

# Minutes

of a meeting of the

## Planning Committee



held on Tuesday, 20 February 2024 at  
6.00 pm in Meeting Room 1, Abbey  
House, Abbey Close, Abingdon,  
OX14 3JE

**Open to the public, including the press**

### **Present in the meeting room:**

Councillors: David Bretherton (Chair), Peter Dragonetti (Vice-Chair), Sam Casey-Rerhaye, Ali Gordon-Creed, Georgina Heritage, Sam James-Lawrie, Katharine Keats-Rohan, Ben Manning, and Ed Sadler

Officers: Emma Bowerman (Planning Officer), Victoria Clarke (Planning Officer), Paula Fox (Development Manager), Andy Heron (Planning Officer), and Darius Zarazel (Democratic Services Officer)

### **Remote attendance:**

Councillors: Tim Bearder

Officers: Sharon Crawford (Planning Team Leader) and Bertie Smith (Broadcasting Officer)

### **159 Chair's announcements**

The chair welcomed everyone to the meeting, outlined the procedure to be followed and advised on emergency evacuation arrangements.

### **160 Apologies for absence**

Apologies for absence was received from Councillors Axel Macdonald, Tim Bearder, who was substituted for Councillor Georgina Heritage, and Ken Arlett.

### **161 Minutes of the previous meeting**

**RESOLVED:** to approve the minutes of the meeting held on 31 January 2024 as a correct record and agree that the Chair sign these as such.

### **162 Declarations of interest**

There were no declarations of interest.

## **163 Urgent business**

There was no urgent business.

## **164 Public participation**

The list showing members of the public who had registered to speak was tabled at the meeting.

## **165 P23/S2135/FUL - Horse & Harrow, Main Street, West Hagbourne, OX11 0NB**

The chair varied the order of business to hear application P23/S2135/FUL at the Horse and Harrow, Main Street, West Hagbourne, first. The committee agreed to defer this item until the next meeting of the committee in order to allow for a site visit to be conducted.

It was noted that a site visit would allow the committee to examine the public house from the inside and better understand the comments from the local community before the application was considered at the next committee meeting.

A motion, moved and seconded, to defer application P23/S2135/FUL in order for the committee to conduct a site visit was carried on being put to the vote.

**RESOLVED:** to defer planning application P23/S2135/FUL in order to allow for a site visit to take place.

## **166 P23/S2067/HH - Oakdown, Chalkhouse Green Road, Kidmore End, RG4 9AU**

The committee considered planning application P23/S2067/HH for the proposed outbuilding for use as an annex (as amended by plan received 7 September 2023 re-siting the proposed annex and arboricultural information received 17 October 2023), on land at Oakdown, Chalkhouse Green Road, Kidmore End.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application was called into the committee by the local ward member, Councillor Peter Dragonetti.

The planning officer informed the committee that the site comprised a detached two storey dwelling with a large garden and that it all sat within the Chilterns National Landscape. The application itself sought permission for the erection of an annex in the back garden. Amendments had been made during the course of the application taking into account the constraints of the trees on the site and so slightly relocated the annex.

The planning officer confirmed that the proposed annex would be subservient to the main dwelling and would be of an appropriate size and massing to its surroundings. She highlighted that the annex would visually appear as an outbuilding and have a

maximum height of 3.7 metres. However, due to the low boundary treatment she had recommended a condition on the approval of the application for several rear windows to be obscure glazed and fixed shut.

The concerns from the parish council, about use of the building as a separate dwelling, were also raised but the planning officer confirmed to the committee that the application was for an annex and so should not be assessed against the council's housing policies. She also emphasised that any use of the building apart from that described, such as for private renting, would require a separate permission.

As the proposal complied with Local Plan policies, was in keeping with existing site, was not out of character with the surrounding area, and was not harmful to neighbouring amenity due to its modest height, the planning officer recommended that the application be approved.

Sue Briggs spoke on behalf of Kidmore End Parish Council, objecting to the application.

Councillor Peter Dragonetti, a local ward councillor, spoke objecting to the application.

The committee asked the planning officer about the total footprint of the annex, and she confirmed that it was approximately 54 square metres, and that it was an acceptable size for an annex. On a follow-up question about if the annex would meet the minimum standards for a one-bedroom house, the planning officer confirmed that it would, but that it was slightly under the requirements for a two-bedroom dwelling.

In response to members questions, the planning officer also confirmed that the annex would have a septic tank in the garden and that the agent had confirmed to her that the Electric Vehicle charging point would be used for an electric mobility scooter.

On a point of clarity about the dwelling being used as a separate single bedroom dwelling, the planning officer emphasised that the annex needed to be subservient to the main dwelling and that it could not be sold as an individual dwelling without needing a separate permission.

In response to a question about the obscure and fixed shut windows and if they could harm the amenity of the resident that would occupy the annex, the planning officer noted that compliance with building regulations was a separate issue, and from a planning perspective they were satisfied with the current scheme.

Some members believed that the development would constitute a significant development in a residential back garden and would negatively affect neighbouring amenity and be overbearing. They also noted that the floor space was large enough to be considered as a single bedroom property. A motion to refuse the application was put forward based on those concerns but as the committee agreed that the annex would not be unneighbourly or overbearing, it was not carried.

A motion, moved and seconded, to refuse the application was not carried on being put to the vote.

Overall, the committee did not believe that the annex was overbearing or unneighbourly and they were also satisfied that, as the description of the development

was for an annex, the applicant could not use the building for any other purposes such as putting it up for rent without being required to submit a separate planning permission. In addition, the committee agreed to add further conditions on the approval of the application requiring foul drainage for the development to be submitted and agreed and for requiring the approval of any external lighting in order to conserve the character of the area and protect the amenity of the neighbours.

For these reasons, the committee agreed that the application should be approved, subject to conditions.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

**RESOLVED:** to approve planning application P23/S2067/HH, subject to the following conditions:

1. Commencement within three years
2. Development in accordance with the approved plans
3. Materials as on plan
4. Prevention of overlooking – rear windows obscure glazed and fixed shut
5. Tree Protection (General)
6. Foul drainage details required
7. No external lighting unless agreed with the Local Planning Authority

## **167 P22/S1640/FUL - Cuxham Road, Watlington**

The committee considered planning application P22/S1640/FUL for the temporary vehicular access off Cuxham Road for construction traffic (as amended/clarified by amended plans and additional information submitted 21 October 2022 and 27 January 2023), on land at Cuxham Road, Watlington.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the applications were brought to the committee due to a call in by the former local ward member, Anna Badcock, when she was a district councillor.

The site itself covered two fields allocated for development in the Watlington Neighbourhood Development Plan and included the Watlington Edge Road which was considered essential to take traffic out of the town centre. The planning officer also noted that part of the road infrastructure would be delivered by the developers and the other part by Oxfordshire Country Council.

As the County Council would be delivering the roundabout that led directly onto the site, the planning officer highlighted that the two applications before the committee were for temporary access until the work on the roundabout was completed. She noted that application P22/S1640/FUL was for temporary access for construction traffic and that application P22/S1642/FUL was for temporary access to the show home/sale area and the first phase of development on Site B.

The planning officer highlighted to the committee that only the temporary access was in the application before the committee and not the construction traffic management plan and therefore that the committee should only consider the merits of the proposed temporary access for construction traffic.

The planning officer also clarified condition 5 of P22/S1640/FUL and condition 6 of P22/S1642/FUL as they had been amended to read, 'Temporary vehicle access shall be permanently stopped up by means of reinstatement of highway verge and bank and the proposed planting of which details shall be provided, at end of use'.

Overall, as there were no objections from technical consultees, and the approval had conditioned the completion of a Section 106 agreement attached to the outline permission, she recommended that the application be approved, and temporary permission be granted.

Alice Kirkham, the agent representing the applicant, spoke in support of the application.

The committee asked about the three-year time limits on the applications and if the end of the temporary permissions would be tied to the completion of the roundabout. In response, the planning officer confirmed that this was the case and that, as Oxfordshire County Council had expected to start the works on the roundabout in summer 2024 and for it to be completed within 18 months, even if there were slippage on the county council's timeframe, the three-year temporary permission sought in these applications should be sufficient to cover that time.

Members enquired where the chalk stream was in relation to the site. The planning officer confirmed that it was on the opposite side of Cuxham Road to the current application before the committee and that the Environment Agency would be involved in the county council's scheme to ensure the stream was not contaminated.

Overall, members could see no material planning reasons to refuse the granting of temporary access permission and so agreed to approve the application, subject to conditions.

A motion, moved and seconded, to authorise the head of planning, in consultation with the chair of the Planning Committee, to grant the application was carried on being put to the vote.

**RESOLVED:** to authorise the head of planning, in consultation with the chair of the Planning Committee, to grant planning application P22/S1640/FUL, subject to:

- A) The prior completion of a Deed of Variation to the Section 106 legal agreement attached to P19/S1928/O, and
- B) The following conditions:

Standard:

1. Planning permission – temporary time limit

2. Development to be in accordance with approved plans

Compliance:

3. Vision splays to not be obstructed

Pre-commencement conditions:

4. Construction Environmental Management Plan to be approved

End of permission condition:

5. Temporary vehicle access shall be permanently stopped up by means of reinstatement of highway verge and bank and the proposed planting of which details shall be provided, at end of use

## **168 P22/S1642/FUL - Cuxham Road, Watlington**

The committee considered planning application P22/S1642/FUL for the temporary vehicular access off Cuxham Road to serve show homes/sales area and first phase of housing on Site B (as amended/clarified by amended plans and additional information submitted 21 October 2022 and 27 January 2023), on land at Cuxham Road, Watlington.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officers report for the application was presented along with the previous application, P22/S1640/FUL on Cuxham Road, Watlington, as the applications were connected to the same site and would be implemented by the same developer. This application, P22/S1642/FUL, was noted as being for temporary access to the show home/sales area and the first phase of development on Site B

Alice Kirkham, the agent representing the applicant, spoke in support of the application.

Overall, members could see no material planning reasons to refuse the granting of temporary access permission and so agreed to approve the application, subject to conditions.

A motion, moved and seconded, to authorise the head of planning, in consultation with the chair of the Planning Committee, to grant the application was carried on being put to the vote.

**RESOLVED:** to authorise the head of planning, in consultation with the chair of the Planning Committee, to grant planning application P22/S1642/FUL, subject to:

- A) The prior completion of a Deed of Variation to the Section 106 legal agreement attached to P19/S1928/O, and

B) The following conditions:

Standard:

1. Planning permission – temporary time limit
2. Development to be in accordance with approved plans

Compliance:

3. Vision splays to not be obstructed
4. Temporary access to serve a maximum of 30 homes

Pre-commencement conditions:

5. Construction Environmental Management Plan to be approved

End of permission condition:

6. Temporary vehicle access shall be permanently stopped up by means of reinstatement of highway verge and bank and the proposed planting of which details shall be provided, at end of use

## **169 P23/S2494/FUL - Redways Farm, New Inn Road, Beckley, OX3 9SS**

The committee considered planning application P23/S2494/FUL for the demolition of existing workshop and construction of new building for B8 storage purposes with associated works (amended plans received 27 September to reduce size and location of building), on land at Redways Farm, New Inn Road, Beckley.

Consultations, representations, policy and guidance, and the site's planning history were detailed in the officer's report, which formed part of the agenda pack for the meeting.

The planning officer introduced the report and highlighted that the application was brought to the committee due to the objection of Beckley and Stowood Parish Council.

The planning officer informed the committee that the site consisted of a former farmyard, located in Green Belt, and to the south of Beckley. He also noted that there were several neighbouring properties to south and east. He informed the committee that permission was sought for the demolition of buildings to the east of the site and for their replacement by a single storage building against an existing workshop to the west.

The planning officer highlighted that the footprint of the proposed building was 25 square metres larger than that of the demolished buildings and would have a maximum height of 4.8 metres. The planning officer had been concerned that the original application could harm the Green Belt due to its proposed height and footprint. However, he confirmed that the application had been amended to substantially reduce the size of the proposed building and to move it further away from the boundary. For these reasons, he did not consider that the application would have a greater impact on the Green Belt than the existing buildings.

The planning officer also highlighted that an additional proposed condition for the removal of the existing building prior to the occupation of the replacement dwelling was agreed to be placed on the approval of the application.

Overall, as the proposed building accorded with Local Plan policies by allowing the local business to grow while remaining onsite, whilst also maintaining the amenity of nearby dwellings and not harming the Green Belt, the planning officer recommended that the application be approved.

Councillor Terence Goad spoke on behalf of Beckley and Stowood Parish Council, objecting to the application.

David Burson, the agent representing the applicant, spoke in support of the application.

Councillor Tim Bearder, a local ward councillor, spoke in support of the application.

The committee enquired into the consultation response from the ecology officer and about if the biodiversity net gain requirement applied to the application. In response, the planning officer confirmed that the ecologist had suggested a requirement for a report on ecological mitigation methods to be submitted before construction was underway, and so this was added as a condition to the approval of the application. In addition, the planning officer informed members that only major applications would require biodiversity net gain, and as this application was not considered major there was no such requirement.

Members enquired into the comments by the parish council that the replacement buildings should not be bigger than the existing building, as the site was in the Green Belt. In response, the planning officer highlighted that proposal was only 25 square metres larger and so he did not consider it a significant increase, and as it was already located on a brownfield site, it was considered acceptable.

Overall, as the committee agreed that the development would have limited impact on the neighbours, none of which had registered an objection to the application, and that it was on a brownfield site, they agreed that the application should be approved subject to conditions.

A motion, moved and seconded, to approve the application was carried on being put to the vote.

**RESOLVED:** to approve planning application P23/S2494/FUL, subject to the following conditions:

1. Commencement 3 years - Full Planning Permission
2. Approved plans
3. Contaminated land
4. Biodiversity Mitigation
5. Removal of original building prior to occupation
6. Remediation strategy
7. Unsuspected contamination



8. Materials
9. External lighting

Informatives:

10. Contaminated land - informative

The meeting closed at 7.32 pm

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