

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the **Uplands Area Planning Sub-Committee**

Held in Committee Room 1, Woodgreen, Witney OX28 1NB at 2.00 pm on **Monday, 5 June 2023**

PRESENT

Councillors: Julian Cooper (Chair), Rizvana Poole (Vice-Chair), Alaa Al-Yousuf, Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Jeff Haine, David Jackson, Tim Sumner and Dean Temple.

Officers: Max Thompson (Senior Democratic Services Officer), Anne Learmonth (Democratic Services Officer), Maria Harper (Democratic Services Assistant), Joan Desmond (Principal Planner), Abby Fettes (Development Manager), Emile Baldauf-Clark (Planning Officer), Clare Anscombe (Planning Officer), James Nelson (Planning Officer) and Trushar Patel (ICT Senior Support Analyst).

Other Councillors in attendance: Nil.

67 Election of Chair

The Senior Democratic Services Officer, Max Thompson, opened the meeting, welcoming Members and Officers to the Uplands Area Planning Sub-Committee meeting.

The Senior Democratic Services Officer asked the Committee for nominations to the position of Chair of the Committee for the municipal year 2023/2024.

Councillor Rizvana Poole proposed that Councillor Julian Cooper be elected Chair of the Uplands Area Planning Sub-Committee for the municipal year 2023/2024. This was seconded by Councillor David Jackson and was put to a vote. The vote carried.

Committee **Resolved** to:

1. Elect Councillor Julian Cooper as Chair of the Uplands Area Planning Sub-Committee for the municipal year 2023/2024.

68 Election of Vice-Chair

Councillor Julian Cooper, Chair of the Uplands Area Planning-Sub Committee, proposed from the Chair that Councillor Rizvana Poole be elected Vice-Chair of the Uplands Area Planning Sub-Committee for the municipal year 2023/2024.

This was seconded by Councillor David Jackson and was put to a vote. The vote carried.

Committee **Resolved** to:

1. Elect Councillor Rizvana Poole to the position of Vice-Chair of the Uplands Area Planning Sub-Committee for the municipal year 2023/2024.

69 Apologies for Absence.

Apologies for Absence were received from Councillor Mark Walker.

Councillor Dean Temple arrived late to the meeting at 2.05pm.

70 Declarations of Interest

Councillor Andrew Beaney stated that he knew of the applicant's next door neighbour in relation to application 23/00603/FUL, (The Homestead Frog Lane, Milton Under Wychwood), and that it had no bearing on his judgement when considering the application.

71 Minutes of Previous Meeting

The minutes of the previous meeting, held on Tuesday 25 April 2023, were unanimously agreed by the Committee, and signed by the Chair as a true & accurate record.

72 Applications for Development

The Chair of the Committee, Councillor Julian Cooper, advised that the first two applications listed on the agenda (22/03113/HHD and 22/03114/LBC), relating to Salus House Milton Road, Shipton-Under-Wychwood, would be debated together, then voted on as separate applications.

22/03113/HHD and 22/03114/LBC, Salus House Milton Road, Shipton Under Wychwood.

Clare Anscombe, Planning Officer, introduced the applications for the erection of a garden room extension with flue and associated works, and fenestration alterations with an amended description and amended plans.

Iain Summerwood spoke in favour of the applications on behalf of the applicant. A copy of the speech is attached to the original copy of the minutes.

The Planning Officer continued with her presentation, which clarified the following points:

- Specific framework adherence in accordance within the National Planning Policy Framework (NPPF) and wider planning policy;
- Prior agreed amendments to the proposals;
- Submission of Heritage impacts statement;
- Impacts of the main proposals;
- Architectural contribution of the site;
- Enhancement of site in relation to permission prior approved by Committee in 2010;
- Character of parent village;
- Enhancement of current environment within the site;
- Usage of approved materials;
- Protection of the local Area of Outstanding Natural Beauty (AONB).

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

- No impacts within the local area;
- No impacts to neighbouring dwellings;
- Vegetation surrounding the proposed dwelling;
- Potential impacts regarding potential light pollution.

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Councillor Jeff Haine proposed that application 22/03113/HHD be approved, in line with officer recommendations. This was seconded by Councillor David Jackson, was put to a vote and was unanimously approved by the Committee.

Councillor Jeff Haine proposed that application 22/03114/LBC be approved, in line with officer recommendations. This was seconded by Councillor David Jackson, was put to a vote and was unanimously approved by the Committee.

Committee **Resolved** to:

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

22/03408/FUL, Leafield Technical Centre, Leafield, Oxfordshire.

Joan Desmond, Principal Planner, introduced the application for the partial demolition of existing buildings, and development of a holiday park, comprising short stay holiday accommodation units and associated leisure facilities, through redevelopment and refurbishment, along with landscaping, boundary treatment, access, parking, drainage, services and plant. The application sought further permission for the conversion of 'Building F' to form 2, 4 bedroom dwellings (Class C3).

The Principal Planner also drew the Committee's attention to the late representations report, which had been circulated prior to the meeting and late comments received from the Parish Council relating to requested S106 matters.

Edward Lewridge spoke in favour of the application on behalf of the applicant. A copy of the speech is attached to the original copy of the minutes.

The Principal Planner continued with her presentation, which clarified the following points:

- Adherence of the application with the NPPF;
- Compliance with policy EI within the Local Plan relating to the application;
- Acceptable impacts on the landscape given existing screening and proposed additional planting;
- Containment of site within the wider landscape;
- Acceptable highways impacts.

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

- Sewage capacity impacts and provision for foul water;
- Representations made to, and received from Thames Water;
- Historic use of the site;
- Existing landscaping impacts on the site;
- Use of the proposed facilities within the site.

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Councillor Jeff Haine proposed that the application be approved, in line with officer recommendations. This was seconded by Councillor David Jackson, and was put to a vote. There were 9 votes in favour, 1 vote against (Councillor Tim Sumner), and Nil abstentions. The vote carried.

Committee **Resolved** to:

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

23/00598/HHD, High Ridge, 46 High Street, Milton Under Wychwood.

Emile Baldauf-Clark, Planning Officer, introduced the application for the repair and rebuild of an outbuilding, to provide a home working and recreational space (Revised scheme).

Charles Hugill spoke in objection to the application. A copy of the speech is attached to the original copy of the minutes.

The Senior Democratic Services Officer, Max Thompson, read out a pre-submitted statement on behalf of the applicants. A copy of the speech is attached to the original copy of the minutes.

The Planning Officer continued with his presentation, which clarified the following points:

- Enhancement of the character at the site;
- Visual impacts relating to the Cotswold AONB;
- Feedback received from the Planning Inspectorate;
- Removal of window for imposing nature of neighbouring dwelling.

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

- Previous site visit to the dwelling by the Committee;
- Desired, unreasonable usage of the out-building;
- Potentially misleading application, owing to desired activities within outbuilding;
- Impact on neighbouring dwellings whilst the out-building is in use;
- Likely usage of out-building as a holiday letting;

Councillor Jeff Haine proposed that the application be refused, in line with Planning Policy OS4, as detailed within the West Oxfordshire Local Plan. This was seconded by Councillor Lidia Arciszewska, and was put to a vote. There were 8 votes in favour, 1 vote against, and 1 abstention. The vote carried.

Committee **Resolved** to:

- I. Refuse the application, in line with Planning Policy OS4, as detailed within the West Oxfordshire Local Plan.

REASON: The provision of increased human activity in this location as a result of the development would be unacceptable as it would create overlooking and harm to the living conditions of surrounding residents contrary to Policy OS4 of the West Oxfordshire Local Plan and Paragraph 130 of the National Planning Policy Framework.

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23/00603/FUL, The Homestead Frog Lane, Milton Under Wychwood.

James Nelson, Planning Officer, introduced the application for the erection of two detached dwellings and associated works.

Gareth Jones spoke in favour of the application, on behalf of the applicant. A copy of the speech is attached to the original copy of the minutes.

The Planning Officer continued with his presentation, which clarified the following points:

- Adherence to policies stated in the Local Plan;
- Visual impacts on the village;
- Acceptable character of the proposed development;
- Separate development impacting on the current site;
- Loss of an existing, open space;
- Damage to the aesthetic nature of the area;
- Lack of addition to housing supply.

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

- Existing developments within the area;
- Potential urbanisation of the area;
- Unclear rationale of officer recommendations for refusal of application.

Councillor David Jackson proposed that the application be deferred for a site visit by the Committee. This was seconded by Councillor Tim Sumner, and was put to a vote. There were 7 votes in favour, 3 votes against, and Nil abstentions. The vote carried.

Committee **Resolved** to:

1. Defer the application, for a site visit by the Committee, to take place on Thursday 22 June at 9.30am.

23/00643/FUL, Dean Mill, Dean, Chipping Norton.

James Nelson, Planning Officer, introduced the application for the construction of detached building comprising workshop, covered parking and storage. The Planning Officer's presentation clarified the following points:

- Parking arrangements at the site;
- Location of proposed site;
- Identification of potential flooding risks;
- Reduction in building height;
- Preservation of conservation area.

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

- Lighting impacts in the local area;
- Size of the initial development;
- Desired improvement of the area;
- Proximity of the site to existing highways infrastructure.

Councillor Hugo Ashton proposed that the application be approved in line with officer recommendations. This was seconded by Councillor Rizvana Poole, and was put to a vote. There were 8 votes in favour, 2 votes against, and Nil abstentions. The vote carried.

Committee **Resolved** to:

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

73 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:

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

The Meeting closed at 4.10 pm

CHAIR