

WEST OXFORDSHIRE DISTRICT COUNCIL

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

Held in the Council Chamber, Council Offices, Woodgreen, Witney, Oxfordshire OX28 1NB
at 2.00 pm on **Monday, 19 January 2026**

PRESENT

Councillors: Julian Cooper (Chair), Mark Walker (Vice-Chair), Lidia Arciszewska, Mike Baggaley, Andrew Beaney, Adam Clements, Genny Early, Roger Faulkner, Andy Goodwin, David Jackson and Elizabeth Poskitt

Officers: Andrew Brown (Head of Democratic and Electoral Services), Abby Fettes (Development Manager), Stephanie Eldridge (Principal Planner), Iram Malik (Interim Democratic Services Officer) and Mathew Taylor (Democratic Services Officer)

72 Apologies for Absence

An apology for absence was received from Cllr Geoff Saul.

73 Declarations of Interest

Cllr Jackson declared an interest in relation to agenda item 6 Land South of 19 Fox Lane as he resided close to the site and was acquainted with the developer.

Cllr Beaney also declared an interest in agenda item 6 as he was familiar with some of the individuals who objected to this application, as he resided in the village.

74 Minutes of Previous Meeting

Upon being proposed and seconded the approval of the minutes of the meeting held on 15 December 2025 was agreed by the Sub-Committee.

RESOLVED: That the minutes of the previous meeting held on 15 December 2025 be confirmed as a correct record and signed by the Chair.

75 25/00744/FUL The Homestead Frog Lane

The Planning Officer presented an application for Members' consideration which sought planning permission for the erection of a new dwelling with associated works on land at The Homestead along Frog Lane in Milton-under-Wychwood. The site was located within the Cotswolds National Landscape but did not fall within any other special designated areas of control. It did however fall within the Milton-under-Wychwood neighbourhood plan area.

Members were informed that the revised plans were submitted during the course of the application in an attempt to address concerns about the development appearing overly cramped and contrived on the plot.

The relevant planning history of the application was highlighted at paragraph 5.5 and 5.6 of the report. Having taken account of planning policy, other material considerations and the representations of interested parties, officers were of the opinion that the key considerations of the application were: Principle of Development, Siting, Design and Form, Impact on the Cotswolds National Landscape, Highways Safety, Ecological Matters, Flood risk and residential amenity.

The application was recommended for approval, subject to the conditions set out within pages 18-19 of the report and the additional biodiversity related conditions which were detailed in the 'Report of Additional Representations'. Officers also recommended the inclusion of a condition to remove permitted development rights to ensure the plot did not become overdeveloped and a pre-commencement surface water drainage condition which had been omitted from the list of conditions within the officer's report. The Planning Officer also gave mention to the 2 additional objections received, which were highlighted in the additional representations report.

Following the presentation, Mr Barnes speaking on behalf of the applicant outlined the reasons as to why the application should be approved, some of which included:

- (i) Policy H2 allowed for new dwellings to be permitted on underdeveloped land, provided the proposal was in accordance with the other policies within the Local Plan.
- (ii) Policy OS2 considered villages suitable for limited development, where the character of the village was respected.
- (iii) A revised proposal to show a reduced footprint of the development from 184 square metres to 132 metres.
- (iv) The revised proposals were of an appropriate scale and design.
- (v) There had been no objections from the ecologist, flood risk management team or environmental health.

Members debated the benefits and disadvantages of the application. Some of the concerns centred around drainage, traffic safety issues, parking matters and construction traffic causing obstruction. All the issues raised were addressed by the Planning Officer to Members' satisfaction.

Approval of the application was proposed by the Chair and seconded by the Vice-Chair.

RESOLVED: That the application be approved in line with the officer's recommendation.

76 25/02814/FUL Land South Of 19 Fox Lane

This application sought consent for the erection of a detached dwelling with associated parking and landscaping on land south of 19 Fox Lane in Middle Barton. The boundary of the Bartons Conservation Area fell along the north and eastern boundaries of the site, but the majority of the site sat just outside of it. A thatched cottage was a Grade II listed building located on the opposite side of the road to the south of the site and there was a public right of way (footpath 400/1/10) running along the northern boundary. The application had been brought for

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consideration as the officer's recommendation was contrary to the views of the Parish Council.

The report highlighted the relevant planning history of the application, and also took into account planning policy, other material considerations and the representations of interested parties. The key considerations for the application were summarised in paragraph 5.7 of the report. Subject to the outstanding ecology and flood risk matters being resolved, and the other conditions being met outlined at pages 31-33 of the report, the application was recommended for approval.

Speaking as the agent, Ms Lishman addressed the Sub-Committee stating that this application had sought to address the specific reasons for refusal in 2025. The changes had been made in the spirit of constructive engagement with the Planning Authority to find a mutually acceptable solution for the site. The changes had encompassed siting and layout, a reduction in visual impact thereby preserving the rural character of the conservation area, and a revised design with one and a half storeys and a traditional pitched roof and stone walls.

In considering the merits of the application, a Member enquired as to whether the flood condition could be strengthened to ensure that the development would not have a harmful impact in this regard. The Planning officer provided an assurance that this matter would be addressed and that a fully worked up drainage scheme/design would be required to be submitted prior to the commencement of any work on site.

Approval of the application was proposed by the Chair and seconded by the Vice-Chair.

RESOLVED: That the application be approved in line with the officer`s recommendation.

77 Applications Determined under Delegated Powers

Members received a report on the applications which had been determined under delegated powers.

RESOLVED: That the report be noted.

78 Appeal Decisions

The Planning Officer presented the recent appeal decisions.

RESOLVED: That the report be noted.

The Meeting closed at 3.00 pm

CHAIR