

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the

**Lowlands Area Planning Sub-Committee**

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB  
at 2.00 pm on **Monday, 8 December 2025**

PRESENT

Councillors: Andy Goodwin (Chair), Michael Brooker (Vice-Chair), Steve Cosier, Rachel Crouch, Phil Godfrey, Nick Leverton, Michele Mead, David Melvin, Andrew Prosser, Sarah Veasey, Alistair Wray and Joy Aitman

Officers: Clare Anscombe (Career Grade Planner)

Other Councillors in attendance:

**80 Apologies for Absence**

Apologies for absence were received from Councillors Andrew Lyon and Adrian Walsh. Councillor Joy Aitman substituted for Councillor Andrew Lyon.

**81 Declarations of Interest**

A declaration of interest was received from Councillor Mead, in her capacity of ward and parish councillor, and due to her residence being located in close proximity to the application site under consideration.

**82 Minutes of Previous Meeting**

**RESOLVED:** That the minutes of the previous meeting held on 10 November 2025 be confirmed as an accurate record and signed by the Chair.

**83 25/01852/FUL 44 Black Bourton Road Carterton**

Members noted the Planning Officer's report which stated that application was for the Redevelopment of the site, including demolition of existing workshops and erection of seven dwellings and associated ancillary development. This was in reference to the site address of 44 Black Bourton Road, Carterton, Oxfordshire OX18 3HE. Members attention was drawn to an amendment within paragraph 5.32 which should have read a height of 6.67m in reference to the proposed flats at the rear boundary. This correction was made following the receipt of a late representation from the agent in the form of a letter.

The report also stated that Ashfield Road lay to the north of the application site and Milestone Road was to the south. The site consisted of existing hardstanding and several dilapidated buildings.

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To the front of the site (but outside the current application boundary) there was an existing detached two-storey building which operated as a HMO. To the north, south and east were residential dwellings.

The site was registered as contaminated land, and had a long planning history. In depth information relating to each of the considerations taken into account, given the planning policy, comments from interested parties and the material considerations was specified within pages 17-24 of the report.

Following thorough and in depth research, officers were of the opinion that the harms identified significantly and demonstrably outweighed the benefits of the development and therefore advised that the application be recommended for refusal.

In contrast, the submission put forward by the agent was in support of the application and emphasised the following points:

The Highways Authority had confirmed that the scheme would not have a detrimental impact.

The Drainage Officer had confirmed the proposals were acceptable subject to a standard SUDs condition.

The Ecology Officer was content subject to measures being carried out in line with the submitted PEA report.

The Contamination Officer had no objection, subject to standard conditions.

The Economic Development Officer, whilst initially sceptical, now accepted that the scheme was compliant with policy EI, and fully Supported the proposals.

The Design and Conservation Officer had not objected to the proposals.

Members noted the comments made by the agent in support of the application in contrast to the Planning Officer`s recommendation for refusal. The Sub- Committee was then invited to address the issues before it, and to comment accordingly as to its view based on the evidence presented on both sides.

During commencement of the deliberations, Members expressed the view that there was a need to conduct a site visit in order to clarify a number of questions. One concern was that the properties at the site were far greater in number than appeared on the Planning Officer`s

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presentation. Another Member concurred stating that there was a potential risk of over development and that viewing the site would be a sensible way forward. Members were also concerned about drainage matters and the potential for flooding.

**RESOLVED:** That the application be deferred pending a site visit, to be held on Thursday 8 January 2026 at 1pm.

**84 Applications Determined under Delegated Powers**

Members were informed of the applications which had been determined under delegated powers since the last meeting.

**RESOLVED:** That the report be noted.

**85 Appeal Decisions**

Members were presented with any appeal decisions that had been taken since the last meeting.

**RESOLVED:** That the report be noted.

**86 Progress on Enforcement Cases**

Members received an update on the progress in respect of priority enforcement investigations.

**RESOLVED:** That the report be noted.

**87 Site Visits**

Members were provided with a recommended location for the purpose of site visits for future potential applications, prior to determination at the next meeting.

**RESOLVED:** That two site visits take place on Thursday 8 January 2026, meeting at Carterton F.C. Car Park Swinbrook Road as follows:

- (i) Burford Road Brize Norton (12 Noon)

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(ii) 44 Black Bourton Road Carterton (1pm)

The Meeting closed at 2.43 pm

CHAIR