.

The Chair invited the committee to discuss the application which raised the following concerns and issues:

- Flood history and risk levels.
- Flood risk and impact on the site and surrounding area.
- Time and costs of referral and refusal at a later date.
- Risk of delaying application.
- Engineering solutions to flooding.
- Concerns around monitoring work, especially regarding conditions 4 and 6.

Councillor Maynard proposed that the application be deferred. This was seconded by Councillor Goodwin This was put to the vote and was carried.

**Resolved.** The application was deferred to enable the applicant to provide the details required for Condition 6 to be dealt with before the decision is issued.

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

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

Item 69, Page 110 - Councillor Dingwall asked for clarification on the acronym EIANOT. David Ditchett, the Principal Planner gave the full meaning as Environmental Impact Assessment Not Required.

The Principal Planner outlined the Appealed Decisions report and provided an outline of the reasons for the decisions on each application.

The first appealed decision was added to the report in error as it related to an Uplands case and would be included in the Uplands Appeal Decisions report at the next Uplands Planning Committee meeting.

There was a discussion regarding costs when applications are taken to appeal. Councillor Leverton asked that any costs that are incurred be included in the Appeals Decision report.

The Meeting closed at 3.03 pm

CHAIR