

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, 19 June 2023**

PRESENT

Councillors: Michael Brooker, Andy Goodwin, Nick Leverton, Charlie Maynard, Lysette Nicholls, Andrew Prosser, Harry St John, Julian Cooper, Rachel Crouch, Phil Godfrey, Andrew Lyon, Adrian Walsh and Alistair Wray

Officers: David Ditchett (Principal Planner), Darcey Whitlock (Planner (Development)), Max Thompson (Senior Democratic Services Officer), Anne Learmonth (Democratic Services Officer), and Trushar Patel (Senior Support Analyst).

Other Councillors in attendance: Alaric Smith.

8 Apologies for Absence

Apologies for absence were received from:

Councillor Colin Dingwall.

Councillor Michele Mead substituted for Councillor Colin Dingwall.

9 Declarations of Interest

Declarations of Interest were received as follows

1. The Senior Democratic Services Officer, Max Thompson declared that he knew the applicant personally on page 75, item 34 23/00960/HHD, 1 Squires Close, Brize Norton.
2. Councillors Mead and Leverton declared they knew the applicant on page 75, item 34 23/00960/HHD, 1 Squires Close, Brize Norton.
3. Application 22/00981/HHD The Old Byre, 14 Newland Close, Councillor Harry St John declared that the property belonged to him and when the application was heard he would leave the room.

10 Minutes of Previous Meeting

The minutes of the previous meeting held on 30 May 2023, were approved and signed by the Chair as a correct record, subject to

1. Principal Planner David Ditchett was not listed as present on the minutes.
2. Pages 6 and 8. Councillor 'Nicols' to be amended to 'Nicholls',

11 Applications for Development

22/03240/OUT-Land South of Burford Road, Minister Lovell.

The Principal Planning Officer, David Ditchett introduced the application and confirmed it had come before the committee on 30 May 2023. The Principal Planning Officer drew Members attention to the Additional Representations Report, page 5, which confirmed that application was to be deferred. This would allow the Biodiversity Officer and Planning Officer to consider an objection from Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT). Officers would address all points raised and present the Committee with an updated report at the next meeting. The application was deferred to the next Lowlands Area Planning Sub-Committee on 17 July 2023. .

22/00981/HHD The Old Byre, 14 Newland Close

The Planner Officer, Darcey Whitlock, introduced the application for demolition of existing garden shed, erection of greenhouse potting shed and a separate lean to bin store.

Councillor Nicholls proposed to approve the application in line with the Officers' recommendations. This was seconded by Councillor Prosser, was put to the vote and was unanimously agreed by the Committee.

Committee **Resolved** to:

- I. Approve the application as per Officers' recommendations listed in the original report.

12 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.

The Principal Planner, David Ditchett outlined the Appeal Decisions report which was noted by the Committee.

21/03342/OUT – Land South West of Downs Road, Curbridge Business Park, Witney.

Outline planning application for a residential development comprising up to 75 dwellings – with up to 40% affordable housing provision- and public open space. All matters reserved.

The original application was for a mixture of housing and employment. The developer had chosen not to build the employment element of the application and instead had submitted a new planning application for further housing. The Inspector found that the 5 Year Land Supply could not be demonstrated when the application came to Appeal and therefore the application for residential housing was allowed. Councillors asked for information on what cost WODC incurred and if there was any loss of S106 funding. The Principal Planner agreed to find out information on costs. The S106 funding was in line with what would have been agreed in the original application.

21/02618/FUL – 141 Queen Emmas Dyke, Witney.

Erection of a pair of semi-detached dwellings together with associated works and provision of vehicular access.

The appeal was dismissed on character and appearance but also on amenity grounds.

13 Enforcement Update Lowlands Area Planning Sub-Committee

The report giving details of an update on Enforcement was received and noted.

Kelly Murray, Principal Planner for Enforcement & Appeals outlined the work of the Enforcement Team, including the various powers available to the LPA to resolve cases. The Principal Planner for Enforcement & Appeals presented the Enforcement Update report.

Councillors queried information on the Section 215 notice which may require the tidying up of land that has an adverse effect on amenity of the surrounding area. The Principal Planner for Enforcement & Appeals confirmed that the owner would be contacted and given a deadline for work to be carried out. Most owners would comply however in the event of non-compliance the cases may proceed to prosecution in the magistrates' court.

The Meeting closed at 2.35pm

CHAIR