

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 **Monday, 24 April 2023**

PRESENT

Councillors: Richard Langridge (Chair), Michael Brooker (Vice-Chair), Joy Aitman, Harry Eaglestone, Ted Fenton, Andy Goodwin, Nick Leverton, Charlie Maynard, Lysette Nicholls, Michele Mead, Rosie Pearson and Elizabeth Poskitt.

Officers: Max Thompson (Senior Democratic Services Officer), Anne Learmonth (Democratic Services Officer), David Ditchett (Principal Planner and Lead Lowlands Area Planning Officer), Rebekah Oriss (Planning Officer), and Clare Anscombe (Senior Planning Officer).

Other Councillors in attendance: Nil.

I23 Minutes of Previous Meeting

The minutes of the previous meeting, held on Monday 27 March 2023, were unanimously agreed by the Committee, and signed by the Chair as a true & accurate record.

I24 Apologies for Absence

Apologies for Absence were received by Councillors Andrew Prosser, Alaric Smith and Colin Dingwall.

Councillor Rosie Pearson substituted for Councillor Prosser.

Councillor Michele Mead substituted for Councillor Dingwall.

Councillor Charlie Maynard arrived late to the meeting at 2.32pm.

I25 Declarations of Interest

Councillor Michael Brooker stated that both applications relating to '35-37, Woodgreen, Witney' (23/00103/FUL and 23/00330/LBC), were applications submitted to the Council by his wife. Councillor Brooker advised he would leave the Chamber whilst the applications were considered.

Councillor Joy Aitman stated she knew of the applicant as detailed above, and would also leave the Chamber whilst the applications were considered.

Councillor Andy Goodwin stated that he knew of the applicant relating to Application 56, within the Applications Determined under Delegated Powers and Appeal Decisions Report.

Councillor Ted Fenton stated that Application 23/00286/FUL, 90 Raleigh Crescent, Witney, Oxfordshire, and Applications 51 & 65, within the Applications Determined under Delegated Powers and Appeal Decisions Report, were former pupils of his, going back to when Councillor Fenton was a headmaster locally.

Councillor Nick Leverton stated that he would not take part in the consideration of application 23/00120/FUL, 17 Carmello Close, Carterton, Oxfordshire, as he Chaired a recent planning meeting of Carterton Town Council, which deliberated on the same application. Councillor Leverton also committed to abstaining from the vote, but would remain in the Chamber to observe proceedings.

Applications for Development

Ahead of the Committee considering the applications for development, the Chair advised the Committee that the applications would be considered in an alternative order to the original order listed on the agenda reports pack. Democratic Services further confirmed that the minutes of the meeting would reflect the order in which the applications were considered.

The Chair also advised the Committee that both applications regarding '35-37 Woodgreen, Witney, Oxfordshire' would be presented, debated and voted on together.

- 23/00103/LBC, 35-37 Woodgreen, Witney, Oxfordshire; and
- 23/00330/LBC, 35-37 Woodgreen, Witney, Oxfordshire.

23/00286/FUL, 90 Raleigh Crescent, Witney, Oxfordshire.

Rebekah Orriss, Planning Officer, introduced the application for a retrospective planning application for the flexible use of part of the dwelling as a gym/personal training space, and residential accommodation, in association with the main dwelling. Rebekah Orriss also drew the Committee's attention to the late representations report, circulated prior to the meeting.

Councillor Jane Doughty addressed the Committee as the incumbent Ward Member. A copy of the speech is attached to the original copy of the minutes.

Bex Dorey-Verhaeg spoke in favour of the application. A copy of the speech is attached to the original copy of the minutes.

Barbara Singh and Caroline Singh spoke in objection to the application. A copy of the joint speech is attached to the original copy of the minutes.

Rebekah Orriss continued with her presentation, which clarified the following points:

- Operation hours of the gymnasium;
- Clients associated to the gymnasium,
- Areas of operation;
- Parking provisions;
- Noise impacts;
- Temporary consent;
- Traffic impacts.

The Chair then invited the Committee to discuss the application, which raised the following clarification points:

- Provisions for further, permanent planning permission;
- Monitoring of usage within allotted permitted hours;
- Management of noise impacts;

Councillor Richard Langridge proposed that the application be approved in line with officer recommendations, with an informative to bring back to Committee should the application be resubmitted, and to delegate the decision back to Officers to issue a decision with amended plans, and to allow for the noise impact assessment to be considered.

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This was seconded by Councillor Elizabeth Poskitt, and was put to a vote.

There were 9 votes in favour, 2 votes against (Councillors Joy Aitman and Michael Brooker), and Nil abstentions. The vote carried.

Committee **Resolved** to:

1. Approve the application, in line with officer recommendations, with an informative to bring back to Committee, should the application be resubmitted.
2. Delegate the decision back to Officers to issue a decision with amended plans, and to allow for the noise impact assessment to be considered.

22/03370/FUL, Land West Of Colt House, Aston Road, Bampton, Oxfordshire.

David Ditchett, Principal Planner, introduced the application for the erection of six single storey, age restricted dwellings for older people (55 years of age or more) with access, landscaping and associated infrastructure. David Ditchett also drew the Committee's attention to the late representations report, circulated prior to the meeting.

Simon Tofts and Luke Johnson spoke in favour of the application. A copy of the joint speech is attached to the original copy of the minutes.

Jane Bone spoke in objection to the application. A copy of the speech is attached to the original copy of the minutes.

David Ditchett continued with his presentation, which clarified the following points:

- Policies within the National Planning Policy Framework;
- Tilted balance applies;
- Heritage Balance;
- Benefits and adverse impacts;
- Site visit, held on 24 April 2023;
- Biodiversity implications;
- Character and appearance of the local area;
- Size of the development.

The Chair then invited the Committee to discuss the application, which raised the following clarification points:

- Potential flooding impacts;
- Considerations and facilitation of foul water;
- Consultation with OCC Highways provisions in the area for elderly persons;
- Provisions for persons with disabilities;
- Occupants of different age;
- Wildlife provisions;
- Provisions of waste collections;

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- Grampian conditions;
- Lack of comments received from Thames Water regarding the application;
- Upkeep of local waterways, including surface water.

Councillor Andy Goodwin proposed that the application be approved in line with officer recommendations, with an added condition for foul water and informative for road signs and speed bumps. This was seconded by Councillor Nick Leverton, and was put to a vote.

There were 9 votes in favour, 1 vote against (Councillor Michael Brooker), and 1 abstention (Councillor Ted Fenton). The vote carried.

Committee **Resolved** to:

- I. Approve the application, in line with officer recommendations, with an added condition for foul water and informative for road signs/speed bumps.

22/03539/FUL, Land (E) 429494, (N) 207689, Monahan Way, Carterton, Oxfordshire.

David Ditchett, Principal Planner, introduced the application for the construction of 99 dwellings (to include 35 affordable homes), garages, estate roads and drainage infrastructure.

David Ditchett also drew the Committee's attention to the late representations report, circulated prior to the meeting, and to a general comment received over the weekend from a member of the public regarding birds at the site.

Andrew Winstone, Bloor Homes, spoke as the applicant for the development. A copy of the speech is attached to the original copy of the minutes.

David Ditchett continued with his presentation, which clarified the following points:

- Policies within the National Planning Policy Framework;
- Tilted balance applies;
- Benefits and adverse impacts;
- Location of affordable housing;
- Comment from Thames Valley Police;
- Parking provisions in the development;
- S106 implications;
- Impacts on NHS provisions for increased population numbers.

The Chair then invited the Committee to discuss the application, which raised the following clarification points:

- The location of the development being in Brize Norton, not Carterton;
- Previously agreed conditions;
- Pressure on Carterton Sewage Treatment Works;
- NHS funding in relation to the development;
- General healthcare provisions in local area;

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- Density of the development.

Councillor Michael Brooker proposed that the application be approved, subject to Legal Agreement and in line with officer recommendations, with conditions 9 & 10 amended, and to instruct Officers to deal with S106 matters. This was seconded by Councillor Lysette Nicholls, and was put to a vote.

There were 10 votes in favour, 0 votes against, and 1 abstention. The vote carried.

Committee **Resolved** to:

1. Approve the application, subject to Legal Agreement, and in line with officer recommendations, with conditions 9 & 10 amended.
2. Instruct Officers to deal with S106 matters.

23/00120/FUL, 17 Carmello Close, Carterton, Oxfordshire.

Clare Anscombe, Senior Planning Officer, introduced the application for part conversion of domestic garage to hairdressing salon to include insertion of a door and window to side elevation (retrospective). Clare Anscombe also drew the Committee's attention to the late representations report, circulated prior to the meeting.

Clare Anscombe's presentation to the Committee clarified the following points:

- The application being retrospective owing to enforcement action;
- Parking provisions;
- Operational hours of the salon;
- Privacy implications;
- Character of the surrounding area;
- Public transport provisions.

Councillor Ted Fenton proposed that the application be approved in line with officer recommendations. This was seconded by Councillor Michele Mead, and was put to a vote.

There were 10 votes in favour, 0 votes against, and 1 abstention (Councillor Nick Leverton). The vote carried.

Committee **Resolved** to:

1. Approve the application, in line with officer recommendations.

23/00103/LBC and 23/00330/LBC, 35-37 Woodgreen, Witney, Oxfordshire.

Councillors Joy Aitman and Michael Brooker left the Council Chamber at 4.08pm.

David Ditchett, Principal Planner, introduced the applications for internal alterations, to include the installation of underfloor heating, together with the replacement of kitchen and dining room floor tiles, and the application for the replacement of single glazed wooden rear window.

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Councillor Nick Leverton proposed that application 23/00103/LBC be approved in line with officer recommendations. This was seconded by Councillor Michele Mead, and was put to a vote. The vote was unanimous in agreement to approve the application, in line with officer recommendations.

Councillor Ted Fenton proposed that application 23/00330/LBC be approved in line with officer recommendations. This was seconded by Councillor Harry Eaglestone, and was put to a vote. The vote was unanimous in agreement to approve the application, in line with officer recommendations.

Committee **Resolved** to:

- I. Approve the applications, in line with officer recommendations.

Councillor Joy Aitman returned to the Council Chamber at 4.12pm.

127 Applications Determined under Delegated Powers and Appeal Decisions

The report giving details of applications, determined under delegated powers, was received and noted by the committee.

Committee **Resolved** to:

- I. Note the report containing details of application, determined under delegated powers.

The Meeting closed at 4.17 pm

CHAIR