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## WEST OXFORDSHIRE DISTRICT COUNCIL

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

Held in Committee Room 1, Woodgreen, Witney, Oxfordshire OX28 1NB at 2.00pm on  
**Monday 21 August 2023.**

#### PRESENT

Councillors: Julian Cooper (Chair), Lidia Arciszewska, Andrew Beaney, Jeff Haine, David Jackson, Elizabeth Poskitt, Tim Sumner, Dean Temple and Mark Walker.

Officers: Max Thompson (Senior Democratic Services Officer), Joan Desmond (Principal Planner), Michelle Ouzman (Strategic Support Officer) and Abby Fettes (Development Manager).

Other Councillors in attendance: Nil.

#### **85 Apologies for Absence and Temporary Appointments**

Apologies for Absence were received from the following Members:

Councillors Hugo Ashton, Alaa Al-Yousuf and Rizvana Poole.

Councillor Elizabeth Poskitt substituted for Councillor Hugo Ashton.

#### **86 Declarations of Interest**

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

#### **87 Minutes of Previous Meeting**

The Minutes of the Previous Meeting, held on Monday 24 July 2023, were approved unanimously by the Committee, and signed by the Chair as a true & accurate record.

#### **88 Applications for Development**

23/00536/OUT – Land South of Hit Or Miss Farm, Banbury Road, Chipping Norton.

Joan Desmond, Principal Planner, introduced the outline application for up to 90 residential dwellings, including up to 40% affordable housing, creation of new vehicular access off Banbury Road and provision of public open space with associated landscape planting, infrastructure, drainage measures, earthworks and all other associated works.

The Principal Planner drew the Committee's attention to comments detailed in the additional representations report, which had been circulated to Members prior to the meeting.

Tim Burden addressed the Committee as the Agent for the application, which raised a point of clarification surrounding affordable housing numbers contained within the site.

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

- Location of site within open countryside;
- Limitations of the Council's 5 Year Housing Land Supply;
- Policies relating to the site detailed within the National Planning Policy Framework (NPPF);
- Creation of construction employment in the local area;

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- Benefits relating to the area's local economy;
- Supply of affordable housing within the area;
- Levels of green infrastructure in the local area;
- Agreement to development subject to legal agreements.

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

- Benefits of the proposed development to the local area;
- Access to local provisions, such as education and disposal of fowl water & associated waste;
- Highways and pedestrian accessibility;
- Accessibility to public transport services;
- Updated, visual impacts of the site;
- Potential hazards associated with the local sports club;
- Open spaces retained within the development of the site;
- Traffic enhancement measures associated with the development;
- Environmental benefits associated with the site;
- Clarification on healthcare provisions for the local area.

Councillor Mark Walker proposed that application 23/00536/OUT be approved subject to legal agreement, in line with officer recommendations. This was seconded by Councillor Elizabeth Poskitt and was put to a vote. There were 8 votes in favour, 1 against (Councillor Julian Cooper) and Nil abstentions. The vote carried.

Committee **Resolved** to:

- I. Approve the application subject to legal agreement, in line with officer recommendations.

### 23/00536/OUT – Land West of London Lane, Ascott-under-Wychwood, Oxfordshire.

Joan Desmond, Principal Planner, introduced the outline application with all matters reserved (except for access), for the development of up to 40 residential dwellings (C3 use), including 50% affordable housing, with vehicular access from London Lane.

The application included the provision of associated public open space, alongside landscaping, drainage infrastructure, and associated works.

The Principal Planner drew the Committee's attention to comments detailed in the additional representations report, which had been circulated to Members prior to the meeting. The Principal Planner further advised the Committee that Refusal Reason 3, contained within the original officer report, was no longer applicable as the information had been submitted ahead of the application being considered.

Councillor Brian Leach, Chair of Ascott-under-Wychwood Parish Council, addressed the Committee in support of the Officer Recommendations for Refusal of the application.

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Alan Divall addressed the Committee on behalf of the Agent for the application.

The addresses to the Committee raised the following clarification points:

- Housing numbers within the local area;
- Previous use of the development site.

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

- Previous use of the development site;
- Identification of housing needs within the local area;
- Limitations of the Council's 5 Year Housing Land Supply;
- Location of site within Cotswolds National Landscape;
- Adherence to policies contained within the NPPF;
- Potential urbanisation of the local area.

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

- Robust recommendations for refusal contained within the original Officer report;
- Provisions for treatment and disposal of fowl water & associated waste;
- Impacts on the River Evenlode;
- Effective drainage of excess surface water;
- Heightened and historic flooding risks associated with the development site and the local area;
- Lack of objections submitted by the Local Lead Flood Authority;
- Insufficient capacity of sewage treatment works within the local area;
- Lack of guaranteed access to fresh water provision.

Specific reference was made by the Committee to the application's heightened disregard to the water springs surrounding Ascott-under-Wychwood, and that the application did not comply with WODC Local Plan policies OS2, OS3, H2, EH7 EH8 and BC1.

Councillor Julian Cooper proposed that application 23/01504/OUT be refused, in line with officer recommendations, with specific reference made to the disregard of Policies OS2, OS3, H2, EH7 EH8 and BC1. This was seconded by Councillor Jeff Haine, was put to a vote and was unanimously approved by the Committee.

Committee **Resolved** to:

- I. Refuse the application, in line with officer recommendations, with specific reference made to the disregard of Policies OS2, OS3, H2, EH7 EH8 and BC1.

**REASON:** The proposed development would fail to adequately manage flood risk resulting from the many springs surrounding the village and existing poor surface water drainage resulting in an increased risk of flooding, in conflict with Policies OS2, OS3, H2, EH7, EH8 and BC1 of the adopted West Oxfordshire Local Plan 2031 and the relevant paragraphs of the NPPF.

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

The report giving details of applications, determined under delegated powers, and decisions taken to appeal, was received and noted by the Committee.

Committee **Resolved** to:

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

The Meeting closed at 3.26pm

CHAIR