

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the Meeting of the

Lowlands Area Planning Sub-Committee

Held in Committee Room 1, Woodgreen, Witney OX28 1NB, at 2.00pm on **Monday 14 August 2023**

PRESENT

Councillors: Michael Brooker (Chair), Julian Cooper, Rachel Crouch, Colin Dingwall, Phil Godfrey, Dan Levy, Andrew Lyon, Michele Mead, Andrew Prosser, Alaric Smith, Adrian Walsh and Alistair Wray.

Officers: David Ditchett (Principal Planner), Clare Anscombe, (Senior Planner), Max Thompson (Senior Democratic Services Officer), Andrew Brown (Business Manager, Democratic Services), Anne Learmonth (Democratic Services Officer), and Abby Fettes (Development Manager).

Other Councillors in attendance: Nil.

19 Apologies for Absence and Temporary Appointments

Apologies for Absence were received from Councillors Nick Leverton, Charlie Maynard, Andy Goodwin, Harry St. John and Lysette Nicholls.

- Councillor Michele Mead substituted for Councillor Nick Leverton;
- Councillor Dan Levy substituted for Councillor Andy Goodwin;
- Councillor Alaric Smith substituted for Councillor Charlie Maynard.

20 Declarations of Interest

There were no Declarations of Interest made by Members of the Committee.

21 Minutes of Previous Meeting

The minutes of the previous meeting, held on Monday 17 July 2023, were approved unanimously by the Committee and signed by the Chair as a true & accurate record.

22 Applications for Development

The Chair, Councillor Michael Brooker, advised the Committee that the final 2 applications for development listed on the agenda, 23/00565/HHD and 23/00566/LBC, would be presented together, and that there would be separate votes for each application.

22/01908/FUL Land South West of Chapel Lane, Standlake.

David Ditchett, Principal Planner, presented the application for the erection of a detached 4-bedroom dwelling with integral double garage and related landscaping and adapted entrance point.

The Principal Planner confirmed that an email had been received at 1.20pm on the afternoon of the meeting from the applicant's agent withdrawing the application, therefore it would not be considered by the Committee. The Principal Planner stated that the application would not be decided by the LPA, owing to its withdrawal, and a letter would be placed on the file for the public to view.

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22/03548/FUL The Bell Inn, Langford.

David Ditchett, Principal Planner, presented the application for the instalment of replacement packaged sewage treatment plant and associated engineering operations.

The Principal Planner drew the Committee's attention to the Additional Representations Report which highlighted the submission of amended drawings after the date of the agenda's publication.

The Principal Planner further stated there would be a period of re-consultation, which meant the application was not considered by Members at the meeting. The Principal Planner confirmed that Langford Parish Council's concerns had been addressed and that they no longer objected to the development.

The application was not envisaged to come before a future Lowlands Planning Area Sub-Committee and would be determined under delegated powers once the consultation period had expired. The Principal Planner confirmed that this was subject to change, and that officers would update Members accordingly if appropriate.

23/00565/HHD and 23/00566/LBC Manor Farm Cottage, Broughton Poggs.

Clare Anscombe, Senior Planner, introduced the applications in a combined presentation, for replacement fencing and gates (part-retrospective) (amended plans). The Senior Planning Officer's presentation clarified the following points:

- The lowering of gates to the same height as the fence and the stonewall;
- Climbing plants replaced those removed and which on growth will help to screen the fence;
- Design of the fencing would be comparable with the fencing used previously;
- The proposed development would lead to less than substantial harm to the significance of the Listed Building and Conservation Area. However in the view of Officers, this harm would be outweighed by public benefits, including an increased sense of security, biodiversity and economic benefits to the local economy, from the installation of the fencing work by professional tradesmen.

The Chair invited the Committee to discuss the application, which raised a clarification point regarding the fence being kept as the same height as the pre-existing fence.

23/00565/HHD Manor Farm Cottage, Broughton Poggs.

Councillor Andrew Prosser proposed that the application be approved, in line with Officer Recommendations. This was seconded by Councillor Colin Dingwall, was put to the vote and was unanimously approved by the Committee.

Committee **Resolved** to:

- I. Approve the application in line with the Officer recommendations.

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23/00566/LBC Manor Farm Cottage, Broughton Poggs.

Councillor Andrew Prosser proposed that the application be approved, in line with Officer Recommendations. This was seconded by Councillor Colin Dingwall, was put to the vote and was unanimously approved by the Committee.

Committee **Resolved** to:

1. Approve the application in line with the Officer recommendations.

23 To undertake a site visit for application reference 23/00794/OUT - Land South of 1 New Yatt Road North Leigh

David Ditchett, Principal Planning Officer, introduced the report, which recommended Members to conduct a site visit, pertaining to an application for the erection of up to 43 residential dwellings including affordable housing, public open space, landscape planting, sustainable drainage system and new access arrangements from New Yatt Road (amended plans).

The application was scheduled to be considered at the Lowlands Planning Area Sub-Committee on 14 August 2023, however the Principal Planner received emails from the Local District Ward Member and North Leigh Parish Council requesting the application be moved to the agenda for September's Committee. This was as a result of interested parties unable to attend the August Committee meeting.

To ensure the community of North Leigh was adequately represented when Members make their decision, officers agreed to move the application to September's Agenda. However, to prevent further delays, a site visit at 12.00pm on 11 September 2023 was recommended. By requesting the site visit on the morning of the Committee meeting, Members would have received the report in the agenda pack and would have an opportunity to read through the report before attending the site visit and considering the application at the September Committee meeting.

The Principal Planner advised Committee that a site visit should take place on Monday 11 September 2023 at 12.00pm.

Councillor Michael Brooker proposed that a site visit be conducted by Committee Members on Monday 11 September at 12.00pm. This was seconded by Councillor Michele Mead, was put to a vote and was agreed unanimously by the Committee.

Committee **Resolved** to:

1. Conduct a site visit on Monday 11 September at 12.00pm.

24 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 Members asked for clarification on the following item:

1. Page 67, Item 12; Clarification on the approval of installation of solar panels on a roof in a conservation area. Councillors commented that the approved application was a positive outcome as such applications had been refused in the past.

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David Ditchett, Principal Planner outlined the Appeal Decisions report and provided an update on the current position with the single application.

APP/D3125/W/23/3317512 Land North of Cote Road, Cote Road, Aston, Bampton.

The application for the erection of 40 new dwellings with the provision of a new access and associated works and landscaping (amended plans), had come before the Lowlands Planning Area Sub-Committee and against officer recommendations, was refused by Members. At appeal, the Inspector considered the reasons for refusal by the Members and agreed that there was harm to the setting of the conservation area and to the setting of the listed church. However the Inspector found that the public benefits outweighed the harm.

As part of the original application, the developer was willing to pay only approximately 50% of the education contributions. However at the appeal stage, the developer agreed to pay the full amount. This money would not have been included had the Members not refused the application at Committee.

The Inspector did not agree with the Members regarding concerns on the minimum space allowance and would not have a detrimental effect on occupants of the property.

The Meeting closed at 2.26 pm.

CHAIR